

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 4/30/2019

(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	19,558	0	0	0	0	0	0	19,558
Revenue - Series 2016 #3000	0	795,235	0	0	0	0	0	795,235
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	747,095	0	0	0	0	0	747,095
Prepayment - Series 2016 #3005	0	872,409	0	0	0	0	0	872,409
Capital Int- Series 2016 #3007	0	0	0	0	0	0	0	0
Const/Aquis - Series 2016 #3006	0	0	0	0	0	0	0	0
Cost of Issuance - Series 2016	0	0	0	0	0	0	0	0
Revenue - Series 2017 #2000	0	0	341,264	0	0	0	0	341,264
Interest - Series 2017 #2001	0	0	0	0	0	0	0	0
Reserve - Series 2017 #2003	0	0	1,355,571	0	0	0	0	1,355,571
Prepayment - Series 2017 #2004	0	0	3,867,529	0	0	0	0	3,867,529
Const/Aquis - Series 2017 #2005	0	0	0	0	2,204,775	0	0	2,204,775
Capitalized Interest - Series 2017 #2006	0	0	1,416,174	0	0	0	0	1,416,174
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	2,100	0	0	0	0	0	0	2,100
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Construction Work in Progress	0	0	0	0	0	39,666,372	0	39,666,372
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	21,658	2,414,739	6,980,538	0	2,204,775	39,666,372	42,945,000	94,233,082
Liabilities								
Accounts Payable	1,885	0	0	0	0	0	0	1,885
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 4/30/2019

(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>1,885</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>42,945,000</u>	<u>42,946,885</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	39,666,372	0	39,666,372
Other	19,773	270,675	3,520,821	(42)	(4,628,601)	0	0	(817,374)
Total Fund Equity & Other Credits	<u>17,404</u>	<u>2,414,739</u>	<u>6,980,538</u>	<u>0</u>	<u>2,204,775</u>	<u>39,666,372</u>	<u>0</u>	<u>51,283,828</u>
Total Liabilities & Fund Equity	<u><u>19,289</u></u>	<u><u>2,414,739</u></u>	<u><u>6,980,538</u></u>	<u><u>0</u></u>	<u><u>2,204,775</u></u>	<u><u>39,666,372</u></u>	<u><u>42,945,000</u></u>	<u><u>94,230,713</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2018 Through 4/30/2019

(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	64,106	(30,265)	(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>71,835</u>	<u>(21,375)</u>	<u>(23)%</u>
Expenditures				
Financial & Administrative				
District Manager	34,000	19,688	14,313	42 %
District Engineer	10,000	6,203	3,798	38 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	8,800	2,940	5,860	67 %
Auditing Services	5,500	5,246	254	5 %
Postage, Phone, Faxes, Copies	150	98	52	34 %
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	4,989	5,011	50 %
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>52,062</u>	<u>41,148</u>	<u>44 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>19,773</u>	<u>19,773</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>17,404</u>	<u>19,773</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 4/30/2019

(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	760,410	(356,615)	(32)%
Debt Service Prepayments	0	1,599,819	1,599,819	0 %
Debt Service Assessments-Off Roll	0	42,154	42,154	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	16,685	16,685	0 %
Total Revenues	<u>1,117,025</u>	<u>2,898,635</u>	<u>1,781,610</u>	<u>159 %</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>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	43	43	0 %
Total Other Financing Sources	<u>0</u>	<u>43</u>	<u>43</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>270,675</u>	<u>270,675</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	2,144,064	2,144,064	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,414,739</u>	<u>2,414,739</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2018 Through 4/30/2019

(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	342,032	(1,041,981)	(75)%
Debt Service Prepayments	0	3,847,031	3,847,031	0 %
Interest Earnings				
Interest Earnings	0	38,892	38,892	0 %
Total Revenues	<u>1,384,013</u>	<u>4,227,954</u>	<u>2,843,941</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>3,520,821</u>	<u>3,520,820</u>	<u>352,082,049 %</u>
Fund Balance, Beginning of Period	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	<u>1</u>	<u>6,980,538</u>	<u>6,980,537</u>	<u>698,053,687 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(43)	(43)	0 %
Total Other Financing Sources	<u>0</u>	<u>(43)</u>	<u>(43)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(42)</u>	<u>(42)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	42	42	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	39,956	39,956	0 %
Total Revenues	<u>0</u>	<u>39,956</u>	<u>39,956</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	4,668,557	(4,668,557)	0 %
Total Expenditures	<u>0</u>	<u>4,668,557</u>	<u>(4,668,557)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(4,628,601)</u>	<u>(4,628,601)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	6,833,376	6,833,376	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,204,775</u></u>	<u><u>2,204,775</u></u>	<u><u>0 %</u></u>

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	20,634.06
Less Outstanding Checks/Vouchers	1,076.10
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	19,557.96
Balance Per Books	<u>19,557.96</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: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1136	4/15/2019	Series 2017 FY19 Tax Dist ID 8	333.86	Corkscrew Farms CDD
1137	4/15/2019	Series 2016 FY19 Tax Dist ID 8	<u>742.24</u>	Corkscrew Farms CDD
Outstanding Checks/Vouchers			1,076.10	
			<u><u>1,076.10</u></u>	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 04/30/2019

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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 ;	1,469.63	Corkscrew Farms CDD
1133	4/1/2019	System Generated Check/Voucher	2,815.65	Meritus Districts
1134	4/11/2019	System Generated Check/Voucher	1,505.00	Barraco and Associates
1135	4/11/2019	System Generated Check/Voucher	1,500.00	Grau and Associates
Cleared Checks/Vouchers			7,951.32	
			7,951.32	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 04/30/2019

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR105	4/16/2019	FY 2019 Tax Dist ID 8	<u>1,138.67</u>
Cleared Deposits				<u>1,138.67</u>

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

Last statement: March 31, 2019
 This statement: April 30, 2019
 Total days in statement period: 30

Page: 1 of 2
 XXXXXX9400
 (5)

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	\$27,446.71
Enclosures	5	Total additions	1,138.67
		Total subtractions	7,951.32
		Ending balance	\$20,634.06

CHECKS

Number	Date	Amount	Number	Date	Amount
1131	04-03	661.04	1134	04-24	1,505.00
1132	04-03	1,469.63	1135	04-16	1,500.00
1133	04-02	2,815.65			

CREDITS

Date	Description	Additions
04-15	Preauthorized Credit LEE COUNTY Tax DB 08 190415 DBTAX	1,138.67

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	27,446.71	04-03	22,500.39	04-16	22,139.06
04-02	24,631.06	04-15	23,639.06	04-24	20,634.06

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

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

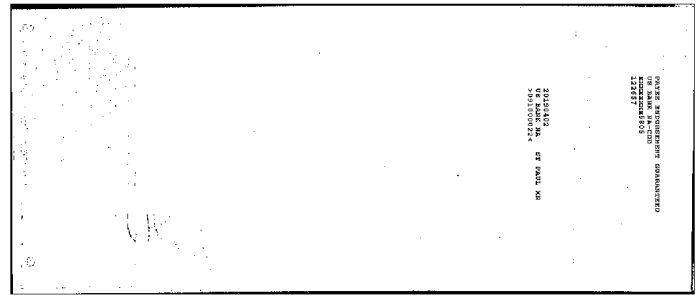
FOR FLORIDA COMMUNITY BANK DATE 03/15/2019 1131

AMOUNT \$661.04

***Six Hundred Sixty One and 04/100 Dollars.

PAY TO THE ORDER OF: Corkscrew Farms CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
USA

04/03/2019 1131 \$661.04



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

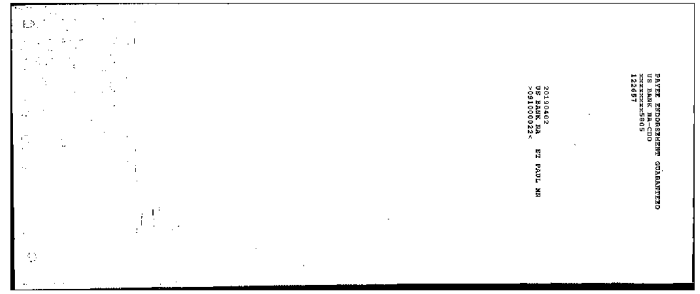
FOR FLORIDA COMMUNITY BANK DATE 03/15/2019 1132

AMOUNT \$1,469.63

***One Thousand Four Hundred Sixty Nine and 83/100 Dollars

PAY TO THE ORDER OF: Corkscrew Farms CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607
USA

04/03/2019 1132 \$1,469.63



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

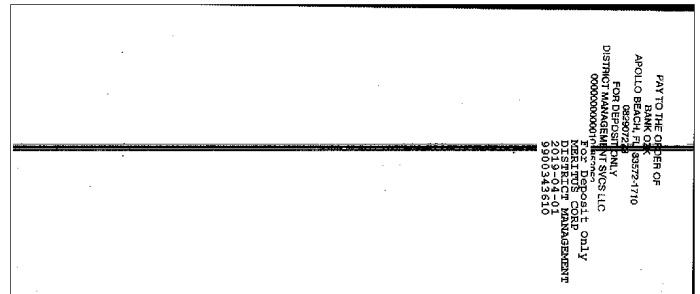
FOR FLORIDA COMMUNITY BANK DATE 04/01/2019 1133

AMOUNT \$2,815.65

***Two Thousand Eight Hundred Fifteen and 65/100 Dollars.

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

04/02/2019 1133 \$2,815.65



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

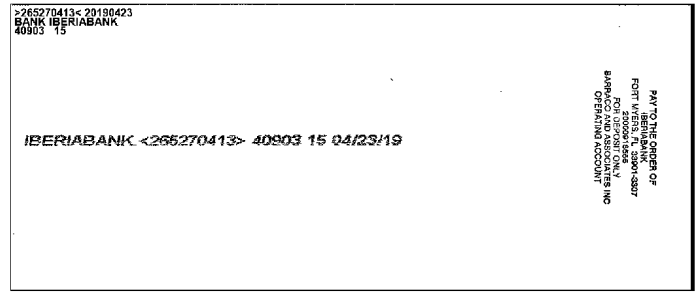
FOR FLORIDA COMMUNITY BANK DATE 04/11/2019 1134

AMOUNT \$1,505.00

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

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

04/24/2019 1134 \$1,505.00



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

FOR FLORIDA COMMUNITY BANK DATE 04/11/2019 1135

AMOUNT \$1,500.00

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

PAY TO THE ORDER OF: Grau and Associates
951 W. Yamisto Road,
Suite 260
Boca Raton, FL 33431
USA

04/16/2019 1135 \$1,500.00

