

# Corkscrew Crossing Community Development District

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

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

|                                           | <b>FISCAL YEAR<br/>2026/2027<br/>BUDGET</b> |
|-------------------------------------------|---------------------------------------------|
| <b>REVENUES</b>                           |                                             |
| O&M (Operation & Maintenance) Assessments | 207,624                                     |
| Debt Assessments                          | 876,986                                     |
| Other Revenue                             | 0                                           |
| Interest Income                           | 1,500                                       |
| <b>TOTAL REVENUES</b>                     | <b>\$ 1,086,110</b>                         |
| <b>EXPENDITURES</b>                       |                                             |
| <b>Administrative Expenditures</b>        |                                             |
| Supervisor Fees                           | 4,000                                       |
| Payroll Taxes (Employee)                  | 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                                      |
| <b>Total Administrative Expenditures</b>  | <b>\$ 112,163</b>                           |
| <b>Maintenance Expenditures</b>           |                                             |
| 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                                      |
| <b>Total Maintenance Expenditures</b>     | <b>\$ 90,900</b>                            |
| <b>Total O&amp;M Expenditures</b>         | <b>\$ 203,063</b>                           |
| <b>REVENUES LESS EXPENDITURES</b>         | <b>\$ 883,047</b>                           |
| Bond Payments                             | (833,137)                                   |
| <b>BALANCE</b>                            | <b>\$ 49,910</b>                            |
| County Appraiser & Tax Collector Fee      | (10,846)                                    |
| Discounts For Early Payments              | (43,384)                                    |
| <b>EXCESS/ (SHORTFALL)</b>                | <b>\$ (4,320)</b>                           |
| CARRYOVER FROM PRIOR YEAR                 | 4,320                                       |
| <b>NET EXCESS/ (SHORTFALL)</b>            | <b>\$ -</b>                                 |

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

|                                           | FISCAL YEAR<br>2024/2025<br>ACTUAL | FISCAL YEAR<br>2025/2026<br>BUDGET | FISCAL YEAR<br>2026/2027<br>BUDGET | COMMENTS                                          |
|-------------------------------------------|------------------------------------|------------------------------------|------------------------------------|---------------------------------------------------|
| <b>REVENUES</b>                           |                                    |                                    |                                    |                                                   |
| 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             |
| <b>TOTAL REVENUES</b>                     | <b>\$ 1,128,816</b>                | <b>\$ 1,087,684</b>                | <b>\$ 1,086,110</b>                |                                                   |
| <b>EXPENDITURES</b>                       |                                    |                                    |                                    |                                                   |
| <b>Administrative Expenditures</b>        |                                    |                                    |                                    |                                                   |
| 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                                       |
| <b>Total Administrative Expenditures</b>  | <b>\$ 66,897</b>                   | <b>\$ 109,323</b>                  | <b>\$ 112,163</b>                  |                                                   |
| <b>Maintenance Expenditures</b>           |                                    |                                    |                                    |                                                   |
| 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                   |
| <b>Total Maintenance Expenditures</b>     | <b>\$ 96,285</b>                   | <b>\$ 90,900</b>                   | <b>\$ 90,900</b>                   |                                                   |
| <b>Total O&amp;M Expenditures</b>         | <b>\$ 163,182</b>                  | <b>\$ 200,223</b>                  | <b>\$ 203,063</b>                  |                                                   |
| <b>REVENUES LESS EXPENDITURES</b>         | <b>\$ 965,634</b>                  | <b>\$ 887,461</b>                  | <b>\$ 883,047</b>                  |                                                   |
| Bond Payments                             | (843,236)                          | (833,137)                          | (833,137)                          | 2027 P & I Payments                               |
| <b>BALANCE</b>                            | <b>\$ 122,398</b>                  | <b>\$ 54,324</b>                   | <b>\$ 49,910</b>                   |                                                   |
| 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             |
| <b>EXCESS/ (SHORTFALL)</b>                | <b>\$ 79,706</b>                   | <b>\$ -</b>                        | <b>\$ (4,320)</b>                  |                                                   |
| CARRYOVER FROM PRIOR YEAR                 | 0                                  | 0                                  | 4,320                              | Carryover From Prior Year                         |
| <b>NET EXCESS/ (SHORTFALL)</b>            | <b>\$ 79,706</b>                   | <b>\$ -</b>                        | <b>\$ -</b>                        |                                                   |

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

|                            | FISCAL YEAR       | FISCAL YEAR       | FISCAL YEAR       |                                   |
|----------------------------|-------------------|-------------------|-------------------|-----------------------------------|
|                            | 2024/2025         | 2025/2026         | 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                 |                                   |
| <b>Total Revenues</b>      | <b>\$ 879,980</b> | <b>\$ 834,637</b> | <b>\$ 835,637</b> |                                   |
|                            |                   |                   |                   |                                   |
| <b>EXPENDITURES</b>        |                   |                   |                   |                                   |
| 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 |
| <b>Total Expenditures</b>  | <b>\$ 835,034</b> | <b>\$ 834,637</b> | <b>\$ 835,637</b> |                                   |
|                            |                   |                   |                   |                                   |
| <b>Excess/ (Shortfall)</b> | <b>\$ 44,946</b>  | <b>\$ -</b>       | <b>\$ -</b>       |                                   |

**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<br>2024/2025<br>Assessment* | Fiscal Year<br>2025/2026<br>Assessment* | Fiscal Year<br>2026/2027<br>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                                       |
| <b>Total For 50' Single Family Units</b>     | <b>\$ 2,012.67</b>                      | <b>\$ 1,961.17</b>                      | <b>\$ 1,957.79</b>                                |

\* Assessments Include the Following :

4% Discount for Early Payments

0.5% County Tax Collector Fee

0.5% County Property Appraiser Fee

Community Information:

50' Single Family Units 554