

Corkscrew Crossing Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	209,498
Debt Assessments	876,986
Other Revenue	0
Interest Income	1,200
TOTAL REVENUES	\$ 1,087,684
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	38,148
Legal	21,000
Assessment Roll	5,000
Audit Fees	4,500
Arbitrage Rebate Fee	500
Insurance	6,800
Legal Advertisements	2,600
Miscellaneous	1,200
Postage	200
Office Supplies	900
Dues & Subscriptions	175
Website Management & ADA Compliance	3,000
Trustee Fees	4,300
Continuing Disclosure Fee	1,000
O&M Reserve	20,000
Total Administrative Expenditures	\$ 109,323
Maintenance Expenditures	
Engineering/Inspections	6,000
Miscellaneous Maintenance	1,000
Preserve Maintenance	44,000
Lake Littoral Maintenance	6,800
Lake Maintenance	21,500
Lake Native Grass Maintenance	11,600
Total Maintenance Expenditures	\$ 90,900
Total O&M Expenditures	\$ 200,223
REVENUES LESS EXPENDITURES	\$ 887,461
Bond Payments	(833,137)
BALANCE	\$ 54,324
County Appraiser & Tax Collector Fee	(10,865)
Discounts For Early Payments	(43,459)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M (Operation & Maintenance) Assessments	245,058	238,026	209,498	Expenditures Less Interest/.95
Debt Assessments	867,213	876,986	876,986	Bond Payments/.95
Other Revenue	0	0	0	
Interest Income	9,661	480	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 1,121,932	\$ 1,115,492	\$ 1,087,684	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	36,000	37,080	38,148	CPI Adjustment
Legal	5,846	29,000	21,000	
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,300	4,400	4,500	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	500	650	500	\$150 Decrease From 2024/2025 Budget
Insurance	5,375	6,000	6,800	Insurance Estimate
Legal Advertisements	1,416	2,750	2,600	\$150 Decrease From 2024/2025 Budget
Miscellaneous	212	1,350	1,200	\$150 Decrease From 2024/2025 Budget
Postage	150	200	200	No Change From 2024/2025 Budget
Office Supplies	227	1,400	900	\$500 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Website Management & ADA Compliance	3,000	3,000	3,000	\$250 X 12 Months
Trustee Fees	4,246	4,100	4,300	\$200 Increase From 2024/2025 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2024/2025 Budget
O&M Reserve	0	0	20,000	O&M Reserve
Total Administrative Expenditures	\$ 67,447	\$ 96,105	\$ 109,323	
Maintenance Expenditures				
Engineering/Inspections	3,721	6,000	6,000	No Change From 2024/2025 Budget
Miscellaneous Maintenance	0	1,000	1,000	No Change From 2024/2025 Budget
Preserve Maintenance	75,000	91,000	44,000	Contracted Amount For 2025/2026
Lake Littoral Maintenance	0	6,800	6,800	No Change From 2024/2025 Budget
Lake Maintenance	20,500	14,100	21,500	\$7,400 Increase From 2024/2025 Budget
Lake Native Grass Maintenance	0	11,600	11,600	No Change From 2024/2025 Budget
Total Maintenance Expenditures	\$ 99,221	\$ 130,500	\$ 90,900	
Total O&M Expenditures	\$ 166,668	\$ 226,605	\$ 200,223	
REVENUES LESS EXPENDITURES	\$ 955,264	\$ 888,887	\$ 887,461	
Bond Payments	(844,607)	(833,137)	(833,137)	2026 P & I Payments
BALANCE	\$ 110,657	\$ 55,750	\$ 54,324	
County Appraiser & Tax Collector Fee	(866)	(11,150)	(10,865)	One Percent Of Total Assessment Roll
Discounts For Early Payments	(28,290)	(44,600)	(43,459)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 81,501	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	44,425	500	1,500	Projected Interest For 2025/2026
NAV Tax Collection	844,607	833,137	833,137	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Total Revenues	\$ 889,032	\$ 833,637	\$ 834,637	
EXPENDITURES				
Principal Payments	195,000	205,000	215,000	Principal Payment Due In 2026
Interest Payments	638,078	625,806	617,143	Interest Payment Due In 2026
Bond Redemption	0	2,831	2,494	Estimated Excess Debt Collections
Total Expenditures	\$ 833,078	\$ 833,637	\$ 834,637	
Excess/ (Shortfall)	\$ 55,954	\$ -	\$ -	

Series 2023 Bond Information

Original Par Amount =	\$12,670,000	Annual Principal Payments Due =	May 1st
Interest Rate =	4.125% - 5.3%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2023		
Maturity Date =	May 2053		
Par Amount As Of 1/1/25 =	\$12,475,000		

Corkscrew Crossing Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M Assessment For 50' Single Family Units	\$ 448.44	\$ 429.66	\$ 378.16
<u>Debt Assessment For 50' Single Family Units</u>	<u>\$ 1,600.00</u>	<u>\$ 1,583.01</u>	<u>\$ 1,583.01</u>
Total For 50' Single Family Units	\$ 2,048.44	\$ 2,012.67	\$ 1,961.17

* Assessments Include the Following :

4% Discount for Early Payments
0.5% County Tax Collector Fee
0.5% County Property Appraiser Fee

Overall County Fees Percentage
Was Lowered From 2% In
Fiscal Year 2023/2024 to
1% In 2024/2025

Community Information:

50' Single Family Units 554