

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Corkscrew Farms CDD

Balance Sheet

As of 2/28/2019

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Debt Service Fund - Series 2017	Capital Project Fund - Series 2016	Capital Project Fund - Series 2017	General Fixed Assets	General Long-Term Debt	Total
Assets								
Cash--Operating Account	29,626	0	0	0	0	0	0	29,626
Revenue - Series 2016 #3000	0	782,150	0	0	0	0	0	782,150
Interest - Series 2016 #3001	0	0	0	0	0	0	0	0
Sinking - Series 2016 #3002	0	0	0	0	0	0	0	0
Reserve - Series 2016 #3004	0	783,864	0	0	0	0	0	783,864
Prepayment - Series 2016 #3005	0	529,359	0	0	0	0	0	529,359
Capital Int- Series 2016 #3007	0	0	0	0	0	0	0	0
Const/Aquis - Series 2016 #3006	0	0	0	42	0	0	0	42
Cost of Issuance - Series 2016	0	0	0	0	0	0	0	0
Revenue - Series 2017 #2000	0	0	339,344	0	0	0	0	339,344
Interest - Series 2017 #2001	0	0	0	0	0	0	0	0
Reserve - Series 2017 #2003	0	0	1,355,948	0	0	0	0	1,355,948
Prepayment - Series 2017 #2004	0	0	3,851,825	0	0	0	0	3,851,825
Const/Aquis - Series 2017 #2005	0	0	0	0	2,851,704	0	0	2,851,704
Capitalized Interest - Series 2017 #2006	0	0	1,413,317	0	0	0	0	1,413,317
Costs of Issuance - Series 2017 #2007	0	0	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	2,940	0	0	0	0	0	0	2,940
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Construction Work in Progress	0	0	0	0	0	39,013,186	0	39,013,186
Amount Available-Debt Service	0	0	0	0	0	0	1,525,732	1,525,732
Amount To Be Provided-Debt Service	0	0	0	0	0	0	46,074,268	46,074,268
Other	0	0	0	0	0	0	0	0
Total Assets	32,567	2,095,374	6,960,435	42	2,851,704	39,013,186	47,600,000	98,553,308
Liabilities								
Accounts Payable	1,619	0	0	0	0	0	0	1,619
Accounts Payable-Other	80,353	0	0	0	0	0	0	80,353
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0

Corkscrew Farms CDD

Balance Sheet

As of 2/28/2019

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Debt Service Fund - Series 2017	Capital Project Fund - Series 2016	Capital Project Fund - Series 2017	General Fixed Assets	General Long-Term Debt	Total
Bonds Payable - Series 2016	0	0	0	0	0	0	19,600,000	19,600,000
Bond Payable - Series 2017	0	0	0	0	0	0	28,000,000	28,000,000
Total Liabilities	<u>81,972</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>47,600,000</u>	<u>47,681,972</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	2,144,064	3,459,716	42	8,073,249	0	0	13,677,072
Fund Balance-Unreserved	(72,623)	0	0	0	0	0	0	(72,623)
Investment in General Fixed Assets	0	0	0	0	0	39,013,186	0	39,013,186
Other	23,218	(48,690)	3,500,718	0	(5,221,545)	0	0	(1,746,298)
Total Fund Equity & Other Credits	<u>(49,406)</u>	<u>2,095,374</u>	<u>6,960,435</u>	<u>42</u>	<u>2,851,704</u>	<u>39,013,186</u>	<u>0</u>	<u>50,871,336</u>
Total Liabilities & Fund Equity	<u><u>32,567</u></u>	<u><u>2,095,374</u></u>	<u><u>6,960,435</u></u>	<u><u>42</u></u>	<u><u>2,851,704</u></u>	<u><u>39,013,186</u></u>	<u><u>47,600,000</u></u>	<u><u>98,553,308</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 2/28/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Discounts & Collection Fees	(104,375)	0	104,375	(100)%
Operations & Maintenance-Tax Roll	94,371	63,919	(30,451)	(32)%
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
Total Revenues	93,210	63,919	(29,291)	(31)%
Expenditures				
Financial & Administrative				
District Manager	34,000	14,063	19,938	59 %
District Engineer	10,000	4,698	5,303	53 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	8,800	2,100	6,700	76 %
Auditing Services	5,500	3,746	1,754	32 %
Postage, Phone, Faxes, Copies	150	93	57	38 %
Public Officials Insurance	2,500	2,300	200	8 %
Legal Advertising	0	1,733	(1,733)	0 %
Bank Fees	300	0	300	100 %
Dues, Licenses, & Fees	260	1,063	(803)	(309)%
Web Administration	0	1,500	(1,500)	0 %
Legal Counsel				
District Counsel	10,000	3,104	6,896	69 %
Other Physical Environment				
Property & Casualty Insurance	15,000	6,302	8,698	58 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	93,210	40,701	52,509	56 %
Excess of Revenues Over (Under) Expenditures	0	23,218	23,218	0 %
Fund Balance, Beginning of Period	0	(72,623)	(72,623)	0 %
Fund Balance, End of Period	0	(49,406)	(49,406)	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	1,117,025	758,198	(358,827)	(32)%
Debt Service Prepayments	0	1,296,150	1,296,150	0 %
Debt Service Assessments-Off Roll	0	33,573	33,573	0 %
Debt Service Assessments-Developer	0	538,614	538,614	0 %
Special Assessments - Service Charges				
Debt Service Prepayments	0	(59,047)	(59,047)	0 %
Interest Earnings				
Interest Earnings	0	11,824	11,824	0 %
Total Revenues	<u>1,117,025</u>	<u>2,579,313</u>	<u>1,462,288</u>	<u>131 %</u>
Expenditures				
Debt Service Payments				
Interest	797,025	413,003	384,022	48 %
Principal	<u>320,000</u>	<u>2,215,000</u>	<u>(1,895,000)</u>	<u>(592)%</u>
Total Expenditures	<u>1,117,025</u>	<u>2,628,003</u>	<u>(1,510,978)</u>	<u>(135)%</u>
Excess of Revenues Over (Under) Expenditures	0	(48,690)	(48,690)	0 %
Fund Balance, Beginning of Period	0	2,144,064	2,144,064	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,095,374</u>	<u>2,095,374</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	1,384,013	341,037	(1,042,976)	(75)%
Debt Service Prepayments	0	3,847,031	3,847,031	0 %
Interest Earnings				
Interest Earnings	0	19,784	19,784	0 %
Total Revenues	<u>1,384,013</u>	<u>4,207,851</u>	<u>2,823,838</u>	<u>204 %</u>
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,000	(5,000)	0 %
Debt Service Payments				
Interest	1,384,012	692,133	691,879	50 %
Principal	0	10,000	(10,000)	0 %
Total Expenditures	<u>1,384,012</u>	<u>707,133</u>	<u>676,879</u>	<u>49 %</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>3,500,718</u>	<u>3,500,717</u>	<u>350,071,738 %</u>
Fund Balance, Beginning of Period	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	<u>1</u>	<u>6,960,435</u>	<u>6,960,434</u>	<u>696,043,376 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	42	42	0 %
Fund Balance, End of Period	<u>0</u>	<u>42</u>	<u>42</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2018 Through 2/28/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	33,700	33,700	0 %
Total Revenues	<u>0</u>	<u>33,700</u>	<u>33,700</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	5,255,245	(5,255,245)	0 %
Total Expenditures	<u>0</u>	<u>5,255,245</u>	<u>(5,255,245)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(5,221,545)</u>	<u>(5,221,545)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	8,073,249	8,073,249	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,851,704</u></u>	<u><u>2,851,704</u></u>	<u><u>0 %</u></u>

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 02/28/2019
Reconciliation Date: 2/28/2019
Status: Locked

Bank Balance	30,146.40
Less Outstanding Checks/Vouchers	520.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	29,626.40
Balance Per Books	<u>29,626.40</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 02/28/2019
Reconciliation Date: 2/28/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1127	2/21/2019	System Generated Check/Voucher	520.00	Barraco and Associates
Outstanding Checks/Vouchers			520.00	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 02/28/2019

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1120	2/1/2019	System Generated Check/Voucher	1,130.00	Barraco and Associates
1121	2/1/2019	System Generated Check/Voucher	81.25	Coleman, Yovanovich & Koester, P.
1122	2/1/2019	System Generated Check/Voucher	2,816.73	Meritus Districts
1123	2/14/2019	System Generated Check/Voucher	1,200.00	Grau and Associates
1124	2/14/2019	System Generated Check/Voucher	243.55	News-Press Media Group
1125	2/15/2019	Series 2017 FY19 Tax Dist ID €	127,599.09	Corkscrew Farms CDD
1126	2/15/2019	Series 2016 FY19 Tax Dist ID €	<u>283,680.23</u>	Corkscrew Farms CDD
Cleared Checks/Vouchers			<u>416,750.85</u>	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 02/28/2019

Reconciliation Date: 2/28/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR092	2/15/2019	FY 2019 Tax Dist ID 6	<u>435,194.73</u>
Cleared Deposits				<u>435,194.73</u>

CORKSCREW FARMS COMMUNITY DEVELOPMENT
 2005 PAN AM CIR SUITE 120
 TAMPA FL 33607-2380

Last statement: January 31, 2019
 This statement: February 28, 2019
 Total days in statement period: 28

Page: 1 of 3
 XXXXXX9400
 (7)

Direct inquiries to:
 Local Branch, 239 437-0025

Florida Community Bank, N.A.
 7900 Summerlin Lakes Dr
 Fort Myers, FL 33907

Public Funds Checking

Account number	XXXXXX9400	Beginning balance	\$11,702.52
Enclosures	7	Total additions	435,194.73
		Total subtractions	416,750.85
		Ending balance	\$30,146.40

CHECKS

Number	Date	Amount	Number	Date	Amount
1120	02-07	1,130.00	1124	02-20	243.55
1121	02-07	81.25	1125	02-27	127,599.09
1122	02-04	2,816.73	1126	02-27	283,680.23
1123	02-21	1,200.00			

CREDITS

Date	Description	Additions
02-15	Preauthorized Credit LEE COUNTY Tax DB06 190215 DBTAX	435,194.73

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	11,702.52	02-15	442,869.27	02-27	30,146.40
02-04	8,885.79	02-20	442,625.72		
02-07	7,674.54	02-21	441,425.72		

Thank you for banking with Florida Community Bank, N.A.



CORKSCREW FARMS
COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2380

FOR FLORIDA COMMUNITY BANK DATE 02/07/2019 1120

AMOUNT \$ 1,130.00

****One Thousand One Hundred Thirty and 00/100 Dollars

PAY TO THE ORDER OF: Barraco and Associates
2271 McGregor Boulevard
Suite 100
Fort Myers, FL 33901
USA

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

#001120# 06660167666 1520219400#

02/07/2019 1120 \$1,130.00

>265270413< 20190206
BANK IBERIABANK
40905 31

IBERIABANK <265270413> 40905 31 02/06/19

PAY TO THE ORDER OF
BARRACO AND ASSOCIATES INC
OPERATING ACCOUNT
FORT MYERS, FL 33901
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2380

CORKSCREW FARMS
COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2380

FOR FLORIDA COMMUNITY BANK DATE 02/07/2019 1121

AMOUNT \$ 81.25

****Eighty One and 25/100 Dollars

PAY TO THE ORDER OF: Coleman, Yovanovich & Koester, P
Northern Trust Bank Building
4601 Tamiami Trail North, Suite 300
Naples, FL 34103-3556

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

#001121# 06660167666 1520219400#

02/07/2019 1121 \$81.25

02/06/2019 3:32:06 PM 855 0002907 0R-FH1 5240 301645750 0 5

PAY TO THE ORDER OF
COLEMAN, YOVANOVICH & KOESTER, P.A.
NORTHERN TRUST BANK BUILDING
4601 TAMAMI TRAIL NORTH, SUITE 300
NAPLES, FL 34103-3556

CORKSCREW FARMS
COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2380

FOR FLORIDA COMMUNITY BANK DATE 02/04/2019 1122

AMOUNT \$ 2,816.73

****Two Thousand Eight Hundred Sixteen and 73/100 Dollars

PAY TO THE ORDER OF: Merilus Districts
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
USA

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

#001122# 06660167666 1520219400#

02/04/2019 1122 \$2,816.73

PAY TO THE ORDER OF
APOLLO BEACH BANK CORP
3927 E. 17th Ave
Fort Lauderdale, FL 33311
FOR DEPOSIT ONLY
DISTRICT MANAGER SVCS LLC
FOR DEPOSIT ONLY
DISTRICT MANAGEMENT
5910 SW 24th St
Miami, FL 33155

CORKSCREW FARMS
COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2380

FOR FLORIDA COMMUNITY BANK DATE 02/21/2019 1123

AMOUNT \$ 1,200.00

****One Thousand Two Hundred and 00/100 Dollars

PAY TO THE ORDER OF: Grau and Associates
951 W. Yamato Road,
Suite 280
Boca Raton, FL 33431
USA

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

#001123# 06660167666 1520219400#

02/21/2019 1123 \$1,200.00

PAY TO THE ORDER OF
GRAU AND ASSOCIATES, INC
951 W. YAMATO ROAD, SUITE 280
BOCA RATON, FL 33431

CORKSCREW FARMS
COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2380

FOR FLORIDA COMMUNITY BANK DATE 02/20/2019 1124

AMOUNT \$ 243.55

****Two Hundred Forty Three and 55/100 Dollars

PAY TO THE ORDER OF: News-Press Media Group
P.O. Box 677583
Dallas, TX 75267-7583
USA

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

#001124# 06660167666 1520219400#

02/20/2019 1124 \$243.55

20190220
20190206
PNC BANK
DEP. TO CR. PAYEE
ABS OF SED QTD
20190206

20190220
67183

CORKSCREW FARMS
COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2383

FLORIDA COMMUNITY BANK

DATE 02-11-2019 1125

AMOUNT \$127,599.09

2/15/2019

Pay After 180 Days
Two Signatures Required

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

⑆00⑆1⑆25⑆ ⑆0660⑆6⑆9⑆66⑆ ⑆520⑆2⑆9⑆400⑆

02/27/2019 1125 \$127,599.09

DATE ENDORSEMENT GUARANTEED
BY BANK SIGNATURE
12/24/97

20190228
0214000125
0214000125
MR. PAUL M.
MR. PAUL M.

CORKSCREW FARMS
COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2383

FLORIDA COMMUNITY BANK

DATE 02-11-2019 1126

AMOUNT \$283,680.23

2/15/2019

Pay After 180 Days
Two Signatures Required

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

⑆00⑆1⑆26⑆ ⑆0660⑆6⑆9⑆66⑆ ⑆520⑆2⑆9⑆400⑆

02/27/2019 1126 \$283,680.23

DATE ENDORSEMENT GUARANTEED
BY BANK SIGNATURE
12/24/97

20190228
0214000125
0214000125
MR. PAUL M.
MR. PAUL M.