

Corkscrew Crossing
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O&M (Operation & Maintenance) Assessments	207,624
Debt Assessments	876,986
Other Revenue	0
Interest Income	1,500
TOTAL REVENUES	\$ 1,086,110
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	4,000
Payroll Taxes (Employer)	320
Management	39,168
Legal	19,000
Assessment Roll	5,000
Audit Fees	4,600
Arbitrage Rebate Fee	500
Insurance	6,600
Legal Advertisements	2,500
Miscellaneous	1,100
Postage	200
Office Supplies	700
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	\$ 112,163
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	\$ 203,063
REVENUES LESS EXPENDITURES	\$ 883,047
Bond Payments	(833,137)
BALANCE	\$ 49,910
County Appraiser & Tax Collector Fee	(10,846)
Discounts For Early Payments	(43,384)
EXCESS/ (SHORTFALL)	\$ (4,320)
CARRYOVER FROM PRIOR YEAR	4,320
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
O&M (Operation & Maintenance) Assessments	240,973	209,498	207,624	Expenditures Less Interest & Carryover/.95
Debt Assessments	876,989	876,986	876,986	Bond Payments/.95
Other Revenue	0	0	0	
Interest Income	10,854	1,200	1,500	Interest Projected At \$125 Per Month
TOTAL REVENUES	\$ 1,128,816	\$ 1,087,684	\$ 1,086,110	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	4,000	Supervisor Fees
Payroll Taxes (Employer)	0	0	320	Projected At 8% Of Supervisor Fees
Management	37,080	38,148	39,168	CPI Adjustment
Legal	3,409	21,000	19,000	\$2,000 Decrease From 2025/2026 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,400	4,500	4,600	Accepted Amount For 2025/2026 Audit
Arbitrage Rebate Fee	500	500	500	No Change From 2025/2026 Budget
Insurance	5,590	6,800	6,600	FY 2025/2026 Expenditure Was \$5,925
Legal Advertisements	2,003	2,600	2,500	\$100 Decrease From 2025/2026 Budget
Miscellaneous	115	1,200	1,100	\$100 Decrease From 2025/2026 Budget
Postage	130	200	200	No Change From 2025/2026 Budget
Office Supplies	249	900	700	\$200 Decrease From 2025/2026 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	4,300	4,300	No Change From 2025/2026 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2025/2026 Budget
O&M Reserve	0	20,000	20,000	O&M Reserve
Total Administrative Expenditures	\$ 66,897	\$ 109,323	\$ 112,163	
Maintenance Expenditures				
Engineering/Inspections	2,806	6,000	6,000	No Change From 2025/2026 Budget
Miscellaneous Maintenance	0	1,000	1,000	No Change From 2025/2026 Budget
Preserve Maintenance	69,000	44,000	44,000	Contracted Amount For 2025/2026
Lake Littoral Maintenance	5,040	6,800	6,800	No Change From 2025/2026 Budget
Lake Maintenance	10,637	21,500	21,500	No Change From 2025/2026 Budget
Lake Native Grass Maintenance	8,802	11,600	11,600	No Change From 2025/2026 Budget
Total Maintenance Expenditures	\$ 96,285	\$ 90,900	\$ 90,900	
Total O&M Expenditures	\$ 163,182	\$ 200,223	\$ 203,063	
REVENUES LESS EXPENDITURES	\$ 965,634	\$ 887,461	\$ 883,047	
Bond Payments	(843,236)	(833,137)	(833,137)	2027 P & I Payments
BALANCE	\$ 122,398	\$ 54,324	\$ 49,910	
County Appraiser & Tax Collector Fee	(1,350)	(10,865)	(10,846)	One Percent Of Total Assessment Roll
Discounts For Early Payments	(41,342)	(43,459)	(43,384)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 79,706	\$ -	\$ (4,320)	
CARRYOVER FROM PRIOR YEAR	0	0	4,320	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 79,706	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
CORKSCREW CROSSING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	36,744	1,500	2,500	Projected Interest For 2026/2027
NAV Tax Collection	843,236	833,137	833,137	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Total Revenues	\$ 879,980	\$ 834,637	\$ 835,637	
EXPENDITURES				
Principal Payments	205,000	215,000	225,000	Principal Payment Due In 2027
Interest Payments	630,034	617,143	608,068	Interest Payment Due In 2027
Bond Redemption	0	2,494	2,569	Estimated Excess Debt Collections
Total Expenditures	\$ 835,034	\$ 834,637	\$ 835,637	
Excess/ (Shortfall)	\$ 44,946	\$ -	\$ -	

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 1/1/26 = \$12,270,000

**Corkscrew Crossing Community Development District
Assessment Comparison**

	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M Assessment For 50' Single Family Units	\$ 429.66	\$ 378.16	\$ 374.78
Debt Assessment For 50' Single Family Units	\$ 1,583.01	\$ 1,583.01	\$ 1,583.01
Total For 50' Single Family Units	\$ 2,012.67	\$ 1,961.17	\$ 1,957.79

* Assessments Include the Following :

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

Community Information:

50' Single Family Units 554