

**CORKSCREW FARMS  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
CONTINUED PUBLIC HEARING  
& REGULAR MEETING  
SEPTEMBER 11, 2019**

**CORKSCREW FARMS**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**WEDNESDAY, SEPTEMBER 11, 2019**  
**1:00 P.M.**

The Place at Corkscrew  
Located at 4954 Royal Gulf Circle, Fort Myers FL 33966

<b>District Board of Supervisors</b>	Chairman	Joseph Cameratta
	Vice Chairman	Anthony Cameratta
	Supervisor	Laura Youmans
	Supervisor	Cheryl Smith
	Supervisor	Russell Cameratta
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Coleman, Yovanovich & Koester, PA	Greg Urbancic
<b>District Engineer</b>	Barraco & Associates	Carl A. Barraco

*All cellular phones and pagers must be turned off while in the meeting room*

**The District Agenda is comprised of four different sections:**

The public hearing will begin at **1:00 p.m.** The regular meeting will follow and begin with the seventh section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The eighth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The ninth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors  
**Corkscrew Farms Community Development District**

Dear Board Members:

The Continued Public Hearing & Regular Meeting of Corkscrew Farms Community Development District will be held on **September 11, 2019 at 1:00 p.m.** at The Place at Corkscrew located at 4654 Royal Gulf Circle Fort Myers, FL 33966. Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**
  - A. Open Public Hearing on Proposed Fiscal Year 2020 Budget
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2019-07; Adopting Fiscal Year 2020 Budget.....Tab 01
  - E. Close Public Hearing on Proposed Fiscal Year 2020 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment.
  - D. Consideration of Resolution 2019-08; Levying O&M Assessments.....Tab 02
  - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO PUBLIC HEARING AND REGULAR MEETING**
- 7. BUSINESS ITEMS**
  - A. Consideration of Resolution 2019-09; Setting Fiscal Year 2020 Meeting Schedule..... Tab 03
  - B. General Matters of the District
- 8. CONSENT AGENDA**
  - A. Consideration of Board of Supervisors Meeting Minutes June 12, 2019 ..... Tab 04
  - B. Consideration of Board of Supervisors Public Hearing & Meeting Minutes August 14, 2019. Tab 05
  - C. Consideration of Operations and Maintenance Expenditures May 2019..... Tab 06
  - D. Consideration of Operations and Maintenance Expenditures June 2019..... Tab 07
  - E. Consideration of Operations and Maintenance Expenditures July 2019 ..... Tab 08
  - F. Review of Financial Statements Month Ending July 31, 2019..... Tab 09
- 9. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 11. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Brian Lamb,  
District Manager

## **RESOLUTION 2019-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS OF THE DISTRICT AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020, AND REFERENCING THE MAINTENANCE AND BENEFIT SPECIAL ASSESSMENTS TO BE LEVIED BY THE DISTRICT FOR SAID FISCAL YEAR; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the District Manager has, prior to June 15, 2019, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of Corkscrew Farms Community Development District (the "District"), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget and any proposed long-term financial plan or program of the District for future operations (the "Proposed Budget") the District filed a copy of the Proposed Budget with the general purpose local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the District further posted the Proposed Budget on its website as required pursuant to Section 189.016, Florida Statutes; and

WHEREAS, the Board set September 11, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a) Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes requires that, prior to October 1 of each year, the Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget on a Cash Flow Budget basis, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Section 190.021, Florida Statutes provides that the Annual Appropriation Resolution shall also fix the Maintenance Special Assessments and Benefit Special Assessments upon each piece of property within the boundaries of the District benefited, specifically and peculiarly, by the maintenance and/or capital improvement programs of the District, such levy representing the amount of District assessments necessary to provide for payment during the

ensuing budget year of all properly authorized expenditures to be incurred by the District, including principal and interest of special revenue, capital improvement and/or benefit assessment bonds, in order for the District to exercise its various general and special powers to implement its single and specialized infrastructure provision purpose; and

WHEREAS, the Board finds and determines that the non-ad valorem special assessments it imposes and levies by this Resolution for maintenance on the parcels of property involved will constitute a mechanism by which the property owners lawfully and validly will reimburse the District for those certain special and peculiar benefits the District has determined are received by, and flow to, the parcels of property from the systems, facilities and services being provided, and that the special and peculiar benefits are apportioned in a manner that is fair and reasonable in accordance with applicable assessment methodology and related case law; and

WHEREAS, the Chair of the Board may designate the District Manager or other person to certify the non-ad valorem assessment roll to the Tax Collector in and for Lee County political subdivision on compatible electronic medium tied to the property identification number no later than September 15, 2019 so that the Tax Collector may merge that roll with others into the collection roll from which the November tax notice is to be printed and mailed; and

WHEREAS, the proceeds from the collections of these imposed and levied non-ad valorem assessments shall be paid to the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT;**

**Section 1. Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.

**Section 2. Budget.**

a. The Board has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Treasurer and the office of the Recording Secretary and is hereby attached to this Resolution, and hereby approves certain amendments thereto, as referenced herein.

b. The District Manager's Proposed Budget, as amended by the Board, is adopted hereby in accordance with the provisions of Section 190.008(2)(a), Florida Statutes and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be revised subsequently as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018-2019 and/or revised projections for Fiscal Year 2019-2020.

c. The adopted budget, as amended, shall be maintained in the office of the District Treasurer and the District Recording Secretary in addition to be posted on the District's website as may be required by Florida law and identified as "The Budget for the Corkscrew Farms

Community Development District for the Fiscal Year Ending September 30, 2020, as adopted by the Board of Supervisors on September 5, 2019.

**Section 3. Appropriations.** There is hereby appropriated out of the revenues of the District, for the Fiscal Year beginning October 1, 2019, and ending September 30, 2020 the sum of \$2,556,766.00 to be raised by the applicable imposition and levy by the Board of applicable non-ad valorem special assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 93,210.00
DEBT SERVICE FUND (2016)	\$ 921,175.00
DEBT SERVICE FUND (2017)	\$1,542,381.00
Total All Funds	<u>\$2,556,766.00</u>

**Section 4. Budget Amendments; Supplemental Appropriations.** Pursuant to Section 189.016, Florida Statutes, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**Section 5. Effective Date.** This Resolution shall be effective immediately upon its adoption.

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of Corkscrew Farms Community Development District this 11<sup>th</sup> day of September, 2019.

**CORKSCREW FARMS COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

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Brian Lamb, Secretary

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Joseph Cameratta, Chairman

2020



# CORKSCREW FARMS

## COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020  
FINAL ANNUAL OPERATING BUDGET

AUGUST 14, 2019



# CORKSCREW FARMS

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2020 FINAL ANNUAL OPERATING BUDGET

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AUGUST 14, 2019

# CORKSCREW FARMS

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### **Background Information**

The Corkscrew Farms Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2020, which begins on October 1, 2019. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2016 Capital Improvement Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2017 Capital Improvement Revenue Bonds

#### **Facilities of the District**

The District’s facilities will include drainage & surface water management system, on-site roadways, off-site utilities and roadway improvements, on-site utilities, professional fees and environmental & wildlife restoration and mitigation and other related public improvements.

#### **Maintenance of the Facilities**

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# CORKSCREW FARMS

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	94,370.61	63,919.00	30,451.61	94,370.61	0.00
Operations & Maintenance Assmts-Off Roll	110,861.31	0.00	0.00	0.00	(110,861.31)
Discounts and Collection Fees	(112,021.91)	0.00	0.00	0.00	112,021.91
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>93,210.01</b>	<b>63,919.00</b>	<b>30,451.61</b>	<b>94,370.61</b>	<b>1,160.60</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contribution	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>93,210.01</b>	<b>63,919.00</b>	<b>30,451.61</b>	<b>94,370.61</b>	<b>1,160.60</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	34,000.00	14,063.00	19,937.00	34,000.00	0.00
District Engineer	10,000.00	4,698.00	6,577.00	11,275.00	1,275.00
Disclosure Report	4,200.00	0.00	4,200.00	4,200.00	0.00
Trustees Fees	8,800.00	2,100.00	6,497.00	8,597.00	(203.00)
Auditing Services	5,500.00	3,746.00	2,100.00	5,846.00	346.00
Postage, Phone, Faxes, Copies	150.00	93.00	57.00	150.00	0.00
Public Officials Insurance	2,500.00	2,300.00	0.00	2,300.00	(200.00)
Legal Advertising	0.00	1,733.00	0.00	1,733.00	1,733.00
Bank Fees	300.00	0.00	0.00	0.00	(300.00)
Dues, Licenses & Fees	260.00	1,063.00	0.00	1,063.00	803.00
Web Administration	0.00	1,500.00	0.00	1,500.00	1,500.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>65,710.00</b>	<b>31,296.00</b>	<b>39,368.00</b>	<b>70,664.00</b>	<b>4,954.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	10,000.00	3,104.00	4,345.60	7,449.60	(2,550.40)
<b>TOTAL LEGAL COUNSEL</b>	<b>10,000.00</b>	<b>3,104.00</b>	<b>4,345.60</b>	<b>7,449.60</b>	<b>(2,550.40)</b>
<b>STORMWATER CONTROL</b>					
Aquatic Contract	0.00	0.00	0.00	0.00	0.00
Wetland Monitoring	0.00	0.00	0.00	0.00	0.00
<b>TOTAL STORMWATER CONTROL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	15,000.00	6,302.00	0.00	6,302.00	(8,698.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>15,000.00</b>	<b>6,302.00</b>	<b>0.00</b>	<b>6,302.00</b>	<b>(8,698.00)</b>
<b>RESERVES</b>					
Undesignated Reserve	2,500.00	0.00	9,955.01	9,955.01	7,455.01
<b>TOTAL RESERVES</b>	<b>2,500.00</b>	<b>0.00</b>	<b>9,955.01</b>	<b>9,955.01</b>	<b>7,455.01</b>
<b>TOTAL EXPENDITURES</b>	<b>93,210.00</b>	<b>40,702.00</b>	<b>53,668.61</b>	<b>94,370.61</b>	<b>1,160.61</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>0.01</b>	<b>23,217.00</b>	<b>(23,217.00)</b>	<b>0.00</b>	<b>(0.01)</b>

## FISCAL YEAR 2019 BUDGET ANALYSIS

# CORKSCREW FARMS

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Final Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
Operations & Maintenance Assmts-Tax Roll	94,370.61	94,370.61	0.00	205,231.91	110,861.30
Operations & Maintenance Assmts-Off Roll	110,861.31	0.00	(110,861.31)	0.00	(110,861.31)
Discounts and Collection Fees	(112,021.91)	0.00	112,021.91	(112,021.91)	0.00
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>93,210.01</b>	<b>94,370.61</b>	<b>1,160.60</b>	<b>93,210.00</b>	<b>(0.01)</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contribution	0.00	0.00	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>93,210.01</b>	<b>94,370.61</b>	<b>1,160.60</b>	<b>93,210.00</b>	<b>(0.01)</b>
<b>EXPENDITURES</b>					
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Manager	34,000.00	34,000.00	0.00	34,000.00	0.00
District Engineer	10,000.00	11,275.00	1,275.00	9,500.00	(500.00)
Disclosure Report	4,200.00	4,200.00	0.00	8,400.00	4,200.00
Trustees Fees	8,800.00	8,597.00	(203.00)	8,800.00	0.00
Auditing Services	5,500.00	5,846.00	346.00	6,500.00	1,000.00
Postage, Phone, Faxes, Copies	150.00	150.00	0.00	150.00	0.00
Public Officials Insurance	2,500.00	2,300.00	(200.00)	2,500.00	0.00
Legal Advertising	0.00	1,733.00	1,733.00	2,500.00	2,500.00
Bank Fees	300.00	0.00	(300.00)	300.00	0.00
Dues, Licenses & Fees	260.00	1,063.00	803.00	260.00	0.00
Web Administration	0.00	1,500.00	1,500.00	1,500.00	1,500.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>65,710.00</b>	<b>70,664.00</b>	<b>4,954.00</b>	<b>74,410.00</b>	<b>8,700.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	10,000.00	7,449.60	(2,550.40)	10,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>10,000.00</b>	<b>7,449.60</b>	<b>(2,550.40)</b>	<b>10,000.00</b>	<b>0.00</b>
<b>STORMWATER CONTROL</b>					
Aquatic Contract	0.00	0.00	0.00	0.00	0.00
Wetland Monitoring	0.00	0.00	0.00	0.00	0.00
<b>TOTAL STORMWATER CONTROL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	15,000.00	6,302.00	(8,698.00)	7,000.00	(8,000.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>15,000.00</b>	<b>6,302.00</b>	<b>(8,698.00)</b>	<b>7,000.00</b>	<b>(8,000.00)</b>
<b>RESERVES</b>					
Undesignated Reserve	2,500.00	9,955.01	7,455.01	1,800.00	(700.00)
<b>TOTAL RESERVES</b>	<b>2,500.00</b>	<b>9,955.01</b>	<b>7,455.01</b>	<b>1,800.00</b>	<b>(700.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>93,210.00</b>	<b>94,370.61</b>	<b>1,160.61</b>	<b>93,210.00</b>	<b>0.00</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>0.01</b>	<b>0.00</b>	<b>(0.01)</b>	<b>0.00</b>	<b>(0.01)</b>

FISCAL YEAR 2020  
FINAL ANNUAL OPERATING BUDGET

# CORKSCREW FARMS

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

##### **Miscellaneous Administration**

This is required of the District to store its official records.

##### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

##### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

# CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

### **Investment Reporting Fees**

This is to provide an investment report to the District on a quarterly basis.

### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

### **Technology Services**

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

### **Website Administration**

This is for maintenance and administration of the District's official website.

### **Capital Outlay**

This is to purchase new equipment as required.

## **Legal Counsel**

### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

## **Other Physical Environment**

### **Property & Casualty Insurance**

The District carries insurance coverage on all facilities and structures based on the value of District assets.

# CORKSCREW FARMS

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2016

#### REVENUES

CDD Debt Service Assessments	\$	921,175
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>921,175</b>

#### EXPENDITURES

Series 2016 May Bond Interest Payment	\$	323,088
Series 2016 November Bond Principal Payment	\$	275,000
Series 2016 November Bond Interest Payment	\$	323,088
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>921,175</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	13,610,000
Principal Payment Applied Toward Series 2016 Bonds	\$	275,000
<b>Bonds Outstanding - Period Ending 11/1/2020</b>	<b>\$</b>	<b>13,335,000</b>

# CORKSCREW FARMS

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

### SERIES 2017

#### REVENUES

CDD Debt Service	\$	1,542,381
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>1,542,381</b>

#### EXPENDITURES

Series 2017 May Bond Interest Payment	\$	591,191
Series 2017 November Bond Principal Payment	\$	360,000
Series 2017 November Bond Interest Payment	\$	591,191
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>1,542,381</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	23,915,000
Principal Payment Applied Toward Series 2017 Bonds	\$	360,000
<b>Bonds Outstanding - Period Ending 11/1/2020</b>	<b>\$</b>	<b>23,555,000</b>



# CORKSCREW FARMS

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS

FISCAL YEAR 2019							FISCAL YEAR 2020				
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees <sup>(1)</sup>	FY 2019 Total Assessment	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees <sup>(1)</sup>	FY 2020 Total Assessment	Total Increase / (Decrease) in Annual Assmt
PHASE 1 -- SERIES 2016 BONDS											
Single Family 52'	1.00	267	\$1,000.00	\$70.35	\$68.32	<b>\$1,138.67</b>	\$1,000.00	\$70.35	\$68.32	<b>\$1,138.67</b>	\$0.00
Single Family 62'	1.20	230	\$1,200.00	\$70.35	\$81.09	<b>\$1,351.43</b>	\$1,200.00	\$70.35	\$81.09	<b>\$1,351.43</b>	\$0.00
Single Family 75'	1.50	132	\$1,500.00	\$70.35	\$100.23	<b>\$1,670.58</b>	\$1,500.00	\$70.35	\$100.23	<b>\$1,670.58</b>	\$0.00
Subtotal		629									
PHASE 2 -- SERIES 2017 BONDS											
Single Family 52'	1.00	314	\$1,200.00	\$70.35	\$81.09	<b>\$1,351.43</b>	\$1,200.00	\$70.35	\$81.09	<b>\$1,351.43</b>	\$0.00
Single Family 62'	1.20	290	\$1,400.00	\$70.35	\$93.85	<b>\$1,564.20</b>	\$1,400.00	\$70.35	\$93.85	<b>\$1,564.20</b>	\$0.00
Single Family 75'	1.50	92	\$1,500.00	\$70.35	\$100.23	<b>\$1,670.58</b>	\$1,500.00	\$70.35	\$100.23	<b>\$1,670.58</b>	\$0.00
Subtotal		696									
Total		1,325									

**Notations:**

<sup>(1)</sup> Annual assessments for are adjusted for Lee County collection fees and statutory discounts for early payment.

## **RESOLUTION 2019-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT LEVYING AND IMPOSING NON AD VALOREM MAINTENANCE SPECIAL ASSESSMENTS FOR THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT AND CERTIFYING AN ASSESSMENT ROLL FOR FISCAL YEAR 2019/2020; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Corkscrew Farms Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired certain public improvements within the District and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s general fund budget for Fiscal Year 2019/2020 attached hereto as Exhibit “A” and incorporated by reference herein (“Operations and Maintenance Budget”); and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Operations and Maintenance Budget for Fiscal Year 2019/2020; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefited lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll pursuant to the Uniform Method and which is also indicated on Exhibit “A”; and

WHEREAS, the District has previously evidenced its intention to utilize the Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the Board finds that the District's total Operations and Maintenance operation assessments, taking into consideration other revenue sources during Fiscal Year 2019/2020 (defined as October 1, 2019 through September 30, 2020), will amount to \$ 93,210.00; and

WHEREAS, the Board finds that the non-ad valorem special assessments it levies and imposes by this resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the improvements, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology as adopted by the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT:**

**Section 1. Recitals.** The foregoing recitals are true and correct and incorporated herein by reference.

**Section 2. Benefit.** The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the Assessments (as defined below). The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B", and is hereby found to be fair and reasonable.

**Section 3. Assessment Imposition.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance as provided for in Chapter 190, Florida Statutes is hereby imposed and levied on the benefitted lands within the District in

accordance with Exhibits “A” and “B” (the “Assessments”). The lien of the Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 4. Collection.**

a. The collection of the Assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. Further, the collection of the Assessments will be together with the collection of all other debt service non-ad valorem assessments, if any, which have been levied and certified by the District. The District shall also collect its previously levied debt service assessment pursuant to the Uniform Method, in the amounts as indicated on Exhibits “A” and “B.”

b. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**Section 5. Assessment Roll.** The District’s Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to Corkscrew Farms Community Development District. The Chairman of the Board designates the District Manager to perform the certification duties. A copy of this Resolution be transmitted to the proper public officials so that its purpose and effect may be carried out in accordance with law.

**Section 6. Assessment Roll Amendment.** The District Manager shall keep apprised of all updates made to the County property tax roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property tax roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the property tax roll in the District records.

**Section 7. Conflict.** All Resolutions, sections or parts of sections of any Resolutions or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of the District.

*{Remainder of page intentionally left blank. Signatures appear on next page.}*

**PASSED AND ADOPTED** at a meeting of the Board of Supervisors of Corkscrew Farms Community Development District this 11<sup>th</sup> day of September, 2019.

**CORKSCREW FARMS COMMUNITY  
DEVELOPMENT DISTRICT**

Attest:

---

Brian Lamb, Secretary

---

Joseph Cameratta, Chairman

**RESOLUTION 2019-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, Corkscrew Farms Community Development District (hereinafter the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT THAT:**

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2020 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2020 annual public meeting schedule to Lee County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 11<sup>TH</sup> DAY OF SEPTEMBER, 2019**

**ATTEST:**

**CORKSCREW FARMS  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2020**

<b>October</b>	<b>16, 2019</b>	<b>1:00 p.m.</b>
<b>November</b>	<b>20, 2019</b>	<b>1:00 p.m.</b>
<b>December</b>	<b>18, 2019</b>	<b>1:00 p.m.</b>
<b>January</b>	<b>15, 2020</b>	<b>1:00 p.m.</b>
<b>February</b>	<b>19, 2020</b>	<b>1:00 p.m.</b>
<b>March</b>	<b>18, 2020</b>	<b>1:00 p.m.</b>
<b>April</b>	<b>15, 2020</b>	<b>1:00 p.m.</b>
<b>May</b>	<b>20, 2020</b>	<b>1:00 p.m.</b>
<b>June</b>	<b>17, 2020</b>	<b>1:00 p.m.</b>
<b>July</b>	<b>15, 2020</b>	<b>1:00 p.m.</b>
<b>August</b>	<b>19, 2020</b>	<b>1:00 p.m.</b>
<b>September</b>	<b>16, 2020</b>	<b>1:00 p.m.</b>

All meetings will convene at the Place at Corkscrew located at 4654 Royal Gulf Circle Fort Myers,  
FL 33966.

**CORKSCREW FARMS  
COMMUNITY DEVELOPMENT DISTRICT**

**June 12, 2019 Board of Supervisors Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of the Corkscrew Farms Community Development District was held on **Wednesday, June 12, 2019 at 1:00 p.m.** at The Place at Corkscrew, located at 4954 Royal Gulf Circle, Fort Myers, FL 33966.

**1. CALL TO ORDER/ROLL CALL**

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Corkscrew Farms Community Development District to order on **Wednesday, June 12, 2019 at 1:00 p.m.**

Board Members Present and Constituting a Quorum at the onset of the meeting:

Joseph Cameratta	Chair
Laura Youmans	Supervisor
Cheryl Smith	Supervisor

Staff Members Present:

Brian Lamb	Meritus	
Tricia Victory	Meritus	
Greg Urbancic	District Counsel	<i>via conference call</i>
Dominic Cameratta	Cameratta Companies	

There were no members of the general public present.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ADMINISTRATIVE**

**A. Consideration of Resolution 2019-06; Approving Proposed FY 2020 Budget & Setting Public Hearing**

Mr. Lamb went over the resolution and budget line items with the Board. He explained that the Board was contemplating having the wetland area maintenance being included in the District, but the decision at this time was not to move forward with that. This will keep the assessments the same as the previous fiscal year in the proposed budget. The public hearing will be scheduled for August 14, 2019 at 1:00 p.m. at the same location.



MOTION TO:	Approve Resolution 2019-06.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

**B. Acceptance of Financial Report for the Fiscal Year Ended September 30, 2018**

The Board reviewed the audit.

MOTION TO:	Accept the Financial Report for Fiscal Year Ended September 30, 2018.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

**C. Consideration of Two-Year Extension on Audit Services**

Mr. Lamb went over the two-year extension on audit services with the Board.

MOTION TO:	Approve the two-year extension on audit services.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

**D. General Matters of the District**

**4. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Meeting Minutes May 8, 2019**
- B. Consideration of Operations and Maintenance Expenditures April 2019**
- C. Review of Financial Statements Month Ending April 30, 2019**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda items.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

## 5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

There were no additional staff reports at this time.

## 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

## 7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 – Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in a summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chair**

☐ **Vice Chair**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

# **CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**

**August 14, 2019 Board of Supervisors Public Hearings and Regular Meeting**

## **Minutes of the Public Hearings and Regular Meeting**

The Public Hearings and Regular Meeting of the Corkscrew Farms Community Development District was held on **Wednesday, August 14, 2019 at 1:00 p.m.** at The Place at Corkscrew, located at 4954 Royal Gulf Circle, Fort Myers, FL 33966.

### **1. CALL TO ORDER/ROLL CALL**

Cheryl Smith called the Public Hearings and Regular Meeting of the Board of Supervisors of the Corkscrew Farms Community Development District to order on **Wednesday, August 14, 2019 at 1:00 p.m.**

Board Members Present at the onset of the meeting:  
Cheryl Smith Supervisor

There were no members of the general public present.

### **2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

### **3. CONTINUE THE PUBLIC HEARING AND REGULAR MEETING TO SEPTEMBER 11, 2019 AT 1:00 P.M. AT THE PLACE AT CORKSCREW LOCATED AT 4654 ROYAL GULF CIRCLE, FORT MYERS, FL 33966**

The meeting and public hearing was continued to September 11, 2019 at 1:00 p.m. at the Place at Corkscrew located at 4654 Royal Gulf Circle, Fort Myers, FL 33966.

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in a summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Chair**

☐ **Vice Chair**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

☐ **Secretary**

☐ **Assistant Secretary**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*



Official District Seal

## Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9054	\$ 2,813.55		Management Services - May
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,813.55</b>		
<b>Variable Contract</b>				
Barraco and Associates	19581	\$ 2,115.00		Professional Services - thru 05/08/2019
Coleman, Yovanovich & Koester, P.A.	6677 001M 29	682.50		Professional Services - thru 04/30/2019
Grau and Associates	18063	600.00		Audit FYE 09/30/2018 - 05/02/2019
<b>Variable Contract Sub-Total</b>		<b>\$ 3,397.50</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
US Bank	5253691	\$ 5,656.88		Trustee Fees Series 2017 01/01/2019 to 12/31/2019
<b>Regular Services Sub-Total</b>		<b>\$ 5,656.88</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 11,867.93</b>		

Approved (with any necessary revisions noted):

## Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

Invoice Number: 9054  
Invoice Date: May 1, 2019  
Page: 1

<b>Bill To:</b>
Corkscrew Farms CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:	

Customer ID	Customer PO	Payment Terms	
Corkscrew Farms CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		5/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,812.50
		Postage - March		1.05
		Ks		

Subtotal	2,813.55
Sales Tax	
Total Invoice Amount	2,813.55
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,813.55</b>



**Barraco and Associates**  
 2271 McGregor Boulevard, Suite 100  
 Fort Myers, FL 33901

Corkscrew Farms CDD  
 Meritus Districts  
 2005 Pan Am Circle, Suite 120  
 Tampa, FL 33607

Invoice number 19581  
 Date 05/08/2019  
 Project 23331 Corkscrew Farms CDD

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
Task IIIA (TME) Miscellaneous Services	0.00	0.00	72,273.50	70,158.50	2,115.00
Task IIIB (TM) Reimbursable Expenses	0.00	0.00	204.10	204.10	0.00
01 (TM) Engineer's Report	0.00	0.00	15,462.50	15,462.50	0.00
Total	0.00	0.00	87,940.10	85,825.10	2,115.00

**Task IIIA (TME) Miscellaneous Services**

	Hours	Rate	Billed Amount
Senior Project Services	2.00	90.00	180.00
<i>Pay Req AA2-035 and Ph 1 Certification</i>			
Principal Professional Engineer	9.00	215.00	1,935.00
<i>Phase 1 Certification</i>			
<i>Review Bonds</i>			
<i>Finalize PR review and process</i>			
<i>Process PR AA2-035</i>			
subtotal	11.00		2,115.00
Phase subtotal			2,115.00
Invoice total			<b>2,115.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19581	05/08/2019	2,115.00	2,115.00				
	Total	2,115.00	2,115.00	0.00	0.00	0.00	0.00

*SI* Received  
 MAY 13 2019  
*3103*  
*ms*

Coleman, Yovanovich & Koester, P.A.  
 Northern Trust Bank Building  
 4001 Tamiami Trail North, Suite 300  
 Naples, Florida 34103-3556  
 Telephone: (239) 435-3535  
 Fax: (239) 435-1218

Corkscrew Farms CDD  
 c/o Meritus Corp.  
 Brian Lamb, District Manager  
 2005 Pan Am Circle, Suite 120  
 Tampa FL 33607

Page: 1  
 May 07, 2019  
 File No: 6677-001M  
 Statement No: 29

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: teresa.farlow@merituscorp.com

Previous Balance \$1,885.00

Fees

04/03/2019	GLU	Review and respond to email correspondence from Brittany Crutchfield on proposed agenda; Review same; Review multiple email correspondence on agenda	65.00
04/24/2019	GLU	Review multiple email correspondence from Ray Blacksmith and Brian Lamb on agenda matters and land swap	65.00
04/25/2019	GLU	Review audit response request; Internal review; Draft audit response letter; Draft email correspondence to Stella Matevosyan with final letter	162.50
04/30/2019	GLU	Review and respond to email correspondence from Brittany Crutchfield on resolution for agenda relating to land exchange; Draft resolution relating to land exchange	390.00
		Professional Fees through 05/07/2019	682.50
		Total Current Work	682.50

Payments

Total Payments Through 05/07/2019	-1,885.00
Balance Due	<u>\$682.50</u>

5140 117  
 3100

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Corkscrew Farms Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 18063  
Date 05/02/2019

---

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 600.00
Current Amount Due	\$ 600.00

Received  
MAY 06 2019

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Copy of Previously Printed Invoice  
Invoice Number: 5253691  
Account Number: 260672000  
Invoice Date: 01/25/2019  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

CORKSCREW FARMS CDD  
ATTN DISTRICT MANAGER  
2005 PAN AM CIRCLE SUITE 120  
TAMPA FL 33607

**CORKSCREW FARMS CDD SERIES 2017**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE \$5,656.88

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**CORKSCREW FARMS CDD SERIES 2017**

Invoice Number: 5253691  
Account Number: 260672000  
Current Due: \$5,656.88  
  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 260672000  
Invoice # 5253691  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
Copy of Previously Printed Invoice

Invoice Number: 5253691  
Invoice Date: 01/25/2019  
Account Number: 260672000  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

CORKSCREW FARMS CDD SERIES 2017

Accounts Included 260672000 260672001 260672002 260672003 260672004 260672005  
In This Relationship: 260672006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
04341 Investment Agreement	1.00	1,500.00	100.00%	\$1,500.00
<b>Subtotal Administration Fees - In Advance 01/01/2019 - 12/31/2019</b>				<b>\$5,250.00</b>
Incidental Expenses	5,250.00	0.0775		\$406.88
<b>Subtotal Incidental Expenses</b>				<b>\$406.88</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$5,656.88</b>

## Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9108	\$ 2,814.00		Management Services - June
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,814.00</b>		

<b>Variable Contract</b>				
Barraco and Associates	19718	\$ 950.00		Professional Services - thru 06/13/2019
Coleman, Yovanovich & Koester, P.A.	6677 001M 30	536.25		Professional Services - thru 05/28/2019
<b>Variable Contract Sub-Total</b>		<b>\$ 1,486.25</b>		

<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		

<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		

<b>Additional Services</b>				
ADA Site Compliance	461A	\$ 1,450.00		Compliance Shield - 10/26/2018
<b>Additional Services Sub-Total</b>		<b>\$ 1,450.00</b>		

<b>TOTAL:</b>		<b>\$ 5,750.25</b>		
---------------	--	--------------------	--	--

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

## Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

Invoice Number: 9108  
Invoice Date: Jun 1, 2019  
Page: 1

<b>Bill To:</b>
Corkscrew Farms CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

<b>Ship to:</b>	

Customer ID	Customer PO	Payment Terms	
Corkscrew Farms CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		6/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		2,812.50
		Postage - April		1.50
		V		

Subtotal	2,814.00
Sales Tax	
Total Invoice Amount	2,814.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,814.00</b>



**Barraco and Associates**

2271 McGregor Boulevard, Suite 100  
Fort Myers, FL 33901

Corkscrew Farms CDD  
Meritus Districts  
2005 Pan Am Circle, Suite 120  
Tampa, FL 33607

Invoice number 19718  
Date 06/13/2019

Project 23331 Corkscrew Farms CDD

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
Task IIIA (TME) Miscellaneous Services	0.00	0.00	73,223.50	72,273.50	950.00
Task IIIB (TM) Reimbursable Expenses	0.00	0.00	204.10	204.10	0.00
01 (TM) Engineer's Report	0.00	0.00	15,462.50	15,462.50	0.00
Total	0.00	0.00	88,890.10	87,940.10	950.00

**Task IIIA (TME) Miscellaneous Services**

	Hours	Rate	Billed Amount
Senior Project Services	1.00	90.00	90.00
Process PR AA2-037 and PR AA2-039			
Principal Professional Engineer	4.00	215.00	860.00
Review and process PR AA2-037 and PR AA2-039			
Prepare for and attend BOS meeting			
subtotal	5.00		950.00
Phase subtotal			950.00
Invoice total			950.00

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
19718	06/13/2019	950.00	950.00				
Total		950.00	950.00	0.00	0.00	0.00	0.00

Received  
JUN 18 2019

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

Corkscrew Farms CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

Page: 1  
June 12, 2019  
File No: 6677-001M  
Statement No: 30

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)

Previous Balance \$682.50

Fees

05/08/2019	GLU	Review agenda and prepare for Board of Supervisors meeting; Attendance at Board of Supervisors meeting	406.25
05/24/2019	GLU	Review and respond to email correspondence from Vinnette Hall on request for audit response update	32.50
05/28/2019	GLU	Review and respond to email correspondence from Brian Lamb on questions from supervisor on whether training requirements are applicable.	97.50
		Professional Fees through 06/12/2019	536.25
		Total Current Work	536.25

Payments

Total Payments Through 06/12/2019	-682.50
Balance Due	<u>\$536.25</u>

5/14/2019 Bn 3107

**ADA Site Compliance**

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

Corkscrew Farms CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
461 - A	10/26/2018	\$1,450.00	11/26/2018	50/50	

DESCRIPTION	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	2,900.00
50% deposit within 30 days of execution. Additional 50% upon delivery	

PAYMENT	1,450.00
<b>BALANCE DUE</b>	<b>\$1,450.00</b>

51320  
Ba 5703

## Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	9156	\$ 2,815.65		Management Services - July
<b>Monthly Contract Sub-Total</b>		<b>\$ 2,815.65</b>		
<b>Variable Contract</b>				
Coleman, Yovanovich & Koester, P.A.	6677 001M 31	\$ 357.50		Professional Services - thru 07/22/2019
<b>Variable Contract Sub-Total</b>		<b>\$ 357.50</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
<b>Regular Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 3,173.15</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

**INVOICE**

Invoice Number: 9156  
Invoice Date: Jul 1, 2019  
Page: 1

**Bill To:**

Corkscrew Farms CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Ship to:****Customer ID**

Corkscrew Farms CDD

**Customer PO****Payment Terms**


Net Due

**Shipping Method**

Best Way

**Ship Date****Due Date**

7/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - July		2,812.50
		Postage - May		3.15
				

Subtotal	2,815.65
Sales Tax	
Total Invoice Amount	2,815.65
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,815.65</b>

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

Corkscrew Farms CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

Page: 1  
July 22, 2019  
File No: 6677-001M  
Statement No: 31

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)

Previous Balance \$536.25

Fees

06/04/2019	GLU	Review multiple email correspondence relating to meeting and agenda (no charge)	
06/12/2019	GLU	Review agenda for Board of Supervisors meeting; Participation by telephone in Board of Supervisors meeting	162.50
06/20/2019	GLU	Review and respond to email correspondence from Brittany Crutchfield regarding proposed budget notice; Review and draft revisions to same	195.00
		Professional Fees through 07/22/2019	357.50
		Total Current Work	357.50

Payments

Total Payments Through 07/22/2019 -536.25

Balance Due \$357.50

BSL 3107  
5140

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 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 7/31/2019

(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
<b>Assets</b>								
Cash--Operating Account	7,380	0	0	0	0	0	0	7,380
Revenue - Series 2016 #3000	0	459,607	0	0	0	0	0	459,607
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	717,450	0	0	0	0	0	717,450
Prepayment - Series 2016 #3005	0	631,787	0	0	0	0	0	631,787
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	343,730	0	0	0	0	343,730
Interest - Series 2017 #2001	0	0	0	0	0	0	0	0
Reserve - Series 2017 #2003	0	11	1,170,534	0	0	0	0	1,170,545
Prepayment - Series 2017 #2004	0	0	203,379	0	0	0	0	203,379
Const/Aquis - Series 2017 #2005	0	0	0	0	172,354	0	0	172,354
Capitalized Interest - Series 2017 #2006	0	0	727,538	0	0	0	0	727,538
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	840	0	0	0	0	0	0	840
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Construction Work in Progress	0	0	0	0	0	41,704,464	0	41,704,464
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	36,959,268	36,959,268
Other	0	0	0	0	0	0	0	0
Total Assets	<u>8,220</u>	<u>1,808,855</u>	<u>2,445,182</u>	<u>0</u>	<u>172,354</u>	<u>41,704,464</u>	<u>38,485,000</u>	<u>84,624,074</u>
<b>Liabilities</b>								
Accounts Payable	358	0	0	0	0	0	0	358
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
							<b>48</b>	<b>0</b>



# Corkscrew Farms CDD

## Balance Sheet

As of 7/31/2019

(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	14,360,000	14,360,000
Bond Payable - Series 2017	0	0	0	0	0	0	24,125,000	24,125,000
Total Liabilities	358	0	0	0	0	0	38,485,000	38,485,358
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	41,704,464	0	41,704,464
Other	7,862	(335,210)	(1,014,535)	(42)	(6,661,022)	0	0	(8,002,946)
Total Fund Equity & Other Credits	5,494	1,808,855	2,445,182	0	172,354	41,704,464	0	46,136,348
Total Liabilities & Fund Equity	5,851	1,808,855	2,445,182	0	172,354	41,704,464	38,485,000	84,621,705

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2018 Through 7/31/2019  
(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	64,247	(30,124)	(32)%
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
Contributions & Donations From Private Sources				
Developer Contribution	0	17,729	17,729	0 %
Total Revenues	93,210	81,976	(11,234)	(12)%
Expenditures				
Financial & Administrative				
District Manager	34,000	28,125	5,875	17 %
District Engineer	10,000	9,268	733	7 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	8,800	9,857	(1,057)	(12)%
Auditing Services	5,500	5,846	(346)	(6)%
Postage, Phone, Faxes, Copies	150	104	46	31 %
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	2,950	(2,950)	0 %
Legal Counsel				
District Counsel	10,000	6,565	3,435	34 %
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	74,114	19,096	20 %
Excess of Revenues Over (Under) Expenditures	0	7,862	7,862	0 %
Fund Balance, Beginning of Period	0	(2,368)	(2,368)	0 %
Fund Balance, End of Period	0	5,494	7,863	0 %

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 7/31/2019

(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	762,082	(354,943)	(32)%
Debt Service Prepayments	0	1,922,467	1,922,467	0 %
Debt Service Assessments-Off Roll	0	58,592	58,592	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	23,430	23,430	0 %
Total Revenues	1,117,025	3,246,138	2,129,113	191 %
Expenditures				
Debt Service Payments				
Interest	797,025	766,391	30,634	4 %
Principal	320,000	2,815,000	(2,495,000)	(780)%
Total Expenditures	1,117,025	3,581,391	(2,464,366)	(221)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	43	43	0 %
Total Other Financing Sources	0	43	43	0 %
Excess of Revenues Over (Under) Expenditures	0	(335,210)	(335,210)	0 %
Fund Balance, Beginning of Period	0	2,144,064	2,144,064	0 %
Fund Balance, End of Period	0	1,808,855	1,808,855	0 %

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2018 Through 7/31/2019

(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	342,784	(1,041,229)	(75)%
Debt Service Prepayments	0	3,847,031	3,847,031	0 %
Interest Earnings				
Interest Earnings	0	54,409	54,409	0 %
Total Revenues	<u>1,384,013</u>	<u>4,244,223</u>	<u>2,860,210</u>	<u>207 %</u>
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,000	(5,000)	0 %
Debt Service Payments				
Interest	1,384,012	1,383,758	254	0 %
Principal	0	3,870,000	(3,870,000)	0 %
Total Expenditures	<u>1,384,012</u>	<u>5,258,758</u>	<u>(3,874,746)</u>	<u>(280)%</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>(1,014,535)</u>	<u>(1,014,536)</u>	<u>(101,453,550)%</u>
Fund Balance, Beginning of Period	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	<u>1</u>	<u>2,445,182</u>	<u>2,445,181</u>	<u>244,518,088 %</u>

## Corkscrew Farms CDD

### Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2018 Through 7/31/2019

(In Whole Numbers)

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

## Corkscrew Farms CDD

### Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2018 Through 7/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	45,627	45,627	0 %
Total Revenues	0	45,627	45,627	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	6,706,649	(6,706,649)	0 %
Total Expenditures	0	6,706,649	(6,706,649)	0 %
Excess of Revenues Over (Under) Expenditures	0	(6,661,022)	(6,661,022)	0 %
Fund Balance, Beginning of Period	0	6,833,376	6,833,376	0 %
Fund Balance, End of Period	0	172,354	172,354	0 %

**Corkscrew Farms CDD**  
**Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Cash--Operating Account**  
**Reconciliation ID: 07/31/2019**  
**Reconciliation Date: 7/31/2019**  
**Status: Locked**

Bank Balance	7,380.07
Less Outstanding Checks/Vouchers	0.00
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	7,380.07
Balance Per Books	<u>7,380.07</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: 07/31/2019**

**Reconciliation Date: 7/31/2019**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1147	6/14/2019	Series 2016 FY19 Tax Dist ID 10	907.35	Corkscrew Farms CDD
1148	6/14/2019	Series 2017 FY19 Tax Dist ID 10	408.13	Corkscrew Farms CDD
1151	7/1/2019	System Generated Check/Voucher	950.00	Barraco and Associates
1152	7/18/2019	System Generated Check/Voucher	2,815.65	Meritus Districts
Cleared Checks/Vouchers			5,081.13	



**Corkscrew Farms CDD**  
**Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash--Operating Account**

**Reconciliation ID: 07/31/2019**

**Reconciliation Date: 7/31/2019**

**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR118	7/12/2019	The Place at Corkscrew Farms Wire 504667572	10,000.00
Cleared Deposits				10,000.00



## Statement of Account

Last statement: June 30, 2019  
This statement: July 31, 2019  
Total days in statement period: 31  
031

Page: 1 of 2

CORKSCREW FARMS COMMUNITY DEVELOPMENT 2  
2005 PAN AM CIR SUITE 120  
TAMPA FL 33607-2380

Direct inquiries to:  
800-334-9007

### Summary of Account Balance

Account	Number	Ending Balance
Scm Checking		\$7,380.07

<b>Scm Checking</b>	Account Number	4 Enclosures
---------------------	----------------	--------------

Beginning balance	2,461.20	Low balance	1,511.20
Deposits/Credits	10,000.00	Average balance	6,693.82
Withdrawals/Debits	5,081.13	Average collected balance	6,693.00
Ending balance	7,380.07		

### Checks

Number	Date	Amount	Number	Date	Amount
1147	07-17	907.35	1152	07-22	2,815.65
1148	07-17	408.13	<i>* Skip in check sequence</i>		
1151 *	07-10	950.00			

### Deposits/Other Credits

Date	Transaction Type	Description	Amount
07-12	Domestic Wire IN	The Place At CorksEw THE PLACE AT CORKS CREW	10,000.00

### Balance Summary

Date	Amount	Date	Amount	Date	Amount
06-30	2,461.20	07-12	11,511.20	07-22	7,380.07
07-10	1,511.20	07-17	10,195.72		

