

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2018



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607-1775
Phone (813) 873-7300 ~ Fax (813) 873-7070

Corkscrew Farms CDD

Balance Sheet

As of 11/30/2018

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Capital Project Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash--Operating Account	28,521	0	0	0	0	28,521
Revenue - Series 2016 #3000	0	330,978	0	0	0	330,978
Interest - Series 2016 #3001	0	0	0	0	0	0
Sinking - Series 2016 #3002	0	0	0	0	0	0
Reserve - Series 2016 #3004	0	838,850	0	0	0	838,850
Prepayment - Series 2016 #3005	0	555,488	0	0	0	555,488
Capital Int- Series 2016 #3007	0	0	0	0	0	0
Const/Aquis - Series 2016 #3006	0	0	42	0	0	42
Cost of Issuance - Series 2016	0	0	0	0	0	0
Revenue - Series 2017 #2000	0	0	0	0	0	141,227
Interest - Series 2017 #2001	0	0	0	0	0	0
Reserve - Series 2017 #2003	0	0	0	0	0	1,356,127
Prepayment - Series 2017 #2004	0	0	0	0	0	4,831
Const/Aquis - Series 2017 #2005	0	0	0	0	0	5,962,999
Capitalized Interest - Series 2017 #2006	0	0	0	0	0	1,408,999
Costs of Issuance - Series 2017 #2007	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	717	0	0	0	0	717
Prepaid D & O Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	4,201	0	0	0	0	4,201
Prepaid Property Insurance	0	0	0	0	0	0
Construction Work in Progress	0	0	0	33,429,455	0	33,429,455
Amount Available-Debt Service	0	0	0	0	1,525,732	1,525,732
Amount To Be Provided-Debt Service	0	0	0	0	46,074,268	46,074,268
Other	0	0	0	0	0	0
Total Assets	33,438	1,725,316	42	33,429,455	47,600,000	91,662,433
Liabilities						
Accounts Payable	14,183	0	0	0	0	14,183
Accounts Payable-Other	80,353	0	0	0	0	80,353
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Bonds Payable - Series 2016	0	0	0	0	19,600,000	19,600,000
Bond Payable - Series 2017	0	0	0	0	28,000,000	28,000,000
Total Liabilities	94,536	0	0	0	47,600,000	47,694,536

Corkscrew Farms CDD

Balance Sheet

As of 11/30/2018

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Capital Project Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	2,144,064	42	0	0	13,677,072
Fund Balance-Unreserved	(72,623)	0	0	0	0	(72,623)
Investment in General Fixed Assets	0	0	0	33,429,455	0	33,429,455
Other	11,526	(418,749)	0	0	0	(3,066,006)
Total Fund Equity & Other Credits	<u>(61,098)</u>	<u>1,725,316</u>	<u>42</u>	<u>33,429,455</u>	<u>0</u>	<u>43,967,897</u>
Total Liabilities & Fund Equity	<u>33,438</u>	<u>1,725,316</u>	<u>42</u>	<u>33,429,455</u>	<u>47,600,000</u>	<u>91,662,433</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2018 Through 11/30/2018

(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	26,470	(67,901)	(72)%
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
Total Revenues	93,210	26,470	(66,740)	(72)%
Expenditures				
Financial & Administrative				
District Manager	34,000	5,625	28,375	83 %
District Engineer	10,000	1,650	8,350	84 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	8,800	840	7,960	90 %
Auditing Services	5,500	0	5,500	100 %
Postage, Phone, Faxes, Copies	150	21	129	86 %
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	0	1,475	(1,475)	0 %
Bank Fees	300	0	300	100 %
Dues, Licenses, & Fees	260	175	85	33 %
Web Administration	0	1,450	(1,450)	0 %
Legal Counsel				
District Counsel	10,000	1,755	8,245	82 %
Other Physical Environment				
Property & Casualty Insurance	15,000	1,953	13,047	87 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	93,210	14,944	78,266	84 %
Excess of Revenues Over (Under) Expenditures	0	11,526	11,526	0 %
Fund Balance, Beginning of Period	0	(72,623)	(72,623)	0 %
Fund Balance, End of Period	0	(61,098)	(61,098)	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 11/30/2018

(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	313,977	(803,048)	(72)%
Debt Service Prepayments	0	552,795	552,795	0 %
Debt Service Assessments-Off Roll	0	14,242	14,242	0 %
Debt Service Assessments-Developer	0	538,614	538,614	0 %
Interest Earnings				
Interest Earnings	0	5,473	5,473	0 %
Total Revenues	<u>1,117,025</u>	<u>1,425,101</u>	<u>308,076</u>	<u>28 %</u>
Expenditures				
Debt Service Payments				
Interest	797,025	403,850	393,175	49 %
Principal	320,000	1,440,000	(1,120,000)	(350)%
Total Expenditures	<u>1,117,025</u>	<u>1,843,850</u>	<u>(726,825)</u>	<u>(65)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(418,749)</u>	<u>(418,749)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>2,144,064</u>	<u>2,144,064</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,725,316</u></u>	<u><u>1,725,316</u></u>	<u><u>0 %</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2018 Through 11/30/2018

(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	141,227	(1,242,786)	(90)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>7,246</u>	<u>7,246</u>	<u>0 %</u>
Total Revenues	<u><u>1,384,013</u></u>	<u><u>148,473</u></u>	<u><u>(1,235,540)</u></u>	<u><u>(89)%</u></u>
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,000	(5,000)	0 %
Debt Service Payments				
Interest	<u>1,384,012</u>	<u>692,006</u>	<u>692,006</u>	<u>51 %</u>
Total Expenditures	<u><u>1,384,012</u></u>	<u><u>697,006</u></u>	<u><u>687,006</u></u>	<u><u>50 %</u></u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>(548,533)</u>	<u>(548,534)</u>	<u>(54,853,418)%</u>
Fund Balance, Beginning of Period	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	<u><u>1</u></u>	<u><u>2,911,183</u></u>	<u><u>2,911,182</u></u>	<u><u>291,118,220 %</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

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

Corkscrew Farms CDD

Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	16,570	16,570	0 %
Total Revenues	<u>0</u>	<u>16,570</u>	<u>16,570</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	2,126,820	(2,126,820)	0 %
Total Expenditures	<u>0</u>	<u>2,126,820</u>	<u>(2,126,820)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(2,110,250)</u>	<u>(2,110,250)</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>5,962,999</u></u>	<u><u>5,962,999</u></u>	<u><u>0 %</u></u>

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 11/30/2018
Reconciliation Date: 11/30/2018
Status: Locked

Bank Balance	483,724.24
Less Outstanding Checks/Vouchers	455,203.68
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	28,520.56
Balance Per Books	<u>28,520.56</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: 11/30/2018

Reconciliation Date: 11/30/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1092	11/15/2018	Series 2016 FY19 Tax Dist ID 1	845.69	Corkscrew Farms CDD
1093	11/15/2018	Series 2017 FY19 Tax Dist ID 1	380.39	Corkscrew Farms CDD
1098	11/29/2018	Series 2016 FY19 Tax Dist ID 2	313,131.40	Corkscrew Farms CDD
1099	11/29/2018	Series 2017 FY19 Tax Dist ID 2	<u>140,846.20</u>	Corkscrew Farms CDD
Outstanding Checks/Vouchers			455,203.68	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 11/30/2018
Reconciliation Date: 11/30/2018
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1090	10/15/2018	Series 2016 FY18 Tax Dist ID 15 Excess Fees	169.45	Corkscrew Farms CDD
1087	10/25/2018	System Generated Check/Voucher	175.00	Florida Dept of Economic Opportunity
1091	10/30/2018	Series 2016 FY18 Tax Dist ID Excess Fees	147.18	Corkscrew Farms CDD
1094	11/26/2018	System Generated Check/Voucher	276.25	Coleman, Yovanovich & Koester, P.
1095	11/26/2018	System Generated Check/Voucher	5.78	Meritus Districts
1096	11/26/2018	System Generated Check/Voucher	1,475.20	Egis Insurance Advisors, LLC
Cleared Checks/Vouchers			<hr/> 2,248.86 <hr/> <hr/>	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 11/30/2018
Reconciliation Date: 11/30/2018
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR068	11/15/2018	FY 2019 Tax Dist ID 1	1,297.37
	CR074	11/30/2018	FY 2019 Tax Dist ID 2	480,375.86
Cleared Deposits				481,673.23
				<hr/> <hr/>



FLORIDA COMMUNITY BANK

(866) 764-0006 • www.FloridaCommunityBank.com

26381 S. Tamiami Trail, Suite 200, Bonita Springs, FL 34134

Return Service Requested

00005766-0013461-0001-0002-FIMC8006581201185060

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

Last statement: October 31, 2018
This statement: November 30, 2018
Total days in statement period: 30

Page: 1 of 3
XXXXXX9400
(6)

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	\$4,299.87
Enclosures	6	Total additions	481,673.23
		Total subtractions	2,248.86
		Ending balance	\$483,724.24

CHECKS

Number	Date	Amount	Number	Date	Amount
1087	11-01	175.00	1095	11-29	5.78
1090 *	11-14	169.45	1096	11-30	1,475.20
1091	11-14	147.18	* Skip in check sequence		
1094 *	11-30	276.25			

CREDITS

Date	Description	Additions
11-15	Preauthorized Credit LEE COUNTY Tax DB01 181115 DBTAX	1,297.37
11-30	Preauthorized Credit LEE COUNTY Tax DB02 181130 DBTAX	480,375.86

DAILY BALANCES

Date	Amount	Date	Amount
10-31	4,299.87	11-14	3,808.24
11-01	4,124.87	11-15	5,105.61
		11-29	5,099.83
		11-30	483,724.24

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



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FLORIDA COMMUNITY BANK
1255 TAMIAAMI TRAIL, PORT CHARLOTTE, FL 33953 • TELEPHONE: 1 (866) 764-0006



CORKSCREW FARMS COMMUNITY DEVELO

Account: *****9400

Page: 2 of 3

1087
11/01/2018

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

AMOUNT \$

DATE 10/25/2018

175.00

Florida Dept of Economic Opportunity,
Dept. of Eco Opportunity
Bureau of Budget Mgmt.
107 E. Madison St.
MSC 120
Tallahassee, FL 32399-4124

72924

11/01/2018 1087 \$175.00

1188115789

FOR DEPOSIT ONLY
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK

1090
11/14/2018

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

AMOUNT \$

DATE 10/16/2018

169.45

CorkscREW Farms CDD
2006 Pan Am Circle, Suite 120
Tampa, FL 33607
USA

11/14/2018 1090 \$169.45

FOR DEPOSIT ONLY
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK

1091
11/14/2018

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

AMOUNT \$

DATE 10/30/2018

147.18

CorkscREW Farms CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607
USA

11/14/2018 1091 \$147.18

FOR DEPOSIT ONLY
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
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FEDERAL RESERVE BANK

1094
11/30/2018

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

AMOUNT \$

DATE 11/28/2018

276.25

Colleman, Yovanovitch & Koester, P.
Northern Trust Bank Building
4001 Tarentail Trail North, Suite 300
Naples, FL 34103-3556

11/30/2018 1094 \$276.25

11/29/2018 2:16:17 PM 433 000907 01G10 5240 300817537 0 1

FOR DEPOSIT ONLY
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK

1095
11/29/2018

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

AMOUNT \$

DATE 11/29/2018

55.78

Meritus Districts
2005 Pan Am Circle, Suite 120
Tampa, FL 33607
USA

11/29/2018 1095 \$55.78

FOR DEPOSIT ONLY
FEDERAL RESERVE BANK
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FEDERAL RESERVE BANK
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00005766-0013463-0002-0002-FIMC8006581201185060(00005766)-000013465



CORKSCREW FARMS COMMUNITY DEVELO

Account: *****9400

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1099
11/30/18

CORKSCREW FARMS
COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-6506

FLORIDA COMMUNITY BANK

DATE 11/28/2018

AMOUNT \$1,475.20

*****One Thousand Four Hundred Seventy Five and 20/100 Dollars

PAY TO THE ORDER OF
Egis Insurance Advisors, LLC
Lockbox 234021
PO Box 84021
Chicago, IL 60689-4002
USA

11/30/2018 1096 \$1,475.20

20181120 6640242854 EP78228 4
FTCF 044 44811 71430016 1240
610 bank -042303144

Pay to the order of
Egis Insurance Advisors, LLC
Lockbox 234021
PO Box 84021
Chicago, IL 60689-4002
account # 7442400880