Corkscrew Farms Community Development District

Financial Statements (Unaudited)

Period Ending March 31, 2019



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

Balance Sheet
As of 3/31/2019
(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								
CashOperating Account	25,316	0	0	0	0	0	0	25,316
Revenue - Series 2016 #3000	0	787,629	0	0	0	0	0	787,629
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	746,738	0	0	0	0	0	746,738
Prepayment - Series 2016 #3005	0	679,333	0	0	0	0	0	679,333
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	340,346	0	0	0	0	340,346
Interest - Series 2017 #2001	0	0	0	0	0	0	0	0
Reserve - Series 2017 #2003	0	0	1,355,569	0	0	0	0	1,355,569
Prepayment - Series 2017 #2004	0	0	3,859,456	0	0	0	0	3,859,456
Const/Aquis - Series 2017 #2005	0	0	0	0	2,854,118	0	0	2,854,118
Capitalized Interest - Series 2017 #2006	0	0	1,414,672	0	0	0	0	1,414,672
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 Liabililty Insurance	0	0	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	2,520	0	0	0	0	0	0	2,520
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Construction Work in Progress	0	0	0	0	0	39,013,999	0	39,013,999
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	41,419,268	41,419,268
Other	0	0	0	0	0	0	0	0
Total Assets	27,836	2,213,701	6,970,043	42	2,854,118	39,013,999	42,945,000	94,024,739
Liabilities								
Accounts Payable	1,505	0	0	0	0	0	0	1,505
Accounts Payable-Other	0	0	0	0	0	0	0	0
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

Balance Sheet
As of 3/31/2019
(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	14,960,000	14,960,000
Bond Payable - Series 2017	0	0	0	0	0	0	27,985,000	27,985,000
Total Liabilities	1,505	0	0	0	0	0	42,945,000	42,946,505
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	2,144,064	3,459,716	42	6,833,376	0	0	12,437,199
Fund Balance-Unreserved	(2,368)	0	0	0	0	0	0	(2,368)
Investment in General Fixed Assets	0	0	0	0	0	39,013,999	0	39,013,999
Other	26,331	69,636	3,510,327	0	(3,979,258)	0	0	(372,963)
Total Fund Equity & Other Credits	23,962	2,213,701	6,970,043	42	2,854,118	39,013,999	0	51,075,865
Total Liabilities & Fund Equity	25,467	2,213,701	6,970,043	42	2,854,118	39,013,999	42,945,000	94,022,370

Statement of Revenues & Expenditures

001 - General Fund From 10/1/2018 Through 3/31/2019 (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	64,043	(30,327)	(32)%
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
Contributions & Donations From Private Sources				
Developer Contribution	0	7,729	7,729	0 %
Total Revenues	93,210	71,772	(21,438)	(24)%
Expenditures				
Financial & Administrative				
District Manager	34,000	16,875	17,125	50 %
District Engineer	10,000	6,203	3,798	38 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	8,800	2,520	6,280	71 %
Auditing Services	5,500	3,746	1,754	32 %
Postage, Phone, Faxes, Copies	150	95	55	36 %
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	45,441	47,769	51 %
Excess of Revenues Over (Under) Expenditures	0	26,331	26,331	0 %
Fund Balance, Beginning of Period				
	0	(2,368)	(2,368)	0 %
Fund Balance, End of Period	0	23,962	26,331	0 %

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016 From 10/1/2018 Through 3/31/2019 (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	759,668	(357,357)	(32)%
Debt Service Prepayments	0	1,407,917	1,407,917	0 %
Debt Service Assessments-Off Roll	0	36,731	36,731	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_	13,755	13,755	0 %
Total Revenues	1,117,025	2,697,640	1,580,615	142 %
Expenditures				
Debt Service Payments				
Interest	797,025	413,003	384,022	48 %
Principal	320,000	2,215,000	(1,895,000)	(592)%
Total Expenditures	1,117,025	2,628,003	(1,510,978)	(135)%
Excess of Revenues Over (Under) Expenditures	0	69,636	69,636	0 %
Fund Balance, Beginning of Period				
	0	2,144,064	2,144,064	0 %
Fund Balance, End of Period	0	2,213,701	2,213,701	0 %

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017 From 10/1/2018 Through 3/31/2019 (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	341,698	(1,042,315)	(75)%
Debt Service Prepayments	0	3,847,031	3,847,031	0 %
Interest Earnings				
Interest Earnings	0_	28,731	28,731	0 %
Total Revenues	1,384,013	4,217,460	2,833,447	205 %
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,000	(5,000)	0 %
Debt Service Payments		, , , , ,	(=,===,	
Interest	1,384,012	692,133	691,879	50 %
Principal	, ,	10,000	(10,000)	0 %
Total Expenditures	1,384,012	707,133	676,879	49 %
Excess of Revenues Over (Under) Expenditures	1	3,510,327	3,510,326	351,032,599 %
Fund Balance, Beginning of Period				
Tana balance, beginning of Fellou	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	1	6,970,043	6,970,042	697,004,237 %

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016 From 10/1/2018 Through 3/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0_	0	0	0 %
Excess of Revenues Over (Under) Expenditures	0			0 %
Fund Balance, Beginning of Period				
, 3 3	0	42	42	0 %
Fund Balance, End of Period	0	42	42	0 %

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Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017 From 10/1/2018 Through 3/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	36,926	36,926	0 %
Total Revenues	0	36,926	36,926	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	4,016,184	(4,016,184)	0 %
Total Expenditures	0	4,016,184	(4,016,184)	0 %
Excess of Revenues Over (Under) Expenditures	0	(3,979,258)	(3,979,258)	0 %
Fund Balance, Beginning of Period				
	0	6,833,376	6,833,376	0 %
Fund Balance, End of Period	0	2,854,118	2,854,118	0 %

Summary

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 03/31/2019 Reconciliation Date: 3/31/2019

Status: Locked

Bank Balance	27,446.71
Less Outstanding Checks/Vouchers	2,130.67
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	25,316.04
Balance Per Books	25,316.04
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 03/31/2019 Reconciliation Date: 3/31/2019

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1131 1132	3/15/2019 3/15/2019	Series 2017 FY19 Tax Dist ID 7 Series 2016 FY19 Tax Dist ID 7	661.04 1,469.63	Corkscrew Farms CDD Corkscrew Farms CDD
Outstanding Checks/\	ouchers/		2,130.67	

Date: 4/2/19 11:57:47 AM

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 03/31/2019 Reconciliation Date: 3/31/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1127	2/21/2019	System Generated Check/Voucher	520.00	Barraco and Associates
1128	3/1/2019	System Generated Check/Voucher	2,815.00	Meritus Districts
1129	3/7/2019	System Generated Check/Voucher	731.25	Coleman, Yovanovich & Koester, P.
1130	3/14/2019	System Generated Check/Voucher	888.00	Lee County Property Appraiser
Cleared Checks/Vouch	ers		4,954.25	

Date: 4/2/19 11:57:47 AM

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 03/31/2019 Reconciliation Date: 3/31/2019

Status: Locked

Cleared Deposits

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	CR099	3/15/2019	FY 2019 Tax Dist ID 7	2,254.56
Cleared Deposits				2,254.56

Date: 4/2/19 11:57:47 AM



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

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

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(4)

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	\$30,146.40
Enclosures	4	Total additions	2,254.56
		Total subtractions	4,954.25
		Ending balance	\$27,446.71

CHECKS

Number	Date	Amount	Number	Date	Amount
1127	03-05	520.00	1129	03-14	731.25
1128	03-04	2,815.00	1130	03-22	888.00

CREDITS

Date	Description	Additions
03-15	' Preauthorized Credit	2,254.56
	LEE COUNTY Tax DB07 190315	
	DBTAX	

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	30,146.40	03-05	26,811.40	03-15	28,334.71
03-04	27,331.40	03-14	26,080.15	03-22	27,446.71

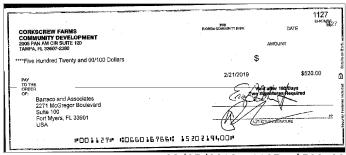
Thank you for banking with Florida Community Bank, N.A.

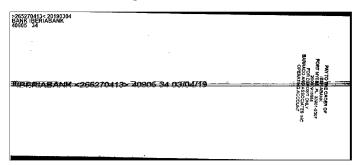




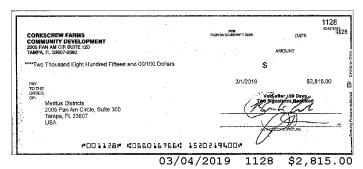
Account: *****9400

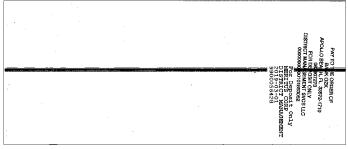
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03/05/2019 1127 \$520.00





CORKSCREW FARMS
COMMUNITY DEVELOPMENT
2005 FAN AM CRI SURTE 120
7-MAP, R. I. Sagot 2580
7-MAP, R. I. S



CORKSCREW FARMS
COMMUNITY DEVELOPMENT
2005 FAM AM CIRSUITE 1920
TAMPA, FL 33607-2360

****Eight Hundred Eighty Eight and 00/100 Dollars

***OUR 1 340**

