

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

Corkscrew Farms CDD

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								
Cash--Operating 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 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	2,520	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

Corkscrew Farms CDD

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	<u>1,505</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>42,945,000</u>	<u>42,946,505</u>
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	<u>26,331</u>	<u>69,636</u>	<u>3,510,327</u>	<u>0</u>	<u>(3,979,258)</u>	<u>0</u>	<u>0</u>	<u>(372,963)</u>
Total Fund Equity & Other Credits	<u>23,962</u>	<u>2,213,701</u>	<u>6,970,043</u>	<u>42</u>	<u>2,854,118</u>	<u>39,013,999</u>	<u>0</u>	<u>51,075,865</u>
Total Liabilities & Fund Equity	<u><u>25,467</u></u>	<u><u>2,213,701</u></u>	<u><u>6,970,043</u></u>	<u><u>42</u></u>	<u><u>2,854,118</u></u>	<u><u>39,013,999</u></u>	<u><u>42,945,000</u></u>	<u><u>94,022,370</u></u>

Corkscrew Farms CDD

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	<u>93,210</u>	<u>71,772</u>	<u>(21,438)</u>	<u>(24)%</u>
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	<u>93,210</u>	<u>45,441</u>	<u>47,769</u>	<u>51 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>26,331</u>	<u>26,331</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>(2,368)</u>	<u>(2,368)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>23,962</u>	<u>26,331</u>	<u>0 %</u>

Corkscrew Farms CDD

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	<u>1,117,025</u>	<u>2,697,640</u>	<u>1,580,615</u>	<u>142 %</u>
Expenditures				
Debt Service Payments				
Interest	797,025	413,003	384,022	48 %
Principal	320,000	2,215,000	(1,895,000)	(592)%
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	<u>0</u>	<u>69,636</u>	<u>69,636</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>2,213,701</u></u>	<u><u>2,213,701</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 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	<u>1,384,013</u>	<u>4,217,460</u>	<u>2,833,447</u>	<u>205 %</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>3,510,327</u>	<u>3,510,326</u>	<u>351,032,599 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>3,459,716</u>	<u>3,459,716</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>1</u></u>	<u><u>6,970,043</u></u>	<u><u>6,970,042</u></u>	<u><u>697,004,237 %</u></u>

Corkscrew Farms CDD

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	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 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 %

**Corkscrew Farms CDD
Reconcile Cash Accounts**

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	<u>0.00</u>
Reconciled Bank Balance	25,316.04
Balance Per Books	<u>25,316.04</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: 03/31/2019
Reconciliation Date: 3/31/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1131	3/15/2019	Series 2017 FY19 Tax Dist ID ;	661.04	Corkscrew Farms CDD
1132	3/15/2019	Series 2016 FY19 Tax Dist ID ;	<u>1,469.63</u>	Corkscrew Farms CDD
Outstanding Checks/Vouchers			2,130.67	
			<u><u>2,130.67</u></u>	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 03/31/2019

Reconciliation Date: 3/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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/Vouchers			<u>4,954.25</u>	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 03/31/2019

Reconciliation Date: 3/31/2019

Status: Locked

Cleared Deposits

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

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

Page: 1 of 2
 XXXXXX9400
 (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 LEE COUNTY Tax DB07 190315 DBTAX	2,254.56

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.



FOR FLORIDA COMMUNITY BANK DATE 1127 03/05/2019

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

AMOUNT \$520.00

***Five Hundred Twenty and 00/100 Dollars

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

2/21/2019

VOID after 180 Days
Two Signatures Required

1520219400

03/05/2019 1127 \$520.00

>265270413< 20190304
BANK IBERIABANK
40365 34

IBERIABANK <265270413> 20906 34 03/04/19

PAY TO THE ORDER OF:
PORT MERRITT BANK
POSTAL BOX 1000
BARACO AND ASSOCIATES INC
02800000000000000000000000000000

FOR FLORIDA COMMUNITY BANK DATE 1128 03/04/2019

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

AMOUNT \$2,815.00

***Two Thousand Eight Hundred Fifteen and 00/100 Dollars

PAY TO THE ORDER OF: Meritus Districts
2305 Pan Am Circle, Suite 300
Tampa, FL 33607
USA

3/1/2019

VOID after 180 Days
Two Signatures Required

1520219400

03/04/2019 1128 \$2,815.00

PAY TO THE ORDER OF:
BANK OF AMERICA
APOLLO BEACH, FL 33724-1710
DISTRICT MANAGER
00000000000000000000000000000000
FOR DEPOSIT ONLY
DISTRICT MANAGEMENT
5900056448

FOR FLORIDA COMMUNITY BANK DATE 1129 03/14/2019

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

AMOUNT \$731.25

***Seven Hundred Thirty One and 25/100 Dollars

PAY TO THE ORDER OF: Coleman, Yovanovich & Koester, P.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, FL 34103-3555

3/7/2019

VOID after 180 Days
Two Signatures Required

1520219400

03/14/2019 1129 \$731.25

03/13/2019 2:37:06 PM 833 0000907 SLDG10 5240 300910640 0 2

COLLEMAN YOVANOVICH & KOESTER P A
2075 TAMIAI TRAIL N
NAPLES FL 34103-3555
352-437-7272

FOR FLORIDA COMMUNITY BANK DATE 1130 03/22/2019

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

AMOUNT \$888.00

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

PAY TO THE ORDER OF: Lee County Property Appraiser
P.O. Box 1546
Fort Myers, FL 33902-1546
USA

3/14/2019

VOID after 180 Days
Two Signatures Required

1520219400

03/22/2019 1130 \$888.00

Seq: 158
Batch: 583267
Date: 03/21/19

FOR DEPOSIT ONLY
BANK OF AMERICA
FORT MYERS, FLORIDA
TO THE ACCOUNT OF:
KORRENTIA WALKER
163-000-1058
LEE COUNTY, FL 32111

Seq: 82158 03/21/19
BAI: 583267 CO: 0758888258
03/21/2019 10:00:00 AM
03/21/2019 10:00:00 AM