



*Corkscrew Farms  
Community Development  
District*  
April 20, 2026

**Agenda Package**

**TEAMS MEETING INFORMATION**

**MEETING ID: 271 336 776 293 24    PASSCODE: sp7F6GF3**  
**[JOIN THE MEETING NOW](#)**

**CALL-IN INFORMATION**

**PHONE #: 646-838-1601                      ID #: 167 896 098#**

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FLORIDA 33607

**CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Corkscrew Farms Community Development District

**Board of Supervisors:**

Eileen Barrett, Chairperson  
Jimmie Webb, Vice Chairperson  
Patricia Hamre, Assistant Secretary  
Janet Shanley, Assistant Secretary  
Nick Casalanguida, Assistant Secretary

**Staff:**

Lisania Brito, District Manager  
Greg Urbancic, District Counsel  
Carl A. Barraco, District Engineer  
Sandra MacGregor, District Accountant  
Janice Swade, Administrative Assistant

## Regular Meeting Agenda Monday, April 20, 2026 – 1:30 p.m.

**1. Call to Order and Roll Call**

**2. Approval of Agenda**

**3. Audience Comments – *Three (3) Minute Time Limit***

**4. Special Business Item**

A. Consideration of Resolution 2026-04, Designation of Officers.....Page 3

**5. Staff Reports**

A. District Accountant

i. Approval of Financial Statements & Payment Register  
as of January & February 2026.....Page 4

B. District Counsel

C. District Engineer

i. Discussion of Issues with the Place Master Association

D. District Manager

i. Distribution of the Proposed Fiscal Year 2027 Budget (*To Be Sent Under  
Separate Cover*), and Consideration of Resolution 2026-07, Approving Budget  
and Setting Public Hearing.....Page 21

ii. Follow-Up Items

**6. Business Items**

**7. Business Administration Items**

A. Approval of February 16, 2026 Meeting Minutes.....Page 38

B. Ratification of Resolution 2026-03, Designation of New Treasurer.....Page 42

C. Consideration of Resolution 2026-05, Designation of Banking Signatories.....Page 43

D. Consideration of Resolution 2026-06, for the Fiscal Year 2026  
General Election.....Page 44

**8. Supervisor Comments**

**9. Audience Comments – *Three (3) Minute Time Limit***

**10. Adjournment**

**The next meeting is scheduled to be held on Monday, May 18, 2026 at 1:30 p.m.**

**District Office:**

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

**Meeting Location:**

Barefoot Bar & Grill  
19921 Beechcrest Place  
Esteros, Florida 33928  
(239) 221-8628

**RESOLUTION 2026-04**

**A RESOLUTION DESIGNATING OFFICERS OF  
CORKSCREW FARMS COMMUNITY DEVELOPMENT  
DISTRICT**

WHEREAS, the Board of Supervisors of Corkscrew Farms Community Development District at a regular business meeting, held on April 20, 2026, desires to designate the below recited persons to the offices specified.

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

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

- Eileen Barrett \_\_\_\_\_ Chairperson
- Jimmie Webb \_\_\_\_\_ Vice Chairperson
- Angel Montagna \_\_\_\_\_ Secretary
- Eric Davidson \_\_\_\_\_ Treasurer
- Natasha Sowani \_\_\_\_\_ Assistant Treasurer
- Lisania Brito \_\_\_\_\_ Assistant Secretary
- Nick Casalanguida \_\_\_\_\_ Assistant Secretary
- Patricia Hamre \_\_\_\_\_ Assistant Secretary
- Janet Shanley \_\_\_\_\_ Assistant Secretary

PASSED AND ADOPTED THIS, 20<sup>TH</sup> DAY OF APRIL 2026.

\_\_\_\_\_  
Chairperson/Vice Chairperson

\_\_\_\_\_  
Secretary/Assistant Secretary



*Corkscrew Farms  
Community  
Development  
District*

*Financial Report*

*January 31, 2026*

**CLEAR PARTNERSHIPS**



**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
 As of January 31, 2026  
 (In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2016		SERIES 2017		SERIES 2017		GENERAL		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND			
<b>ASSETS</b>									
Cash - Operating Account	\$ 121,064	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,064
Cash in Transit	-	-	11,990	-	-	-	-	-	11,990
Assessments Receivable	208	1,792	2,167	-	-	-	-	-	4,167
Due From Other Funds	4,676	5,743	-	2,458	-	-	-	-	12,877
Investments:									
Prepayment Account	-	2,398	9,169	-	-	-	-	-	11,567
Reserve Fund	-	554,630	689,686	-	-	-	-	-	1,244,316
Revenue Fund	-	914,206	1,049,587	-	-	-	-	-	1,963,793
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	-	-	-	-	-	-	18,682,329	-	18,682,329
<b>TOTAL ASSETS</b>	<b>\$ 125,948</b>	<b>\$ 1,478,769</b>	<b>\$ 1,762,599</b>	<b>\$ 2,458</b>	<b>\$ 22,459,733</b>	<b>\$ 22,750,000</b>	<b>\$ 22,750,000</b>	<b>\$ 48,579,507</b>	
<b>LIABILITIES</b>									
Accounts Payable	\$ 6,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,800
Accrued Expenses	100	-	-	-	-	-	-	-	100
Due to Other	1,470	-	-	-	-	-	-	-	1,470
Bonds Payable	-	-	-	-	-	-	22,750,000	-	22,750,000
Due To Other Funds	-	-	12,877	-	-	-	-	-	12,877
<b>TOTAL LIABILITIES</b>	<b>8,370</b>	<b>-</b>	<b>12,877</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>22,750,000</b>	<b>22,771,247</b>	

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
 As of January 31, 2026  
 (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			
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	1,478,769	1,749,722	-	-	-	3,228,491
Capital Projects	-	-	-	2,458	-	-	2,458
Unassigned:	117,578	-	-	-	22,459,733	-	22,577,311
<b>TOTAL FUND BALANCES</b>	<b>117,578</b>	<b>1,478,769</b>	<b>1,749,722</b>	<b>2,458</b>	<b>22,459,733</b>	<b>-</b>	<b>25,808,260</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 125,948</b>	<b>\$ 1,478,769</b>	<b>\$ 1,762,599</b>	<b>\$ 2,458</b>	<b>\$ 22,459,733</b>	<b>\$ 22,750,000</b>	<b>\$ 48,579,507</b>

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2026  
 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 110,617	\$ 108,890	\$ (1,727)	98.44%
<b>TOTAL REVENUES</b>	<b>110,617</b>	<b>108,890</b>	<b>(1,727)</b>	<b>98.44%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	200	11,800	1.67%
Trustees Fees	10,700	6,056	4,644	56.60%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	9,500	539	8,961	5.67%
District Engineer	9,000	5,295	3,705	58.83%
District Management	34,000	11,333	22,667	33.33%
Auditing Services	6,800	2,000	4,800	29.41%
Website ADA Compliance	1,500	1,512	(12)	100.80%
Postage, Phone, Faxes, Copies	150	1	149	0.67%
Insurance - General Liability	4,401	3,227	1,174	73.32%
Public Officials Insurance	3,432	3,234	198	94.23%
Property & Casualty Insurance	10,478	10,478	-	100.00%
Legal Advertising	1,000	-	1,000	0.00%
Misc Admin	230	-	230	0.00%
Bank Fees	100	-	100	0.00%
Website Admin Services	1,500	903	597	60.20%
Onsite Office Supplies	126	-	126	0.00%
Dues, Licenses & Fees	1,500	1,656	(156)	110.40%
<b>Total Administration</b>	<b>110,617</b>	<b>47,834</b>	<b>62,783</b>	<b>43.24%</b>
<b>TOTAL EXPENDITURES</b>	<b>110,617</b>	<b>47,834</b>	<b>62,783</b>	<b>43.24%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	61,056	61,056	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>56,522</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 117,578</b>		

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2026  
 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 11,390	\$ 11,390	0.00%
Special Assmnts- Tax Collector	737,263	706,627	(30,636)	95.84%
<b>TOTAL REVENUES</b>	<b>737,263</b>	<b>718,017</b>	<b>(19,246)</b>	<b>97.39%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	275,000	275,000	-	100.00%
Interest Expense	462,263	235,544	226,719	50.95%
<b>Total Debt Service</b>	<b>737,263</b>	<b>510,544</b>	<b>226,719</b>	<b>69.25%</b>
<b>TOTAL EXPENDITURES</b>	<b>737,263</b>	<b>510,544</b>	<b>226,719</b>	<b>69.25%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	207,473	207,473	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,271,296</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,478,769</u></b>		

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2026  
 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 15,242	\$ 15,242	0.00%
Special Assmnts- Tax Collector	916,594	878,087	(38,507)	95.80%
<b>TOTAL REVENUES</b>	<b>916,594</b>	<b>893,329</b>	<b>(23,265)</b>	<b>97.46%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	270,000	270,000	-	100.00%
Interest Expense	646,594	327,253	319,341	50.61%
<b>Total Debt Service</b>	<b>916,594</b>	<b>597,253</b>	<b>319,341</b>	<b>65.16%</b>
<b>TOTAL EXPENDITURES</b>	<b>916,594</b>	<b>597,253</b>	<b>319,341</b>	<b>65.16%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	296,076	296,076	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,453,646</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,749,722</u></b>		

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending January 31, 2026  
 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>2,458</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,458</u></b>		

# Bank Account Statement

Corkscrew Farms CDD

**Bank Account No.** 5580  
**Statement No.** 01\_26

**Statement Date** 01/31/2026

<b>G/L Account No. 101001 Balance</b>	121,063.83	<b>Statement Balance</b>	129,179.83
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	121,063.83	<b>Subtotal</b>	129,179.83
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-8,116.00
<b>Ending G/L Balance</b>	121,063.83	<b>Ending Balance</b>	121,063.83

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
01/14/2026		363010	Special Assmnts-Tax Collector	Busey Bank	43,523.12	43,523.12	0.00
01/13/2026		JE000575	Special Assmnts-Tax Collector	Busey Bank	90.61	90.61	0.00
<b>Total Deposits</b>					43,613.73	43,613.73	0.00
<b>Checks</b>							
							0.00
12/16/2025	Payment	1239	COLEMAN, YOVANOVICH	Check for Vendor V00004	-39.50	-39.50	0.00
12/30/2025	Payment	1240	CORKSCREW FARMS CDD	Check for Vendor V00014	-96,851.23	-96,851.23	0.00
01/15/2026	Payment	1241	CORKSCREW FARMS CDD	Check for Vendor V00014	-40,806.83	-40,806.83	0.00
01/21/2026	Payment	100046	RDS AIR CONDITIONING	Inv: 60202292414	-156.00	-156.00	0.00
01/21/2026	Payment	100047	INFRAMARK LLC	Inv: 166673, Inv: 167790	-3,309.81	-3,309.81	0.00
<b>Total Checks</b>					-141,163.37	-141,163.37	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
01/21/2026	Payment	100045	GRAU AND ASSOCIATES	Inv: 28410			-2,000.00
01/27/2026	Payment	1242	U.S. BANK	Check for Vendor V00019			-1,000.00
01/29/2026	Payment	100048	COLEMAN, YOVANOVICH	Inv: 88			-421.00
01/29/2026	Payment	100049	BARRACO AND ASSOCIATES	Inv: 30512			-4,695.00
<b>Total Outstanding Checks</b>							-8,116.00
<b>Outstanding Deposits</b>							

# Bank Account Statement

Corkscrew Farms CDD

**Bank Account No.** 5580  
**Statement No.** 01\_26

**Statement Date** 01/31/2026

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**Total Outstanding Deposits**



*Corkscrew Farms  
Community  
Development  
District*

*Financial Report*

*February 28, 2026*

**CLEAR PARTNERSHIPS**



**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
 As of February 28, 2026  
 (In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2016		SERIES 2017		SERIES 2017		GENERAL		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND			
<b>ASSETS</b>									
Cash - Operating Account	\$ 167,624	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 167,624
Cash in Transit	-	-	11,990	-	-	-	-	-	11,990
Assessments Receivable	208	1,792	2,167	-	-	-	-	-	4,167
Due From Other Funds	-	29,752	16,958	2,458	-	-	-	-	49,168
Investments:									
Prepayment Account	-	2,405	4,195	-	-	-	-	-	6,600
Reserve Fund	-	556,180	691,613	-	-	-	-	-	1,247,793
Revenue Fund	-	916,730	1,052,415	-	-	-	-	-	1,969,145
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	-	-	-	-	-	18,677,329	-	-	18,677,329
<b>TOTAL ASSETS</b>	<b>\$ 167,832</b>	<b>\$ 1,506,859</b>	<b>\$ 1,779,338</b>	<b>\$ 2,458</b>	<b>\$ 22,459,733</b>	<b>\$ 22,745,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 48,661,220</b>
<b>LIABILITIES</b>									
Accounts Payable	\$ 10,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,108
Accrued Expenses	100	-	-	-	-	-	-	-	100
Due to Other	1,470	-	-	-	-	-	-	-	1,470
Bonds Payable	-	-	-	-	-	22,745,000	-	-	22,745,000
Due To Other Funds	49,168	-	-	-	-	-	-	-	49,168
<b>TOTAL LIABILITIES</b>	<b>60,846</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>22,745,000</b>	<b>-</b>	<b>-</b>	<b>22,805,846</b>

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**  
**Balance Sheet**  
 As of February 28, 2026  
*(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			
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	1,506,859	1,779,338	-	-	-	3,286,197
Capital Projects	-	-	-	2,458	-	-	2,458
Unassigned:	106,986	-	-	-	22,459,733	-	22,566,719
<b>TOTAL FUND BALANCES</b>	<b>106,986</b>	<b>1,506,859</b>	<b>1,779,338</b>	<b>2,458</b>	<b>22,459,733</b>	<b>-</b>	<b>25,855,374</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 167,832</b>	<b>\$ 1,506,859</b>	<b>\$ 1,779,338</b>	<b>\$ 2,458</b>	<b>\$ 22,459,733</b>	<b>\$ 22,745,000</b>	<b>\$ 48,661,220</b>

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 28, 2026  
 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
<b>REVENUES</b>				
Special Assmnts- Tax Collector	\$ 110,617	\$ 112,474	\$ 1,857	101.68%
<b>TOTAL REVENUES</b>	<b>110,617</b>	<b>112,474</b>	<b>1,857</b>	<b>101.68%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	12,000	200	11,800	1.67%
Trustees Fees	10,700	12,190	(1,490)	113.93%
Disclosure Report	4,200	2,100	2,100	50.00%
District Counsel	9,500	539	8,961	5.67%
District Engineer	9,000	5,895	3,105	65.50%
District Management	34,000	17,000	17,000	50.00%
Auditing Services	6,800	2,000	4,800	29.41%
Website ADA Compliance	1,500	1,915	(415)	127.67%
Postage, Phone, Faxes, Copies	150	1	149	0.67%
Insurance - General Liability	4,401	3,227	1,174	73.32%
Public Officials Insurance	3,432	3,234	198	94.23%
Property & Casualty Insurance	10,478	10,478	-	100.00%
Legal Advertising	1,000	-	1,000	0.00%
Misc Admin	230	22	208	9.57%
Bank Fees	100	-	100	0.00%
Payroll Services	-	400	(400)	0.00%
Website Admin Services	1,500	1,153	347	76.87%
Onsite Office Supplies	126	-	126	0.00%
Dues, Licenses & Fees	1,500	1,656	(156)	110.40%
<b>Total Administration</b>	<b>110,617</b>	<b>62,010</b>	<b>48,607</b>	<b>56.06%</b>
<b>TOTAL EXPENDITURES</b>	<b>110,617</b>	<b>62,010</b>	<b>48,607</b>	<b>56.06%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	50,464	50,464	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>56,522</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 106,986</b>		

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 28, 2026  
 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 15,471	\$ 15,471	0.00%
Special Assmnts- Tax Collector	737,263	730,636	(6,627)	99.10%
<b>TOTAL REVENUES</b>	<b>737,263</b>	<b>746,107</b>	<b>8,844</b>	<b>101.20%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	275,000	275,000	-	100.00%
Interest Expense	462,263	235,544	226,719	50.95%
<b>Total Debt Service</b>	<b>737,263</b>	<b>510,544</b>	<b>226,719</b>	<b>69.25%</b>
<b>TOTAL EXPENDITURES</b>	<b>737,263</b>	<b>510,544</b>	<b>226,719</b>	<b>69.25%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	235,563	235,563	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,271,296</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,506,859</u></b>		

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 28, 2026  
 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 20,087	\$ 20,087	0.00%
Special Assmnts- Tax Collector	916,594	907,922	(8,672)	99.05%
<b>TOTAL REVENUES</b>	<b>916,594</b>	<b>928,009</b>	<b>11,415</b>	<b>101.25%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	270,000	275,000	(5,000)	101.85%
Interest Expense	646,594	327,317	319,277	50.62%
<b>Total Debt Service</b>	<b>916,594</b>	<b>602,317</b>	<b>314,277</b>	<b>65.71%</b>
<b>TOTAL EXPENDITURES</b>	<b>916,594</b>	<b>602,317</b>	<b>314,277</b>	<b>65.71%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	325,692	325,692	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,453,646</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,779,338</u></b>		

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
 For the Period Ending February 28, 2026  
 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>2,458</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,458</u></b>		

# Bank Account Statement

Corkscrew Farms CDD

**Bank Account No.** 5580  
**Statement No.** 02\_26

**Statement Date** 02/28/2026

<b>G/L Account No. 101001 Balance</b>	167,623.90	<b>Statement Balance</b>	168,246.28
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	168,246.28
<b>Subtotal</b>	167,623.90	<b>Outstanding Checks</b>	-622.38
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	167,623.90
<b>Ending G/L Balance</b>	167,623.90		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
02/12/2026		JE000596	Special Assmnts-Tax Collector	Busey Bank	57,427.66	57,427.66	0.00
<b>Total Deposits</b>					57,427.66	57,427.66	0.00
<b>Checks</b>							
							0.00
01/21/2026	Payment	100045	GRAU AND ASSOCIATES	Inv: 28410	-2,000.00	-2,000.00	0.00
01/27/2026	Payment	1242	U.S. BANK	Check for Vendor V00019	-1,000.00	-1,000.00	0.00
01/29/2026	Payment	100048	COLEMAN, YOVANOVICH	Inv: 88	-421.00	-421.00	0.00
01/29/2026	Payment	100049	BARRACO AND ASSOCIATES	Inv: 30512	-4,695.00	-4,695.00	0.00
02/06/2026	Payment	100050	INFRAMARK LLC	Inv: 170638	-3,308.33	-3,308.33	0.00
02/06/2026	Payment	100051	SCHOOLSTATUS PARENT, INC	Inv: INV-SS-5225	-403.25	-403.25	0.00
02/12/2026	Payment	100052	U.S. BANK	Inv: 8055498	-6,133.63	-6,133.63	0.00
02/20/2026		JE000597	Payroll Services	ADP Payroll services	-400.00	-400.00	0.00
<b>Total Checks</b>					-18,361.21	-18,361.21	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
02/27/2026	Payment	100053	BARRACO AND ASSOCIATES	Inv: 30791			-600.00
02/27/2026	Payment	100054	INFRAMARK LLC	Inv: 164530			-22.38
<b>Total Outstanding Checks</b>							-622.38
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							



*Corkscrew Farms  
Community Development District*

**FISCAL YEAR 2027**

**Proposed Budget**

**April 20, 2026**

**CLEAR PARTNERSHIPS**



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## **Corkscrew Farms**

Community Development District

### **Operating Budget**

FY 2027

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/(-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Tax Collector	\$110,617.00	\$112,474.00	\$0.00	\$112,474.00	2%	\$161,090.43
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$6,443.62
<b>TOTAL REVENUES</b>	<b>\$110,617.00</b>	<b>\$112,474.00</b>	<b>\$0.00</b>	<b>\$112,474.00</b>	<b>2%</b>	<b>\$154,646.81</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Supervisor Fees	\$12,000.00	\$200.00	\$11,800.00	\$12,000.00	0%	\$12,000.00
District Management	\$34,000.00	\$17,000.00	\$17,000.00	\$34,000.00	0%	\$35,700.00
Website Administration	\$1,500.00	\$1,153.00	\$347.00	\$1,500.00	0%	\$2,000.00
District Engineer	\$9,000.00	\$5,895.00	\$8,449.50	\$14,344.50	59%	\$15,000.00
District Counsel	\$9,500.00	\$539.00	\$772.57	\$1,311.57	-86%	\$7,000.00
ProfServ-Trustee Fees	\$10,700.00	\$12,190.00	\$0.00	\$12,190.00	14%	\$12,500.00
Auditing Services	\$6,800.00	\$2,000.00	\$4,800.00	\$6,800.00	0%	\$3,000.00
Postage, Phone, Faxes, Copies	\$150.00	\$1.00	\$149.00	\$150.00	0%	\$1,800.00
Legal Advertising	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,500.00
Bank Fees	\$100.00	\$0.00	\$100.00	\$100.00	0%	\$100.00
Dues, Licenses, Subscriptions	\$1,500.00	\$1,656.00	\$0.00	\$1,656.00	10%	\$1,500.00
Office Supplies	\$126.00	\$0.00	\$126.00	\$126.00	0%	\$126.00
Website Compliance	\$1,500.00	\$1,915.00	\$0.00	\$1,915.00	28%	\$1,500.00
Disclosure Report	\$4,200.00	\$2,100.00	\$2,100.00	\$4,200.00	0%	\$3,000.00
Misc-Assessment Collection Cost	\$230.00	\$22.00	\$208.00	\$230.00	0%	\$3,221.81
	\$0.00	\$400.00	\$0.00	\$400.00	0%	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$37,500.00
<b>Total Administrative</b>	<b>\$92,306.00</b>	<b>\$45,071.00</b>	<b>\$46,852.07</b>	<b>\$91,923.07</b>	<b>0%</b>	<b>\$137,447.81</b>
<i>Insurance</i>						
Insurance - General Liability	\$4,401.00	\$3,227.00	\$1,174.00	\$4,401.00	0%	\$4,562.00
Public Officials Insurance	\$3,432.00	\$3,234.00	\$198.00	\$3,432.00	0%	\$3,557.00
Insurance -Property & Casualty	\$10,478.00	\$10,478.00	\$0.00	\$10,478.00	0%	\$9,080.00
<b>Total Insurance</b>	<b>\$18,311.00</b>	<b>\$16,939.00</b>	<b>\$1,372.00</b>	<b>\$18,311.00</b>	<b>0%</b>	<b>\$17,199.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$110,617.00</b>	<b>\$62,010.00</b>	<b>\$48,224.07</b>	<b>\$110,234.07</b>	<b>0%</b>	<b>\$154,646.81</b>
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$50,464.00	-\$48,224.07	\$2,239.93	0%	\$0.00
Net change in fund balance	\$0.00	\$50,464.00	-\$48,224.07	\$2,239.93	0%	\$0.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$56,522.00</b>	<b>\$56,522.00</b>	<b>\$0.00</b>	<b>\$56,522.00</b>	<b>0%</b>	<b>\$58,761.93</b>
<b>FUND BALANCE, ENDING</b>	<b>\$56,522.00</b>	<b>\$106,986.00</b>	<b>-\$48,224.07</b>	<b>\$58,761.93</b>	<b>4%</b>	<b>\$58,761.93</b>

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Special Assessments – Tax Collector**

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.

**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.

**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.

**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.

**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.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**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 Subscriptions**

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

**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.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**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.

**Corkscrew Farms**

Community Development District

**Debt Service Budget**

FY 2027

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-) Budget	ANNUAL
	BUDGET FY 2026	THRU 2/28/2026	March- 9/30/2026	PROJECTED FY 2026		BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$15,471.00	\$0.00	\$15,471.00	0%	\$0.00
Special Assmnts- Tax Collector	\$737,263.00	\$730,636.00	\$6,627.00	\$737,263.00	0%	\$788,297.87
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$31,531.91
<b>TOTAL REVENUES</b>	<b>\$737,263.00</b>	<b>\$746,107.00</b>	<b>\$6,627.00</b>	<b>\$752,734.00</b>	<b>2%</b>	<b>\$756,765.96</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$15,765.96
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$15,765.96</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$275,000.00	\$275,000.00	\$0.00	\$275,000.00	0%	\$285,000.00
Interest Expense	\$462,263.00	\$235,544.00	\$226,719.00	\$462,263.00	0%	\$456,418.75
<b>Total Debt Service</b>	<b>\$737,263.00</b>	<b>\$510,544.00</b>	<b>\$226,719.00</b>	<b>\$737,263.00</b>	<b>0%</b>	<b>\$741,418.75</b>
<b>TOTAL EXPENDITURES</b>	<b>\$737,263.00</b>	<b>\$510,544.00</b>	<b>\$226,719.00</b>	<b>\$737,263.00</b>		<b>\$757,184.71</b>
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$235,563.00	-\$220,092.00	\$15,471.00	0%	-\$418.75
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$235,563.00	-\$220,092.00	\$15,471.00	0%	-\$418.75
<b>FUND BALANCE, BEGINNING</b>	<b>\$1,271,296.00</b>	<b>\$1,271,296.00</b>	<b>\$0.00</b>	<b>\$1,271,296.00</b>	<b>0%</b>	<b>\$1,286,767.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$1,271,296.00</b>	<b>\$1,506,859.00</b>	<b>-\$220,092.00</b>	<b>\$1,286,767.00</b>	<b>1%</b>	<b>\$1,286,348.25</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2016 Bonds	\$10,035,000.00	\$9,780,000.00	\$9,515,000.00	\$9,240,000.00

**SPECIAL ASSESSMENT BONDS, SERIES 2016  
(ASSESSMENT AREA ONE PROJECT)**

<b>Date</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Rate</b>	<b>Interest</b>	<b>Total</b>
11/1/2021	\$10,735,000.00	\$225,000.00	3.50%	\$256,212.50	\$481,212.50
5/1/2022	\$10,510,000.00			\$252,275.00	\$252,275.00
11/1/2022	\$10,510,000.00	\$235,000.00	4.25%	\$252,275.00	\$487,275.00
5/1/2023	\$10,275,000.00			\$247,281.25	\$247,281.25
11/1/2023	\$10,275,000.00	\$240,000.00	4.25%	\$247,281.25	\$487,281.25
5/1/2024	\$10,035,000.00			\$242,181.25	\$242,181.25
11/1/2024	\$10,035,000.00	\$255,000.00	4.25%	\$242,181.25	\$497,181.25
5/1/2025	\$9,780,000.00			\$236,762.50	\$236,762.50
11/1/2025	\$9,780,000.00	\$265,000.00	4.25%	\$236,762.50	\$501,762.50
5/1/2026	\$9,515,000.00			\$231,131.25	\$231,131.25
11/1/2026	\$9,515,000.00	\$275,000.00	4.25%	\$231,131.25	\$506,131.25
5/1/2027	\$9,240,000.00			\$225,287.50	\$225,287.50
11/1/2027	\$9,240,000.00	\$285,000.00	4.25%	\$225,287.50	\$510,287.50
5/1/2028	\$8,955,000.00			\$219,231.25	\$219,231.25
11/1/2028	\$8,955,000.00	\$300,000.00	4.75%	\$219,231.25	\$519,231.25
5/1/2029	\$8,655,000.00			\$212,106.25	\$212,106.25
11/1/2029	\$8,655,000.00	\$310,000.00	4.75%	\$212,106.25	\$522,106.25
5/1/2030	\$8,345,000.00			\$204,743.75	\$204,743.75
11/1/2030	\$8,345,000.00	\$325,000.00	4.75%	\$204,743.75	\$529,743.75
5/1/2031	\$8,020,000.00			\$197,025.00	\$197,025.00
11/1/2031	\$8,020,000.00	\$345,000.00	4.75%	\$197,025.00	\$542,025.00
5/1/2032	\$7,675,000.00			\$188,831.25	\$188,831.25
11/1/2032	\$7,675,000.00	\$360,000.00	4.75%	\$188,831.25	\$548,831.25
5/1/2033	\$7,315,000.00			\$180,281.25	\$180,281.25
11/1/2033	\$7,315,000.00	\$375,000.00	4.75%	\$180,281.25	\$555,281.25
5/1/2034	\$6,940,000.00			\$171,375.00	\$171,375.00
11/1/2034	\$6,940,000.00	\$395,000.00	4.75%	\$171,375.00	\$566,375.00
5/1/2035	\$6,545,000.00			\$161,993.75	\$161,993.75
11/1/2035	\$6,545,000.00	\$415,000.00	4.75%	\$161,993.75	\$576,993.75
5/1/2036	\$6,130,000.00			\$152,137.50	\$152,137.50
11/1/2036	\$6,130,000.00	\$435,000.00	4.75%	\$152,137.50	\$587,137.50
5/1/2037	\$5,695,000.00			\$141,806.25	\$141,806.25
11/1/2037	\$5,695,000.00	\$455,000.00	4.75%	\$141,806.25	\$596,806.25
5/1/2038	\$5,240,000.00			\$131,000.00	\$131,000.00
11/1/2038	\$5,240,000.00	\$475,000.00	5.00%	\$131,000.00	\$606,000.00
5/1/2039	\$4,765,000.00			\$119,125.00	\$119,125.00
11/1/2039	\$4,765,000.00	\$500,000.00	5.00%	\$119,125.00	\$619,125.00
5/1/2040	\$4,265,000.00			\$106,625.00	\$106,625.00
11/1/2040	\$4,265,000.00	\$525,000.00	5.00%	\$106,625.00	\$631,625.00
5/1/2041	\$3,740,000.00			\$93,500.00	\$93,500.00
11/1/2041	\$3,740,000.00	\$550,000.00	5.00%	\$93,500.00	\$643,500.00
5/1/2042	\$3,190,000.00			\$79,750.00	\$79,750.00
11/1/2042	\$3,190,000.00	\$580,000.00	5.00%	\$79,750.00	\$659,750.00
5/1/2043	\$2,610,000.00			\$65,250.00	\$65,250.00
11/1/2043	\$2,610,000.00	\$605,000.00	5.00%	\$65,250.00	\$670,250.00
<b>Date</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Rate</b>	<b>Interest</b>	<b>Total</b>
5/1/2044	\$2,005,000.00			\$50,125.00	\$50,125.00
11/1/2044	\$2,005,000.00	\$635,000.00	5.00%	\$50,125.00	\$685,125.00
5/1/2045	\$1,370,000.00			\$34,250.00	\$34,250.00
11/1/2045	\$1,370,000.00	\$670,000.00	5.00%	\$34,250.00	\$704,250.00
5/1/2046	\$700,000.00			\$17,500.00	\$17,500.00
11/1/2046	\$700,000.00	\$700,000.00	5.00%	\$17,500.00	\$717,500.00
		<b>\$10,735,000.00</b>		<b>\$8,179,362.50</b>	<b>\$18,914,362.50</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
Series 2017 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
<b>REVENUES</b>						
Interest - Investments	\$0.00	\$20,087.00	\$0.00	\$20,087.00	0%	\$0.00
Special Assmnts- Tax Collector	\$916,594.00	\$907,922.00	\$8,672.00	\$916,594.00	0%	\$979,574.47
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$39,182.98
<b>TOTAL REVENUES</b>	<b>\$916,594.00</b>	<b>\$928,009.00</b>	<b>\$8,672.00</b>	<b>\$936,681.00</b>	<b>2%</b>	<b>\$940,391.49</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$19,591.49
<b>Total Administrative</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0%</b>	<b>\$19,591.49</b>
<i>Debt Service</i>						
Principal Debt Retirement	\$270,000.00	\$275,000.00	\$0.00	\$275,000.00	2%	\$285,000.00
Interest Expense	\$646,594.00	\$327,317.00	\$319,277.00	\$646,594.00	0%	\$640,518.76
<b>Total Debt Service</b>	<b>\$916,594.00</b>	<b>\$602,317.00</b>	<b>\$319,277.00</b>	<b>\$921,594.00</b>	<b>1%</b>	<b>\$925,518.76</b>
<b>TOTAL EXPENDITURES</b>	<b>\$916,594.00</b>	<b>\$602,317.00</b>	<b>\$319,277.00</b>	<b>\$921,594.00</b>		<b>\$945,110.25</b>
Excess (deficiency) of revenues Over (under) expenditures	\$0.00	\$325,692.00	-\$310,605.00	\$15,087.00	0%	-\$4,718.76
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>
Net change in fund balance	\$0.00	\$325,692.00	-\$310,605.00	\$15,087.00	0%	-\$4,718.76
<b>FUND BALANCE, BEGINNING</b>	<b>\$1,453,646.00</b>	<b>\$1,453,646.00</b>	<b>\$0.00</b>	<b>\$1,453,646.00</b>	<b>0%</b>	<b>\$1,468,733.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$1,453,646.00</b>	<b>\$1,779,338.00</b>	<b>-\$310,605.00</b>	<b>\$1,468,733.00</b>	<b>1%</b>	<b>\$1,464,014.24</b>

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2017 Bonds	\$13,325,000.00	\$13,075,000.00	\$12,815,000.00	\$12,545,000.00

**SPECIAL ASSESSMENT BONDS, SERIES 2017  
(ASSESSMENT AREA TWO PROJECT)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2022	\$13,565,000.00	\$0.00	3.75%	\$0.00	\$0.00
5/1/2023	\$13,565,000.00			\$339,271.88	\$339,271.88
11/1/2023	\$13,565,000.00	\$240,000.00	3.75%	\$339,271.88	\$579,271.88
5/1/2024	\$13,325,000.00			\$334,771.88	\$334,771.88
11/1/2024	\$13,325,000.00	\$250,000.00	4.50%	\$334,771.88	\$584,771.88
5/1/2025	\$13,075,000.00			\$329,146.88	\$329,146.88
11/1/2025	\$13,075,000.00	\$260,000.00	4.50%	\$329,146.88	\$589,146.88
5/1/2026	\$12,815,000.00			\$323,296.88	\$323,296.88
11/1/2026	\$12,815,000.00	\$270,000.00	4.50%	\$323,296.88	\$593,296.88
5/1/2027	\$12,545,000.00			\$317,221.88	\$317,221.88
11/1/2027	\$12,545,000.00	\$285,000.00	4.50%	\$317,221.88	\$602,221.88
5/1/2028	\$12,260,000.00			\$310,809.38	\$310,809.38
11/1/2028	\$12,260,000.00	\$295,000.00	4.50%	\$310,809.38	\$605,809.38
5/1/2029	\$11,965,000.00			\$304,171.88	\$304,171.88
11/1/2029	\$11,965,000.00	\$310,000.00	5.00%	\$304,171.88	\$614,171.88
5/1/2030	\$11,655,000.00			\$296,421.88	\$296,421.88
11/1/2030	\$11,655,000.00	\$325,000.00	5.00%	\$296,421.88	\$621,421.88
5/1/2031	\$11,330,000.00			\$288,296.88	\$288,296.88
11/1/2031	\$11,330,000.00	\$340,000.00	5.00%	\$288,296.88	\$628,296.88
5/1/2032	\$10,990,000.00			\$279,796.88	\$279,796.88
11/1/2032	\$10,990,000.00	\$360,000.00	5.00%	\$279,796.88	\$639,796.88
5/1/2033	\$10,630,000.00			\$270,796.88	\$270,796.88
11/1/2033	\$10,630,000.00	\$375,000.00	5.00%	\$270,796.88	\$645,796.88
5/1/2034	\$10,255,000.00			\$261,421.88	\$261,421.88
11/1/2034	\$10,255,000.00	\$395,000.00	5.00%	\$261,421.88	\$656,421.88
5/1/2035	\$9,860,000.00			\$251,546.88	\$251,546.88
11/1/2035	\$9,860,000.00	\$415,000.00	5.00%	\$251,546.88	\$666,546.88
5/1/2036	\$9,445,000.00			\$241,171.88	\$241,171.88
11/1/2036	\$9,445,000.00	\$435,000.00	5.00%	\$241,171.88	\$676,171.88
5/1/2037	\$9,010,000.00			\$230,296.88	\$230,296.88
11/1/2037	\$9,010,000.00	\$455,000.00	5.00%	\$230,296.88	\$685,296.88
5/1/2038	\$8,555,000.00			\$218,921.88	\$218,921.88
11/1/2038	\$8,555,000.00	\$480,000.00	5.00%	\$218,921.88	\$698,921.88
5/1/2039	\$8,075,000.00			\$206,921.88	\$206,921.88
11/1/2039	\$8,075,000.00	\$505,000.00	5.13%	\$206,921.88	\$711,921.88
5/1/2040	\$7,570,000.00			\$193,981.25	\$193,981.25
11/1/2040	\$7,570,000.00	\$530,000.00	5.13%	\$193,981.25	\$723,981.25
5/1/2041	\$7,040,000.00			\$180,400.00	\$180,400.00
11/1/2041	\$7,040,000.00	\$555,000.00	5.13%	\$180,400.00	\$735,400.00
5/1/2042	\$6,485,000.00			\$166,178.13	\$166,178.13
11/1/2042	\$6,485,000.00	\$585,000.00	5.13%	\$166,178.13	\$751,178.13
5/1/2043	\$5,900,000.00			\$151,187.50	\$151,187.50
11/1/2043	\$5,900,000.00	\$615,000.00	5.13%	\$151,187.50	\$766,187.50
5/1/2044	\$5,285,000.00			\$135,428.13	\$135,428.13
11/1/2044	\$5,285,000.00	\$645,000.00	5.13%	\$135,428.13	\$780,428.13
5/1/2045	\$4,640,000.00			\$118,900.00	\$118,900.00
11/1/2045	\$4,640,000.00	\$680,000.00	5.13%	\$118,900.00	\$798,900.00
5/1/2046	\$3,960,000.00			\$101,475.00	\$101,475.00
11/1/2046	\$3,960,000.00	\$715,000.00	5.13%	\$101,475.00	\$816,475.00
5/1/2047	\$3,245,000.00			\$83,153.13	\$83,153.13
11/1/2047	\$3,245,000.00	\$750,000.00	5.13%	\$83,153.13	\$833,153.13
5/1/2048	\$2,495,000.00			\$63,934.38	\$63,934.38
11/1/2048	\$2,495,000.00	\$790,000.00	5.13%	\$63,934.38	\$853,934.38
5/1/2049	\$1,705,000.00			\$43,690.63	\$43,690.63
11/1/2049	\$1,705,000.00	\$830,000.00	5.13%	\$43,690.63	\$873,690.63
5/1/2050	\$875,000.00			\$22,421.88	\$22,421.88
11/1/2050	\$875,000.00	\$875,000.00	5.13%	\$22,421.88	\$897,421.88
		<b>\$13,565,000.00</b>		<b>\$12,130,068.75</b>	<b>\$25,695,068.75</b>

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Special Assessments – Tax Collector**

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.

**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 Schedule**

FY 2027

## SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count	FISCAL YEAR 2026			FISCAL YEAR 2027			Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit	FY 2026 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2027 Total Assessment	
<b>PHASE 1 -- SERIES 2016 BONDS</b>									
Single Family 52'	1.00	267	\$1,063.83	\$88.81	<b>\$1,152.64</b>	\$1,063.83	\$121.58	<b>\$1,185.41</b>	\$32.77
Single Family 62'	1.20	230	\$1,276.60	\$88.81	<b>\$1,365.40</b>	\$1,276.60	\$121.58	<b>\$1,398.17</b>	\$32.77
Single Family 75'	1.50	132	\$1,595.74	\$88.81	<b>\$1,684.55</b>	\$1,595.74	\$121.58	<b>\$1,717.32</b>	\$32.77
<b>Subtotal</b>		<b>629</b>							
<b>PHASE 2 -- SERIES 2017 BONDS</b>									
Single Family 52'	1.00	314	\$1,276.60	\$88.81	<b>\$1,365.40</b>	\$1,276.60	\$121.58	<b>\$1,398.17</b>	\$32.77
Single Family 62'	1.20	290	\$1,489.36	\$88.81	<b>\$1,578.17</b>	\$1,489.36	\$121.58	<b>\$1,610.94</b>	\$32.77
Single Family 75'	1.50	92	\$1,595.74	\$88.81	<b>\$1,684.55</b>	\$1,595.74	\$121.58	<b>\$1,717.32</b>	\$32.77
<b>Subtotal</b>		<b>696</b>							
<b>Total</b>		<b>1,325</b>							

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (the “Board”) of Corkscrew Farms Community Development District (the “District”) prior to June 15, 2026 a proposed operation and maintenance budget (the “Proposed Budget”) for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 (“Fiscal Year 2026-27”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required Public Hearing thereon.

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

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

**2. Proposed Budget.** The Proposed Budget, incorporating any modifications made by the Board, for Fiscal Year 2026-27 and attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a Public Hearing to adopt the Proposed Budget.

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

DATE: Monday, August 17, 2026  
HOUR: 1:30 p.m.  
LOCATION: The Barefoot Bar and Grill  
19921 Beechcrest Place  
Estero, FL 33928

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

**5. Publication of Notice.** Notice of this Public Hearing shall be published in the manner prescribed in Florida law.

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

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

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

PASSED AND ADOPTED this 18<sup>th</sup> day of May, 2026, by the Board of Supervisors of Corkscrew Farms Community Development District.

Attest:

**CORKSCREW FARMS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_

\_\_\_\_\_

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Exhibit "A"

**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 Monday, February 16, 2026 at 1:30 p.m. at The Barefoot Bar and Grill, located at 19921 Beechcrest Place, Estero, Florida 33928.

Present and constituting a quorum were:

Eileen Barrett	Chairperson
Jimmie Webb	Vice Chairperson
Pat Hamre	Assistant Secretary
Janet Shanley	Assistant Secretary

Also present either in person or via electronic telecommunications were:

Michael Perez	District Manager
Nancy Hix	District Accountant, Inframark
Meagan Magaldi	District Counsel
Frank Savage	District Engineer
Lisa Mason	Clubhouse Manager
Various Residents	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Perez called the meeting to order and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Approval of Agenda**

There being no amendments,

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

42 **THIRD ORDER OF BUSINESS** **Audience Comments – Three (3) Minute**  
43 **Time Limit**

44 Ms. Jamie Hamilton spoke about the Lake 4 washout, and the fact that the lake appears to  
45 be shrinking. She also stated the drains are full of debris. Other residents also confirmed they felt  
46 the same.

47 A resident asked about the engineering report for the ponds and if it was accessible.

48  
49 **FOURTH ORDER OF BUSINESS** **Staff Reports**

50 **A. District Accountant**  
51 **i. Approval of Financial Statements and Payment Register as of**  
52 **December 2025**

53 Ms. Shanley asked about revenues that were not collected in Fiscal Year 2025. She also  
54 asked about placing the funds in a high yield account.

55 Ms. Hix gave updates on the District’s financial status.

56 **B. District Counsel**

57 Ms. Magaldi discussed ethics training for this year, and she will be sending courses to the  
58 Board.

59 **C. District Engineer**

60 Mr. Savage discussed the pond concerns that were raised and how they could assist.

61 The Board discussed the Ratification of Engineering Services.

62 The Board discussed the work order for additional services to be discussed for Fiscal Year  
63 2027.

64  
65 On MOTION by Mr. Webb, seconded by Ms. Shanley, with all in  
66 favor, moving forward with Task 1A only at this time, with the  
67 preference that work is to be completed before the rainy season, was  
68 approved. (4-0)

70 **i. Ratification of Engineering Services Contract**  
71

72  
73 On MOTION by Ms. Barrett, seconded by Ms. Shanley, with all in  
74 favor, the Engineering Services Contract with Barraco and  
75 Associates, Inc. was ratified. (4-0)

76  
77 **ii. Consideration of Lake Bank Remediation Services**

78 Mr. Savage discussed the pond concerns that were raised and how they could assist.

79 **iii. Discussion of Issues with Place Master Association**

80 This item was not addressed.

81 **D. District Manager**

82 **i. Follow-Up Items**

83 Mr. Perez informed the Board of the next meeting date and that the budget process will be  
84 coming up soon. Ms. Barrett stated that if there was nothing on the March agenda, they would  
85 cancel the meeting.

86  
87 **FIFTH ORDER OF BUSINESS Business Items**

88 There being no business items, the next order of business followed.

89  
90 **SIXTH ORDER OF BUSINESS Business Administration Items**

91 **A. Approval of November 17, 2025 Meeting Minutes**

92 There being no additions, corrections or deletions,

93  
94 

On MOTION by Ms. Barrett, seconded by Mr. Webb, with all in 95 favor, the Minutes of the November 17, 2025 Meeting were 96 approved. (4-0)
--

97  
98 **B. Approval of Fiscal Year 2025 Audit Engagement Letter**

99 There being no comments or questions,

100  
101 

On MOTION by Ms. Barrett, seconded by Ms. Shanley, with all in 102 favor, the Fiscal Year 2025 Audit Engagement Letter with Grau & 103 Associates was approved. (4-0)
---

104  
105 **C. Consideration of Resolution 2026-03, Designating New Treasurer**

106 There being no comments or questions,

107  
108 

On MOTION by Ms. Barrett, seconded by Mr. Webb, with all in 109 favor, Resolution 2026-03, Removing Leah Popelka and Appointing 110 Eric Davidson as Treasurer of the District, was adopted. (4-0)
--

111  
112  
113 **SEVENTH ORDER OF BUSINESS Supervisor Comments**

114 There being no Supervisor comments, the next order of business followed.

115  
116 **EIGHTH ORDER OF BUSINESS Audience Comments – Three (3) Minute  
117 Time Limit**

118 A resident, Steve, asked about development in other areas and how to get informed of it.

119 **NINTH ORDER OF BUSINESS**

**Adjournment**

120           There being no further business,

121

122

On MOTION by Ms. Barrett, seconded by Ms. Shanley, with all in favor, the meeting was adjourned at 2:19 p.m. (4-0)

123

124

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\_\_\_\_\_  
Chairperson/Vice Chairperson

**RESOLUTION 2026-03**

**A RESOLUTION REMOVING LEAH POPELKA AS  
TREASURER AND APPOINTING ERIC DAVIDSON AS  
TREASURER OF THE CORKSCREW FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Corkscrew Farms Community Development District desires to remove Leah Popelka as Treasurer and appoint Erick Davidson as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Eric Davidson is appointed Treasurer.

Adopted this 16<sup>th</sup> day of February, 2026.

Signed by:



DA0EB3EBA8E1481...

Eileen Barrett  
Chairperson

DocuSigned by:



A914FCA6308743D...

Secretary/Assistant Secretary

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS  
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED  
SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S); 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 Lee County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (the “Board”) has selected a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

**WHEREAS**, the Board desires now to authorize signatories for the operating bank account(s).

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

**Section 1.** The Secretary, and Treasurer, are hereby designated as authorized signatories for the operating bank accounts of the District.

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

**Passed and Adopted** on April 20, 2026.

Attest:

**Corkscrew Farms  
Community Development District**

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Lee County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the General Election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Eileen Barrett, Seat 4, currently held by Patricia Hamre and Seat 5 currently held by Jimmie Webb are scheduled for General Election on November 3, 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what Seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual Seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance, and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 20<sup>th</sup> day of April, 2026.

**CORKSCREW FARMS COMMUNITY  
DEVELOPMENT DISTRICT**

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Chairperson/Vice Chairperson

ATTEST:

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Secretary/Assistant Secretary

**Exhibit A:** Notice of Qualifying Period

**Exhibit A:**  
Notice of Qualifying Period

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Corkscrew Farms Community Development District (“District”) will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the Office of Supervisor with the Lee County Supervisor of Elections located at Melvin Morgan Constitutional Complex, 2480 Thompson Street, 3<sup>rd</sup> Floor, Fort Myers, Florida 33901; Ph: (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Corkscrew Farms Community Development District has three (3) Seats up for election, specifically Seats 3, 4 and 5. Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.