

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2019



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

Corkscrew Farms CDD

Balance Sheet

As of 1/31/2019

(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	11,703	0	0	0	0	0	0	11,703
Revenue - Series 2016 #3000	0	505,157	0	0	0	0	0	505,157
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	783,532	0	0	0	0	0	783,532
Prepayment - Series 2016 #3005	0	1,137,654	0	0	0	0	0	1,137,654
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	213,621	0	0	0	0	213,621
Interest - Series 2017 #2001	0	0	0	0	0	0	0	0
Reserve - Series 2017 #2003	0	0	1,354,555	0	0	0	0	1,354,555
Prepayment - Series 2017 #2004	0	0	3,856,283	0	0	0	0	3,856,283
Const/Aquis - Series 2017 #2005	0	0	0	0	3,951,753	0	0	3,951,753
Capitalized Interest - Series 2017 #2006	0	0	1,411,944	0	0	0	0	1,411,944
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	239	0	0	0	0	0	0	239
Prepaid D & O Insurance	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	3,360	0	0	0	0	0	0	3,360
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Construction Work in Progress	0	0	0	0	0	35,453,368	0	35,453,368
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	46,074,268	46,074,268
Other	0	0	0	0	0	0	0	0
Total Assets	15,302	2,426,343	6,836,404	42	3,951,753	35,453,368	47,600,000	96,283,212
Liabilities								
Accounts Payable	1,211	0	0	0	0	0	0	1,211
Accounts Payable-Other	80,353	0	0	0	0	0	0	80,353
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 1/31/2019

(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	19,600,000	19,600,000
Bond Payable - Series 2017	0	0	0	0	0	0	28,000,000	28,000,000
Total Liabilities	81,564	0	0	0	0	0	47,600,000	47,681,564
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	2,144,064	3,459,716	42	8,073,249	0	0	13,677,072
Fund Balance-Unreserved	(72,623)	0	0	0	0	0	0	(72,623)
Investment in General Fixed Assets	0	0	0	0	0	35,453,368	0	35,453,368
Other	6,361	282,278	3,376,687	0	(4,121,496)	0	0	(456,169)
Total Fund Equity & Other Credits	(66,262)	2,426,343	6,836,404	42	3,951,753	35,453,368	0	48,601,647
Total Liabilities & Fund Equity	15,302	2,426,343	6,836,404	42	3,951,753	35,453,368	47,600,000	96,283,212

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund

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

(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	40,004	(54,367)	(58)%
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
Total Revenues	93,210	40,004	(53,206)	(57)%
Expenditures				
Financial & Administrative				
District Manager	34,000	11,250	22,750	67 %
District Engineer	10,000	4,178	5,823	58 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	8,800	1,680	7,120	81 %
Auditing Services	5,500	2,546	2,954	54 %
Postage, Phone, Faxes, Copies	150	89	61	41 %
Public Officials Insurance	2,500	2,300	200	8 %
Legal Advertising	0	1,490	(1,490)	0 %
Bank Fees	300	0	300	100 %
Dues, Licenses, & Fees	260	175	85	33 %
Web Administration	0	1,500	(1,500)	0 %
Legal Counsel				
District Counsel	10,000	2,373	7,628	76 %
Other Physical Environment				
Property & Casualty Insurance	15,000	6,063	8,937	60 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	93,210	33,643	59,567	64 %
Excess of Revenues Over (Under) Expenditures	0	6,361	6,361	0 %
Fund Balance, Beginning of Period	0	(72,623)	(72,623)	0 %
Fund Balance, End of Period	0	(66,262)	(66,262)	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

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

(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	474,518	(642,507)	(58)%
Debt Service Prepayments	0	1,076,834	1,076,834	0 %
Debt Service Assessments-Off Roll	0	27,376	27,376	0 %
Debt Service Assessments-Developer	0	538,614	538,614	0 %
Interest Earnings				
Interest Earnings	0	8,786	8,786	0 %
Total Revenues	<u>1,117,025</u>	<u>2,126,128</u>	<u>1,009,103</u>	<u>90 %</u>
Expenditures				
Debt Service Payments				
Interest	797,025	403,850	393,175	49 %
Principal	320,000	1,440,000	(1,120,000)	(350)%
Total Expenditures	<u>1,117,025</u>	<u>1,843,850</u>	<u>(726,825)</u>	<u>(65)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>282,278</u>	<u>282,278</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>2,426,343</u></u>	<u><u>2,426,343</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 1/31/2019

(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	213,438	(1,170,575)	(85)%
Debt Service Prepayments	0	3,847,031	3,847,031	0 %
Interest Earnings				
Interest Earnings	0	13,225	13,225	0 %
Total Revenues	<u>1,384,013</u>	<u>4,073,693</u>	<u>2,689,680</u>	<u>194 %</u>
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,000	(5,000)	0 %
Debt Service Payments				
Interest	1,384,012	692,006	692,006	51 %
Total Expenditures	<u>1,384,012</u>	<u>697,006</u>	<u>687,006</u>	<u>50 %</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>3,376,687</u>	<u>3,376,686</u>	<u>337,668,621 %</u>
Fund Balance, Beginning of Period	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	<u>1</u>	<u>6,836,404</u>	<u>6,836,403</u>	<u>683,640,259 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

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

(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 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	29,237	29,237	0 %
Total Revenues	<u>0</u>	<u>29,237</u>	<u>29,237</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	4,150,733	(4,150,733)	0 %
Total Expenditures	<u>0</u>	<u>4,150,733</u>	<u>(4,150,733)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(4,121,496)</u>	<u>(4,121,496)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	8,073,249	8,073,249	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>3,951,753</u></u>	<u><u>3,951,753</u></u>	<u><u>0 %</u></u>

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 01/31/2019
Reconciliation Date: 1/31/2019
Status: Locked

Bank Balance	11,702.52
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	11,702.52
Balance Per Books	<u>11,702.52</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: 01/31/2019
Reconciliation Date: 1/31/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1100	12/6/2018	System Generated Check/Voucher	1,450.00	ADA Site Compliance
1107	12/12/2018	System Generated Check/Voucher	46.00	Grau and Associates
1108	12/19/2018	System Generated Check/Voucher	1,397.50	Barraco and Associates
1112	12/28/2018	Series 2017 FY19 Tax Dist ID 4	23,994.21	Corkscrew Farms CDD
1113	12/28/2018	Series 2016 FY19 Tax Dist ID 4	53,344.29	Corkscrew Farms CDD
1110	1/1/2019	System Generated Check/Voucher	2,813.48	Meritus Districts
1111	1/3/2019	System Generated Check/Voucher	536.25	Coleman, Yovanovich & Koester, P.
1114	1/10/2019	System Generated Check/Voucher	2,500.00	Grau and Associates
1116	1/15/2019	Series 2016 FY19 Tax Dist ID 5	7,623.22	Corkscrew Farms CDD
1117	1/15/2019	Series 2017 FY19 Tax Dist ID 5	3,428.92	Corkscrew Farms CDD
1115	1/16/2019	System Generated Check/Voucher	29.50	News-Press Media Group
1115	1/16/2019	System Generated Check/Voucher	(29.50)	News-Press Media Group
1118	1/24/2019	System Generated Check/Voucher	31.33	IPFS Corporation
1119	1/24/2019	System Generated Check/Voucher	14.75	News-Press Media Group
Cleared Checks/Vouchers			<u>97,179.95</u>	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 01/31/2019

Reconciliation Date: 1/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR079	1/22/2019	Fy 2019 Tax Dist ID 5	<u>11,694.80</u>
Cleared Deposits				<u>11,694.80</u>

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

Last statement: December 31, 2018
 This statement: January 31, 2019
 Total days in statement period: 31

Page: 1 of 4
 XXXXXX9400
 (12)

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	\$97,187.67
Enclosures	12	Total additions	11,694.80
		Total subtractions	97,179.95
		Ending balance	\$11,702.52

CHECKS

Number	Date	Amount	Number	Date	Amount
1100	01-14	1,450.00	1114	01-16	2,500.00
1107 *	01-08	46.00	1116 *	01-31	7,623.22
1108	01-08	1,397.50	1117	01-31	3,428.92
1110 *	01-03	2,813.48	1118	01-31	31.33
1111	01-08	536.25	1119	01-30	14.75
1112	01-31	23,994.21	* Skip in check sequence		
1113	01-31	53,344.29			

CREDITS

Date	Description	Additions
01-15	Preauthorized Credit LEE COUNTY Tax DB05 190115 DBTAX	11,694.80

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	97,187.67	01-14	90,944.44	01-30	100,124.49
01-03	94,374.19	01-15	102,639.24	01-31	11,702.52
01-08	92,394.44	01-16	100,139.24		

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



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

FCB FLORIDA COMMUNITY BANK DATE 1100 01/14/2019

AMOUNT \$1,450.00

***One Thousand Four Hundred Fifty and 00/100 Dollars

PAY TO THE ORDER OF: ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 USA

12/9/2018

Valid after 100 Days
 Two Signatures Required

#001100# 40660167664 1520219400#

01/14/2019 1100 \$1,450.00

For Deposit Only
 ADA Site Compliance
 6271263533

5945221413

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

FCB FLORIDA COMMUNITY BANK DATE 1107 01/08/2019

AMOUNT \$46.00

***Forty Six and 00/100 Dollars

PAY TO THE ORDER OF: Grpu and Associates
 951 W. Yamato Road,
 Suite 200
 Boca Raton, FL 33431
 USA

12/12/2018

Valid after 100 Days
 Two Signatures Required

#001107# 40660167664 1520219400#

01/08/2019 1107 \$46.00

FOR DEPOSIT ONLY
 FORT MYERS, FL 33901-3807
 FORT MYERS BANK
 40905 31

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

FCB FLORIDA COMMUNITY BANK DATE 1108 01/08/2019

AMOUNT \$1,397.50

***One Thousand Three Hundred Ninety Seven and 50/100 Dollars

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

12/19/2018

Valid after 100 Days
 Two Signatures Required

#001108# 40660167664 1520219400#

01/08/2019 1108 \$1,397.50

265270413 < 20190107
 BANK IBERIABANK
 40905 31

IBERIABANK <265270413> 40905-31 01/07/19

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

FCB FLORIDA COMMUNITY BANK DATE 1110 01/03/2019

AMOUNT \$2,813.48

***Two Thousand Eight Hundred Thirteen and 48/100 Dollars

PAY TO THE ORDER OF: Meritus Districts
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607
 USA

1/1/2019

Valid after 100 Days
 Two Signatures Required

#001110# 40660167664 1520219400#

01/03/2019 1110 \$2,813.48

PAY TO THE ORDER OF
 APOLLO BEACH, FL 33622-7110
 DISTRICT MANAGEMENT SVCS LLC
 000000000101888082
 DISTRICT MANAGEMENT
 5901 914106

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

FCB FLORIDA COMMUNITY BANK DATE 1111 01/08/2019

AMOUNT \$536.25

***Five Hundred Thirty Six 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 34103-3556

1/3/2019

Valid after 100 Days
 Two Signatures Required

#001111# 40660167664 1520219400#

01/08/2019 1111 \$536.25

01/07/2019 2:52:04 PM 633 0000907 SLC10 5240 300919448 0 6

COLEMAN YOVANOVICH & KOESTER P A

CORKSCREW FARMS COMMUNITY DEVELOPMENT
 2005 PAN AM CIR SUITE 120
 TAMPA, FL 33607-2390

FCB FLORIDA COMMUNITY BANK DATE 1112 01/31/2019

AMOUNT \$23,994.21

12/26/2018

Pay TO THE ORDER OF: Corkscrew Farms CDD, 2005 Pan Am Circle, Suite 120, Tampa, FL 33607, USA

VOID after 180 Days Two Signatures Required

②

⑆001112⑆ ⑆066016766⑆ ⑆520219400⑆

01/31/2019 1112 \$23,994.21

DATE ENDORSEMENT GUARANTEED
 ON BANK ACCOUNT
 01/31/2019
 1112

CORKSCREW FARMS COMMUNITY DEVELOPMENT
 2005 PAN AM CIR SUITE 120
 TAMPA, FL 33607-2390

FCB FLORIDA COMMUNITY BANK DATE 1113 01/31/2019

AMOUNT \$53,344.29

12/28/2018

Pay TO THE ORDER OF: Corkscrew Farms CDD, 2005 Pan Am Circle, Suite 120, Tampa, FL 33607, USA

VOID after 180 Days Two Signatures Required

①

⑆001113⑆ ⑆066016766⑆ ⑆520219400⑆

01/31/2019 1113 \$53,344.29

DATE ENDORSEMENT GUARANTEED
 ON BANK ACCOUNT
 01/31/2019
 1113

CORKSCREW FARMS COMMUNITY DEVELOPMENT
 2005 PAN AM CIR SUITE 120
 TAMPA, FL 33607-2390

FCB FLORIDA COMMUNITY BANK DATE 1114 01/16/2019

AMOUNT \$2,500.00

1/10/2019

Pay TO THE ORDER OF: Grau and Associates, 951 W. Yamato Road, Suite 200, Boca Raton, FL 33431, USA

VOID after 180 Days Two Signatures Required

①

⑆001114⑆ ⑆066016766⑆ ⑆520219400⑆

01/16/2019 1114 \$2,500.00

DATE ENDORSEMENT GUARANTEED
 ON BANK ACCOUNT
 01/16/2019
 1114

CORKSCREW FARMS COMMUNITY DEVELOPMENT
 2005 PAN AM CIR SUITE 120
 TAMPA, FL 33607-2390

FCB FLORIDA COMMUNITY BANK DATE 1116 01/31/2019

AMOUNT \$7,623.22

1/15/2019

Pay TO THE ORDER OF: Corkscrew Farms CDD, 2005 Pan Am Circle, Suite 120, Tampa, FL 33607, USA

VOID after 180 Days Two Signatures Required

①

⑆001116⑆ ⑆066016766⑆ ⑆520219400⑆

01/31/2019 1116 \$7,623.22

DATE ENDORSEMENT GUARANTEED
 ON BANK ACCOUNT
 01/31/2019
 1116

CORKSCREW FARMS COMMUNITY DEVELOPMENT
 2005 PAN AM CIR SUITE 120
 TAMPA, FL 33607-2390

FCB FLORIDA COMMUNITY BANK DATE 1117 01/31/2019

AMOUNT \$3,428.92

1/15/2019

Pay TO THE ORDER OF: Corkscrew Farms CDD, 2005 Pan Am Circle, Suite 120, Tampa, FL 33607, USA

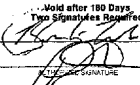
VOID after 180 Days Two Signatures Required

②

⑆001117⑆ ⑆066016766⑆ ⑆520219400⑆

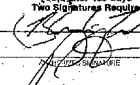
01/31/2019 1117 \$3,428.92

DATE ENDORSEMENT GUARANTEED
 ON BANK ACCOUNT
 01/31/2019
 1117

CORKSCREW FARMS COMMUNITY DEVELOPMENT 2005 PAN AM CIR SUITE 120 TAMPA, FL 33607-2380	FCS FLORIDA COMMUNITY BANK	DATE 1118 01-31-2019 1118
*****Thirty One and 33/100 Dollars	AMOUNT \$	DATE 1/24/2019
PAY TO THE ORDER OF: IFCS Corporation P.O. Box 730223 Dallas, TX 75373-0223 USA	AMOUNT \$31.33	Void after 180 Days Two Signatures Required  THE SIGNATURE
#001118# 0666016766# 1520219400# 0000003133#		

01/31/2019 1118 \$31.33

JPMORGANCHASE BK NA CR TO NMD		
013019	>074909962<	PAYEE ALL
04737562	0730223	RTS RSVD
00005917	185	0000000658557210

CORKSCREW FARMS COMMUNITY DEVELOPMENT 2005 PAN AM CIR SUITE 120 TAMPA, FL 33607-2380	FCS FLORIDA COMMUNITY BANK	DATE 1119 01-30-2019 1119
*****Fourteen and 75/100 Dollars	AMOUNT \$	DATE 1/24/2019
PAY TO THE ORDER OF: News-Press Media Group P.O. Box 577563 Dallas, TX 75267-7563 USA	AMOUNT \$14.75	Void after 180 Days Two Signatures Required  THE SIGNATURE
#001119# 0666016766# 1520219400#		

01/30/2019 1119 \$14.75

01100129 0010000033< BEC BANK DEP TO CR PAYEE APT OF BEC CTR 0010000033<	
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