

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 11, 2018**

CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, APRIL 11, 2018
1:00 P.M.

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

District Board of Supervisors	Chairman	Joseph Cameratta
	Vice Chairman	Anthony Cameratta
	Supervisor	Laura Youmans
	Supervisor	Cheryl Yano
	Supervisor	Vacant
District Manager	Meritus	Brian Lamb
District Attorney	Coleman, Yovanovich & Koester, PA	Greg Urbancic
District Engineer	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 meeting will begin at **1:00 p.m.** with the third section called **Business Matters**. The business matters 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. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth 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 fifth section is called **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 sections are called **Board Members Comments and Public 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 Regular Meeting of Corkscrew Farms Community Development District will be held on **April 11, 2018 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. BUSINESS ADMINISTRATIVE**
 - A. Consideration of First Supplemental Assessment Methodology Report – AA2..... Tab 01
 - B. Consideration of Resolution 2018-06; Acceptance of Responsibility for Ownership, Operations and Maintenance – Phase 2-A Tab 02
 - C. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes December 13, 2017 Tab 03
 - B. Consideration of Operations and Maintenance Expenditures December 2017..... Tab 04
 - C. Consideration of Operations and Maintenance Expenditures January 2018..... Tab 05
 - D. Consideration of Operations and Maintenance Expenditures February 2018..... Tab 06
 - E. Review of Financial Statements Month Ending February 28, 2018 Tab 07
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. 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

CORKSCREW FARMS
COMMUNITY
DEVELOPMENT
DISTRICT

FIRST SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT

ASSESSMENT AREA TWO



DMS District
Management
Services
A Meritus Company. Solutions for Better Communities.

Report Date:
December 13, 2017

TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page #</u>
I.	Introduction	1
II.	Defined Terms	1
III.	Objective	2
IV.	District & Assessment Area Two Overview	3
V.	Capital Improvement Program	3
VI.	Determination of Special Assessment	4
VII.	Allocation Methodology	5
VIII.	Assignment of Maximum Assessments	6
IX.	Financing Information	7
X.	True-Up Modifications	7
XI.	Additional Stipulations	8

<u>TABLE</u>	<u>ITEM</u>	<u>Page #</u>
1	Development Program & EAU Factor Assignment Detail	9
2	Capital Improvement Program Cost Summary	10
3	Assessment Area Two Net Benefit Detail	10
4	Assessment Area Two Product Type Net Benefit Detail	11
5	Net Construction Funds Available to Finance	11
6	Net Construction to Be Financed	12
7	Finance Information - Maximum Bonds	13
8	Prepayment Schedule and Remaining Annual Assessment	14
9	Assessment Allocation Detail – Maximum Assessments	15

<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat/Roll	16
B	Legal Description	17

I. INTRODUCTION

This *Corkscrew Farms Community Development District First Supplemental Assessment Methodology Report – Assessment Area Two* (the “First Supplemental Report”) serves to update and amend the basis of benefit allocation and assessment methodology to support the financing plan relating to the Corkscrew Farms Community Development District (the “District”) as initially described in the *Corkscrew Farms Community Development District Master Assessment Methodology Report – Assessment Area Two* (the “Master Report”) dated October 27, 2017. Those lands within Assessment Area Two (as defined below) of the District are generally described in the Engineer’s Report (as defined below) as Phase II and are further described in Exhibit B of this First Supplemental Report.

II. DEFINED TERMS

“Assessable Property:” – all property within the District that receives a special benefit from the CIP.

“Assessment Area One” (AA1) – 555.55 gross acres within the District identified by legal description within the District as defined by the District Engineer. Currently platted and containing 629 Units.

“Assessment Area Two” (AA2) – 443.46 gross acres within the District identified by legal description within the District as defined by the District Engineer. The Development Plan contemplates 696 Units.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Corkscrew Farms Community Development District, 999.01 gross acres with the Development Plan for 1325 Units.

“District Engineer” – Barraco and Associates, Inc.

“Engineer’s Report” – *Engineer’s Report for Corkscrew Farms Community Development District*, dated January 7th 2016 and supplemented on October 27, 2017 as revised by the supplement dated November 21, 2017 and November 27, 2017.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Landowner” – CFEE Land Investment, LLC

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.



“Phase 1 Developer” – The Place at Corkscrew, LLC.

“Platted Units” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar Lot products and size for the development of the vertical construction.

“Phase 1” – Identified within the Engineer’s Report and relates to cost for the first phase of development that are specific (“Unique”) to AA1 and details common cost within the CIP that benefit all developable private properties in the District.

“Phase 2” – Identified within the Engineer’s Report and relates to cost for the second phase of development that are specific (“Unique”) to AA2 and provides common cost within the CIP that benefit all developable private properties in the District.

“Unplatted Parcels” – gross acreage intended for subdivision and platting pursuant to the Development Plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“AA2 Master Report” or “Report” – The *Master Assessment Methodology Report Assessment Area Two*, dated October 27, 2017 as provided to support benefit and Maximum Assessments on private developable property within Assessment Area Two.

III. OBJECTIVE

The objective of the First Supplemental AA2 Master Report is to:

- A. Update the costs, as established in the Master Report, associated with the Capital Improvement Program (“CIP”) to develop the entire District and allocate a portion of those costs to the Assessment Area Two Project (as defined below);
- B. Identify the District’s capital improvement program for the entire project to be financed, constructed and/or acquired by the District and refine the benefits, as initially defined in the Master Report, to the Assessment Area Two properties (herein the “Assessment Area Two Project”);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area Two and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area Two that benefit from the District’s CIP, as outlined by the Engineer’s Report.

The basis of benefit received by properties within Assessment Area Two relates directly to the proposed CIP allocable to Assessment Area Two. It is the District’s Assessment Area Two Project that will create the public infrastructure which enables the assessable properties within Assessment Area Two of the District to be developed and improved. Without these public improvements, which include drainage & surface water management system, onsite roadways, onsite utilities, off-site utilities and roadway improvements, professional fees and environmental and wildlife restoration/mitigation, the development of lands within Assessment Area Two of the District could not be undertaken within the current legal development standards. The main objective of this First Supplemental Report is to further refine,



update and amend the Master Report, which established a basis on which to quantify and allocate the special benefit provided by a portion of the CIP to the District's Assessment Area Two. A detailed allocation methodology and finance plan will be utilized to equitably distribute certain CIP costs upon properties within Assessment Area Two based upon the level of benefit received. This First Supplemental Report will outline the financing structure and assessment methodology for the Bonds (as defined herein) to be issued by the District, consistent with the maximum long-term assessment associated with the portion of the CIP allocable to Assessment Area Two as defined by the Master Report. The methodology consultant will distribute supplemental report(s), as necessary, in connection with further updates and/or revisions to the finance plan. Supplemental reports will be created to stipulate amended terms, interest rates, developer contributions, issuance costs, and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The District will issue Special Assessment Bonds, Series 2017 (Assessment Area 2 Project), (Bonds) to finance the construction and/or acquisition of all or a portion of the Assessment Area Two Project which will provide special benefit to all assessable parcels within Assessment Area Two. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Two. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT & ASSESSMENT AREA TWO OVERVIEW

The District encompasses 999.01 acres and is located in Lee County, Florida within Sections 19, 23 and 24, Township 46 South, Ranges 26 and 27 East. The landowners of the property within AA1 and AA2 have created the overall Development Plan which the District Engineer outlined within the Engineer's Report. The CIP for the District contemplated two phases for construction and/or acquisition. The AA1 boundary consists of 555.55 gross acres and currently contains 629 Platted Units. AA2 boundaries consist of 443.46 gross acres. 696 Units are contemplated by the current Development Plan for AA2. The complete Development Plan will consist of 1,325 units as detailed within Table 1. All 1,325 units are within the Development Plan are contained within AA1 or AA2.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The Landowner and the Phase 1 Developer are undertaking the responsibility of providing public infrastructure necessary to develop the District's Assessment Area Two. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within Assessment Area One or assessable lands within Assessment Area Two or both Assessment Areas. The drainage and surface water management system are an example of a system that provides benefit to all units within Assessment Area Two. As a system of



improvements, all private landowners of Assessment Area Two property benefit the same from the first few feet of pipe as they do from the last few feet. As an example, the storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire Phase 2 development program, and thus all landowners within Assessment Area Two.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as part of the CIP. The CIP includes drainage & surface water management system, onsite roadways, onsite utilities, off-site utilities and roadway improvements, professional fees and environmental and wildlife restoration/mitigation. The total cost of the CIP improvements providing benefit to Assessment Area Two is estimated to be approximately \$27,255,930 and is generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

It is imperative to note that the costs within Phase 1 (\$24,514,070) and Phase 2 (\$27,255,930) of the CIP and Development Plan have two benefit categories, "Unique" and "Common". Unique Costs are defined by the District Engineer as cost benefiting those Units or Planned Units specifically within the defined areas of AA1 or AA2, whereas Common Costs such as onsite roadways benefit all Units or Planned Units within AA1 and AA2, collectively within the District.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a "system of improvements" for each AA1 and AA2 except for common improvements which benefit both AA1 and AA2; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of



these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development Plan contains a mix of single family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering AA2, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of AA2 will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s) and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

The Landowner and the Phase 1 Developer have advised that development of land in the District will include a community clubhouse with related recreational facilities such as a fitness center, pool and tennis facilities. Based upon representations of the Landowner and the Phase 1 Developer, it is the District’s understanding that they will be owned and operated by the Development’s property owners’ association as common areas and consequently owned exclusively by 1,325 residential landowners in the District and open to all residents of the District. While it is beyond question that the clubhouse with related recreational facilities will benefit from the provision of the Assessment Area Two Project, it is proposed that the owner(s) of the clubhouse with related recreational facilities not be assessed separately for any capital costs associated with the provision of the public infrastructure to the clubhouse and related recreational facilities. The rationale for this exemption is that the cost of any capital assessments will already be borne by the capital assessment-paying 1,325 residential property owners within the District in the proportion equivalent to their benefit of public improvements. This determination is consistent with the provisions of Section 193.0235, Florida Statutes.



VII. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 52’ residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 1 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 9. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VIII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within AA2. With regard to the Assessable Property the special assessments are assigned to all property in AA2 on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within AA2 receive benefit from the Assessment Area Two Project and all of the assessable land within AA2 would be assessed to repay the Bond. While the land is in an “undeveloped



state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within AA2. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a Maximum Assessment pursuant to its Product Type classification as set forth in Table 9. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition the entire Development Plan for AA2 has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within AA2.

IX. FINANCING INFORMATION

The District will finance the CIP through the issuance of the Bonds secured by benefiting properties within AA2. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 7. The Underwriter has provided factors utilized in this assumption and are conservative in an effort to identify the Maximum Assessment and capacity for special assessment liens anticipated with future bond issuances.

X. TRUE-UP MODIFICATION

During the construction period of Phase 2 of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre remaining on the unplatted land within AA2 may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of developable acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per developable acre. If the debt per developable acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary



Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within AA2. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per developable acre, or there is not sufficient development potential in the remaining acreage of AA2 to produce the EAU densities required to adequately service the Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per developable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within AA2.

True-up payment requirements may be suspended if the applicable landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within AA2 to produce the densities required to adequately service Bond debt. The Landowner, the Phase I Landowner and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

Planned Development Program, Product Types and Assignment of
 Equivalent Assessment Units (EAUs)

PHASE 1 DEVELOPMENT PROGRAM			
<u>ASSESSMENT AREA ONE - SERIES 2016 BONDS</u>			
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs
52'	1	267	267.00
62'	1.19	230	273.70
75'	1.44	132	190.08
		629	730.78
PHASE 2 DEVELOPMENT PROGRAM			
<u>ASSESSMENT AREA TWO - SERIES 2017 BONDS</u>			
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs
52'	1	314	314.00
62'	1.19	290	345.10
75'	1.44	92	132.48
		696	791.58
BUILDOUT COMMUNITY DEVELOPMENT PROGRAM			
<u>COMBINED ASSESSMENT AREAS ONE & TWO</u>			
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs
52'	1	581	581.00
62'	1.19	520	618.80
75'	1.44	224	322.56
		1,325	1,522.36

Table 1 Notations:

- 1) EAU factors assigned based on product type as identified by District Engineer and do not reflect front footage of planned lots.
- 2) Any development plan changes will require recalculations pursuant to the true-up provisions within this Report.



Table 2

BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS					
COMBINED ASSESSMENT AREAS ONE & TWO					
ITEM	PHASE I UNIQUE AA1	PHASE II UNIQUE AA2	MASTER/ COMMON AA1	MASTER/ COMMON AA2	TOTAL
Drainage & Surface Water	\$5,000,000	\$5,980,000	\$0	\$0	\$10,980,000
Onsite Roadways	\$4,670,000	\$2,115,000	\$660,350	\$744,650	\$8,190,000
Onsite Utilities	\$5,530,000	\$9,339,000	\$1,593,770	\$1,797,230	\$18,260,000
Off-Site Utilities and Roadway	\$0	\$0	\$2,495,700	\$2,814,300	\$5,310,000
Professional Fees	\$1,380,000	\$875,000	\$505,250	\$569,750	\$3,330,000
Environmental and Wildlife	\$0	\$0	\$2,679,000	\$3,021,000	\$5,700,000
	\$16,580,000	\$18,309,000	\$7,934,070	\$8,946,930	\$51,770,000

Table 2 Notations:

Cost based on values provided within the October 27, 2017 Supplemental Engineer's Report and supplemented on November 21, 2017.

Table 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS FOR AREA TWO	
MASTER/COMMON COSTS	\$16,881,000
TOTAL PROGRAM EAUS	1522.36
MASTER COST/BENEFIT PER EAU	\$11,088.70
ASSESSMENT AREA TWO (AA2)/PHASE II EAUS	791.58
AA2 MASTER COST/BENEFIT	\$8,946,930
AA2 UNIQUE COST/BENEFIT	\$18,309,000
TOTAL AA2 COST/BENEFIT	<u>\$27,255,930</u>

Table 3 Notations:

- 1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.
- 2) Master costs are allocated based on comparable planned EAU density within Assessment Areas.



Table 4

ASSESSMENT AREA TWO DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
52'	1	314	314.00	\$10,811,746	\$34,432.31
62'	1.19	290	345.10	\$11,882,591	\$40,974.45
75'	1.44	92	132.48	\$4,561,593	\$49,582.53
		696	791.58	\$27,255,930	

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost benefiting AA2, net of finance and other related costs.

Table 5

AA2 CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
52'	1.0	314	314.00	39.7%	\$10,811,746	\$34,432
62'	1.19	290	345.10	43.6%	\$11,882,591	\$40,974
75'	1.44	92	132.48	16.7%	\$4,561,593	\$49,583
		696	791.58	100%	\$27,255,930	



Table 6

CONSTRUCTION COST FUNDING SOURCES					
PRODUCT TYPE	PRODUCT COUNT	PER PRODUCT TYPE		PER UNIT	
		DEVELOPER FUNDED	SERIES 2017 BONDS	DEVELOPER FUNDED	SERIES 2017 BONDS
52'	314	\$945,301	\$9,866,445	\$3,010.51	\$31,421.80
62'	290	\$1,729,587	\$10,153,004	\$5,964.09	\$35,010.36
75'	92	\$1,256,506	\$3,305,087	\$13,657.67	\$35,924.86
	696	\$3,931,393	\$23,324,537		



Table 7

SPECIAL ASSESSMENT BONDS - TOTAL BONDS		
Coupon Rate		4.94%
Term (Years)		32
Principal Amortization Installments		30
ISSUE SIZE		\$28,000,000
Construction Fund		\$23,324,536
Capitalized Interest (Months)	22	\$2,572,375
Debt Service Reserve Fund *	75% MADS	\$1,356,307
Cost of Issuance		\$746,780
Rounding		\$2
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service		\$1,808,413
Collection Costs and Discounts @ 6%		\$115,431
TOTAL ANNUAL ASSESSMENT		<u>\$1,923,843</u>

* 75% of Maximum Annual Debt Service Assessment.

Table 7 Notations:

1) Any development costs to complete not financed in future Bond series will be secured by developer funding and completion agreement.



Table 8

ASSESSMENT ALLOCATION ASSIGNMENT - BEFORE PARTIAL PAYDOWN						
Product Type	Planned Units	EAU Value	Per Product		Per Unit	
			Maximum Total		Maximum Principal	Maximum Annual Assessment
			Maximum Total Principal	Annual Assessment		
52	314	1.00	12,127,788	783,287	38,624	2,495
62	290	1.19	11,861,012	766,057	40,900	2,642
75	92	1.44	4,011,200	259,068	43,600	2,816
	<u>696</u>		<u>28,000,000</u>	<u>1,808,413</u>		
ASSESSMENT ALLOCATION ASSIGNMENT - PARTIAL PAYDOWN						
Product Type	Planned Units	EAU Value	Per Product		Per Unit	
			Maximum Total		Maximum Principal	Maximum Annual Assessment
			Maximum Total Principal	Annual Assessment		
52	314	1.00	6,297,750	406,361	20,057	1,294
62	290	1.19	5,579,612	360,180	19,240	1,242
75	92	1.44	1,876,156	121,072	20,393	1,316
	<u>696</u>		<u>13,753,518</u>	<u>887,613</u>		
ASSESSMENT ALLOCATION ASSIGNMENT - AFTER PAYDOWN						
Product Type	Planned Units	EAU Value	Per Product		Per Unit	
			Maximum Total		Maximum Principal	Maximum Annual Assessment
			Maximum Total Principal	Annual Assessment		
52	314	1.00	5,830,038	376,800	18,567	1,200
62	290	1.19	6,281,400	406,000	21,660	1,400
75	92	1.44	2,135,044	138,000	23,207	1,500
	<u>696</u>		<u>14,246,482</u>	<u>920,800</u>		



Table 9

ASSESSMENT AREA 2 DEVELOPMENT PROGRAM ASSIGNMENT OF SERIES 2017 BOND ASSESSMENTS							
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PRINCIPAL ASSIGNMENT		ANNUAL ASSESSMENT	
				PER PRODUCT TYPE	PER PRODUCT UNIT	PER PRODUCT TYPE	PER PRODUCT UNIT
52'	1	314	314.00	\$12,127,788	\$38,623.53	\$783,287.30	\$2,495
62'	1.19	290	345.10	\$11,861,012	\$40,900.04	\$766,057.21	\$2,642
75'	1.44	92	132.48	\$4,011,200	\$43,600.00	\$259,068.01	\$2,816
		<u>696</u>	<u>791.58</u>	<u>\$28,000,000</u>		<u>\$1,808,413</u>	

Table 9 Notations:

1) Any development program changes will require recalculations pursuant to the True-Up provisions within this report.



EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the AA2 public capital infrastructure improvements is \$28,000,000.00 payable in 30 annual installments of principal of \$4,077.96 per gross acre. The maximum par debt is \$63,139.85 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within AA2 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$28,000,000.00		
ANNUAL ASSESSMENT:	<u>\$1,808,412.51</u>	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	<u>443.46</u>		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	<u>\$63,139.85</u>		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	<u>\$4,077.96</u>	(30 Installments)	
		PER PARCEL ASSESSMENTS	
Landowner Name, Lee County Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
CREE Land Investments-Sub, LLC Folio ID 10578448 4954 Royal Gulf Circle Fort Myers FL 33966	279.48	\$17,646,326.61	\$1,139,708.49
The Place at Corkscrew, LLC Folio ID 10578449 4954 Royal Gulf Circle Fort Myers FL 33966	43.13	\$2,723,221.94	\$175,882.45
The Place at Corkscrew, LLC A portion of Folio ID 10578447 4954 Royal Gulf Circle Fort Myers FL 33966	120.85	\$7,630,451.45	\$492,821.57
Totals:	443.46	<u>\$28,000,000.00</u>	<u>\$1,808,412.51</u>



EXHIBIT B

CDD Boundary Legal Description of Assessment Area Two.

DESCRIPTION

Parcel in

Sections 23 and 24, Township 46 South, Range 26 East,

and Section 19, Township 46 South, Range 27 East

Lee County, Florida

A tract or parcel of land lying in Sections 23 and 24, Township 46 South, Range 26 East and in Section 19, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being a portion of those lands described in deed recorded in Instrument Number 2005000078253, less and except Parcels 103, 104A, 104B, 104C, 105 and 109, as described in Instrument Number 2007000176222, all in the Public Records of Lee County, Florida said tract or parcel of land being more particularly described as follows:

Commencing at the Northwest Corner of said Section 19 run N89°27'01"E along the North line of the Northwest Quarter (NW 1/4) of said Section 19 for 1,911.33 feet; thence run thence run S00°32'59"E for 60.00 feet to an intersection with the South line of the North 60 feet of said Fraction and the POINT OF BEGINNING.

From said Point of Beginning run S45°00'00"E for 740.00 feet; thence run S00°00'00"E for 880.00 feet; thence run S18°00'00"W for 645.00 feet; thence run S42°00'00"W for 865.00 feet; thence run S08°00'00"E for 1,055.00 feet; thence run S11°00'00"W for 1,457.11 feet to an intersection with the Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run S89°23'21"W along said Northerly right of way line for 1,411.11 feet to an intersection with the Easterly line of said Parcels 104C and 105; thence run along the Easterly, Northerly and Westerly line of said Parcels 104C and 105 the following four (4) courses: N00°36'39"W for 190.00 feet; S89°23'21"W for 43.96 feet; S89°29'50"W for 185.35 feet and S00°30'10"E for 190.00 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run S89°29'50"W along said Northerly right of way line for 2,232.72 feet to an intersection with the Easterly line of said Parcel 104B; thence run along the Easterly, Northerly and Westerly line of said Parcel 104B the following four (4) courses: N00°30'10"W for 145.00 feet; S89°29'50"W for 211.66 feet; S89°40'10"W for 48.02 feet and S00°19'50"E for 145.00 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run S89°40'10"W along said Northerly right of way line for 1,437.11 feet to an intersection with the Easterly line of said Parcel 104A; thence run along the Easterly, Northerly and Westerly line of said Parcel 104A the following five (5) courses: N00°19'50"W for 144.55 feet; S89°40'10"W for 38.90 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 1,044.55 feet (delta 11°07'17") (chord bearing S84°06'38"W) (chord 202.43 feet) for



202.75 feet; S78°33'07"W for 38.84 feet and S11°26'53"E for 144.55 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run along said Northerly right of way line the following three (3) courses: S78°33'10"W for 201.45 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 1,050.00 feet (delta 10°30'00") (chord bearing S83°48'10"W) (chord 192.15 feet) for 192.42 feet to a point of tangency and S89°03'10"W for 504.76 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 23; thence run S89°29'09"W along the Northerly right of way line of Corkscrew Road, (100 feet wide right of way), as described in a deed recorded in Official Records Book 571, at Page 457, Lee County Records, for 1,069.13 feet to an intersection with the Easterly line of said Parcel 103; thence run along the Easterly and Northerly line of said Parcel 103 the following two (2) courses: N00°30'51"W for 145.00 feet and S89°29'09"W for 260.29 feet to an intersection with the West line of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of said Section 23; thence run N00°39'48"W along said West Line for 2,436.24 feet to the Northwest corner of said Fraction; thence run N00°37'17"W along West line of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of said Section 23 for 2,572.73 feet to an intersection with the South line of the North 60 feet of said Section 23; thence run N89°37'27"E along said South line for 1,338.44 feet to an intersection with the South line of the North 60 feet said Section 24; thence run the following two (2) courses along said South line: N88°49'06"E for 2,619.68 feet and N88°49'23"E for 2,619.11 feet to an intersection with the South line of the North 60 feet said Section 19; thence run N89°27'01"E along said South line for 1,911.00 feet to the POINT OF BEGINNING.

Containing 999.01 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Northwest Quarter (NW 1/4) of said Section 19 to bear N89°27'01"E

Less and Except Assessment Area 1 Legal Description as Follows -

CORKSCREW FARMS CDD

DESCRIPTION

Parcel in

Sections 23 and 24, Township 46 South, Range 26 East,

Lee County, Florida

A tract or parcel of land lying in Sections 23 and 24, Township 46 South, Range 26 East, Lee County, Florida, said tract or parcel of land being a portion of those lands described in deed recorded in Instrument Number 2005000078253, less and except Parcels 103, 104A, 104B, 104C, 105 and 109, as described in Instrument Number 2007000176222, all in the Public Records of Lee County, Florida said tract or parcel of land being more particularly described as follows:

Commencing at the Northeast Corner of said Section 24 run S88°49'23"W along the North line of the Northeast Quarter (NE 1/4) of said Section 24 for 1,051.28 feet; thence run S00°58'21"E for 60.00 feet



to an intersection with the South line of the North 60 feet of said Fraction and the POINT OF BEGINNING.

From said Point of Beginning continue S00°58'21"E for 927.51 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 555.00 feet (delta 18°04'48") (chord bearing S08°04'03"W) (chord 174.41 feet) for 175.13 feet to a point of tangency; thence run S17°06'27"W for 52.73 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 80.00 feet (delta 75°10'41") (chord bearing S54°41'47"W) (chord 97.60 feet) for 104.97 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 995.00 feet (delta 98°31'09") (chord bearing S43°01'33"W) (chord 1,507.77 feet) for 1,710.89 feet to a point of tangency; thence run S06°14'01"E for 589.53 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 1,805.00 feet (delta 26°48'59") (chord bearing S07°10'28"W) (chord 837.11 feet) for 844.80 feet to a point of tangency; thence run S20°34'58"W for 367.52 feet; thence run S69°25'02"E for 160.00 feet; thence run S20°34'58"W for 235.66 feet; thence run S69°25'02"E for 70.00 feet to a point on a radial curve; thence run Southerly along an arc of a curve to the left of radius 25.00 feet (delta 63°36'44") (chord bearing S11°13'24"E) (chord 26.35 feet) for 27.76 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the right of radius 110.00 feet (delta 21°22'01") (chord bearing S32°20'46"E) (chord 40.78 feet) for 41.02 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 25.00 feet (delta 63°36'44") (chord bearing S53°28'07"E) (chord 26.35 feet) for 27.76 feet to a point on a radial line; thence run S04°43'31"W for 70.00 feet to a point on a radial curve; thence run Southwesterly along an arc of a curve to the left of radius 25.00 feet (delta 63°36'44") (chord bearing S62°55'09"W) (chord 26.35 feet) for 27.76 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 110.00 feet (delta 78°16'23") (chord bearing S70°14'58"W) (chord 138.86 feet) for 150.27 feet; thence run S55°15'41"E for 170.90 feet; thence run S04°43'31"W for 3.10 feet; thence run S85°16'29"E for 383.95 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 1,395.00 feet (delta 15°29'30") (chord bearing N86°58'46"E) (chord 376.03 feet) for 377.18 feet to a point of tangency; thence run N79°14'01"E for 196.89 feet; thence run S00°30'10"E for 470.24 feet to an intersection with the Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run S89°29'50"W along said Northerly right of way line for 1,111.69 feet to an intersection with the Easterly line of said Parcel 104B; thence run along the Easterly, Northerly and Westerly line of said Parcel 104B the following four (4) courses: N00°30'10"W for 145.00 feet; S89°29'50"W for 211.66 feet; S89°40'10"W for 48.02 feet and S00°19'50"E for 145.00 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run S89°40'10"W along said Northerly right of way line for 1,437.11 feet to an intersection with the Easterly line of said Parcel 104A; thence run along the Easterly, Northerly and Westerly line of said Parcel 104A the following five (5) courses: N00°19'50"W for 144.55 feet; S89°40'10"W for 38.90 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 1,044.55 feet (delta 11°07'17") (chord bearing S84°06'38"W) (chord 202.43 feet) for 202.75 feet; S78°33'07"W for 38.84 feet and S11°26'53"E for 144.55 feet to an intersection with said Northerly right of way line of Corkscrew Road, (100 feet wide right of way); thence run along said Northerly right of way line the following three (3) courses: S78°33'10"W for 201.45 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 1,050.00 feet (delta 10°30'00") (chord bearing S83°48'10"W) (chord 192.15 feet) for 192.42 feet to a point of tangency and S89°03'10"W for 504.76 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 23; thence run S89°29'09"W along



the Northerly right of way line of Corkscrew Road, (100 feet wide right of way), as described in a deed recorded in Official Records Book 571, at Page 457, Lee County Records, for 1,069.13 feet to an intersection with the Easterly line of said Parcel 103; thence run along the Easterly and Northerly line of said Parcel 103 the following two (2) courses: N00°30'51"W for 145.00 feet and S89°29'09"W for 260.29 feet to an intersection with the West line of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of said Section 23; thence run N00°39'48"W along said West Line for 2,436.24 feet to the Northwest corner of said Fraction; thence run N00°37'17"W along West line of the East Half (E 1/2) of the Northeast Quarter (NE 1/4) of said Section 23 for 2,572.73 feet to an intersection with the South line of the North 60 feet of said Section 23; thence run N89°37'27"E along said South line for 1,338.44 feet to an intersection with the South line of the North 60 feet said Section 24; thence run the following two (2) courses along said South line: N88°49'06"E for 2,619.68 feet and N88°49'23"E for 1,567.94 feet to the POINT OF BEGINNING.

Containing 555.55 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the North line of the Northeast Quarter (NE 1/4) of said Section 24 to bear S88°49'23"W.



RESOLUTION NO 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF PLACE AT CORKSCREW – PHASE 2-A; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Corkscrew Farms Community Development District, hereinafter (the "District"), was established by Ordinance No. 15-16 adopted by the Board of County Commissioners of Lee County, Florida on December 15, 2016 pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

WHEREAS, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

WHEREAS, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the "backbone" (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Place at Corkscrew – Phase 2-A (the "Plat"), a true and correct copy which is attached as Exhibit "A"; and

WHEREAS, this Resolution will be relied upon by Lee County in reviewing the Plat.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Corkscrew Farms Community Development District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility, appearing within the Plat.
3. Provided, however, that the District's responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easement for the surface water management system and other facilities and improvements, as applicable, have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.

4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 11th day of April, 2018.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this ____ day of _____, 2018 by Joseph Cameratta, as Chairman of Corkscrew Farms Community Development District. He is personally known to me.

Notary Public

Printed Name: _____

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me this ____ day of _____, 2018 by Brian Lamb, as Secretary of the Corkscrew Farms Community Development District. He is personally known to me.

Notary Public

Printed Name: _____

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

December 13, 2017 Regular Board of Supervisors Meeting

Minutes of the Public Hearing & Regular Meeting

The Regular Meeting of the Corkscrew Farms Community Development District was held on Wednesday, December 13, 2017 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, December 13, 2017 at 1:00 p.m.**

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

Joseph Cameratta	Chairman
Anthony Cameratta	Vice Chairman
Laura Youmans	Supervisor
Cheryl Yano	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Greg Urbancic	District Counsel
Carl Barraco	District Engineer
Ray Blacksmith	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 2018-05; Supplemental Assessment

Mr. Urbancic and Mr. Lamb went over the resolution with the Board.

MOTION TO:	Approve Resolution 2018-05 in substantial form.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

B. Consideration of the Ancillary Bond Closing Documents

- i. Acquisition Agreement
- ii. Completion Agreement
- iii. True-Up Agreement
- iv. Collateral Assignment
- v. Declaration of Consent
- vi. Lien of Record
- vii. Bond Purchase Contract
- viii. Mortgagee Acknowledgement

Mr. Urbancic and Mr. Lamb went over the documents with the Board. The Bond Purchase Contract has already been adopted.

MOTION TO:	Accept the ancillary bond closing contracts in substantial form, subject to any changes by the Chair, District Manager, and Counsel.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

C. General Matters of the District

Mr. Lamb stated that the pre-closing will occur on 12/20, and the closing should occur on 12/22. The Board asked some questions about the details of the pre-closing and closing.

4. CONSENT AGENDA

- A. Consideration of Board of Supervisors Meeting Minutes November 15, 2017
- B. Consideration of Board of Supervisors Public Hearing Minutes November 29, 2017
- C. Consideration of Operations and Maintenance Expenditures November 2017
- D. Review of Financial Statements Month Ending October 31, 2017

The Board reviewed the Consent Agenda items. There was a question about the O&M budget possibly going up.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

92
93 **5. STAFF REPORTS**

- 94 **A. District Counsel**
95 **B. District Engineer**
96 **C. District Manager**
97

98 There was a discussion about FEMA and repairs.
99

100 *The full discussion is available on audio.*
101

102 Mr. Barraco provided an update on the progress of the phases. Mr. Lamb recommended doing a
103 Certificate of Completion in April.
104

105
106 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
107

108 There were no supervisor requests or audience comments.
109
110

111 **7. ADJOURNMENT**
112

MOTION TO:	Adjourn.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

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***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
Monthly Contract				
Meritus Districts	8157	\$ 2,812.50		Management Services - December
Monthly Contract Sub-Total		\$ 2,812.50		
Variable Contract				
Grau and Associates	GA121117	\$ 23.00		Audit FYE 09/30/17
Variable Contract Sub-Total		\$ 23.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
The News-Press Media Group	855027	\$ 590.39		Notice of Meetings - thru 09/29/2017
The News-Press Media Group	1075117	4,147.89	\$ 4,738.28	Notice of Meetings - thru 11/15/2017
Additional Services Sub-Total		\$ 4,738.28		
TOTAL:		\$ 7,573.78		

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 120
Tampa, FL 33607



Invoice Number: 8157
Invoice Date: Dec 1, 2017
Page: 1

Grau and Associates

2700 N. Military Trail, Suite 350
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Date 12/11/2017

DEC 14 2017

SERVICE

AMOUNT

Audit FYE 09/30/2017 - Confirmation.com / November

\$ 437.00

Current Amount Due

\$ 437.00

GA 121117



BILLING ACCOUNT NAME AND ADDRESS

Corkscrew Farms CDD
Attn: Nicole Chamberling
5680 W Cypress ST
Tampa, FL 33607-7002

NOTE: Your account number has changed. Your old account number was 0000009659. Your new account number is 9659 and should be used for all future correspondence.

Package Advertising:			
Start-End Date	Package Description	PO Number	Package Cost
9/29/17-9/29/17	0002432885 NOTICE OF AUDIT COM		\$260.30
9/29/17-9/29/17	0002432937 NOTICE OF REGULAR B		\$319.34

PART OF THE USA TODAY NETWORK

CURRENT DUE	30 DAYS PAST DUE
\$590.39	\$1,075.00

37

The News-Press media group

PART OF THE USA TODAY NETWORK
2442 Dr. Martin Luther King Jr., Blvd., Fort Myers, FL 33901

ACCOUNT NAME Corkscrew Farms CDD		ACCOUNT # 9659	PAGE # 1 of 1
INVOICE # 0001075117	BILLING PERIOD Nov 1- Nov 30, 2017	PAYMENT DUE DATE December 20, 2017	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$4,754.83	
BILLING ACCOUNT NAME AND ADDRESS Corkscrew Farms CDD Attn: Nicole Chamberling 5680 W Cypress ST Tampa, FL 33607-7002		BILLING INQUIRIES/ADDRESS CHANGES 1-877-283-2392 or FTMY@ccc.gannett.com	FEDERAL ID 47-2493274
Terms and Conditions: Past due accounts are subject to interest at the rate of 12% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.			

00000096590000000000000010751170047548310264

NOTE: Your account number has changed. Your old account number was **000009659**. Your new account number is **9659** and should be used for all future correspondence.

Date	Description	Amount
11/1/17	Balance Forward	\$1,509.06
11/13/17	PAYMENT - THANK YOU	-\$902.12
11/30/17	Finance Charge	\$5.80

Legal Advertising:

Date range	Product	Order Number	Order Description	PO Number	Runs	Ad Size	Net Amount
11/9/17-11/15/17	NEWS-PRESS	0000950916	Public Hearing-Spec. Assessmen		2	4 x 18.75 in	\$3,915.00

Package Advertising:

Start-End Date	Package Description	PO Number	Package Cost
11/8/17-11/8/17	0002521071 NOTICE OF REGULAR B		\$227.09

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

The News-Press media group

PART OF THE USA TODAY NETWORK

ACCOUNT NAME Corkscrew Farms CDD		PAYMENT DUE DATE December 20, 2017		AMOUNT PAID	
ACCOUNT NUMBER 9659		INVOICE NUMBER 0001075117			
CURRENT DUE \$4,147.89	30 DAYS PAST DUE \$16.55	60 DAYS PAST DUE \$590.39	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00
					TOTAL AMOUNT DUE \$4,754.83
REMITTANCE ADDRESS (Include Account# & Invoice# on check) News-Press Media Group P O Box 677583 Dallas, TX 75267-7583			TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW: <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____		

00000096590000000000000010751170047548310264

Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8185	\$ 2,812.50		Management Services - January
Monthly Contract Sub-Total		\$ 2,812.50		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,812.50		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



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

INVOICE

Invoice Number: 8185
Invoice Date: Jan 1, 2018
Page: 1

Bill To:

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Corkscrew Farms CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		1/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - January		2,812.50

Subtotal	2,812.50
Sales Tax	
Total Invoice Amount	2,812.50
Payment/Credit Applied	
TOTAL	2,812.50

Check/Credit Memo No:

Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8218	\$ 2,916.95		Management Services - February
Monthly Contract Sub-Total		\$ 2,916.95		
Variable Contract				
Coleman, Yovanovich & Koester, P.A.	6677 001M 17	\$ 3,458.57		Professional Services - thru 12/31/2017
Variable Contract Sub-Total		\$ 3,458.57		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 6,375.52		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



INVOICE

Invoice Number: 8218
Invoice Date: Feb 1, 2018
Page: 1

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

Bill To:

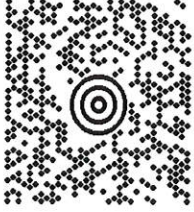

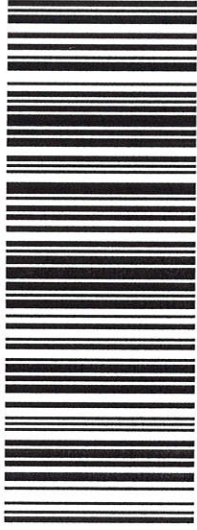

Corkscrew Farms CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Corkscrew Farms CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Airborne		2/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - February		2,812.50
	EXP	Express Delivery Service - 12/20/17 (3 shipments)		104.45
Subtotal				2,916.95
Sales Tax				
Total Invoice Amount				2,916.95
Payment/Credit Applied				
TOTAL				2,916.95

Check/Credit Memo No:

BRITTANY CRUTCHFIELD 8133975120 MERITUS CORPORATION 2005 PAN AM CIRCLE TAMPA FL 33607	0.5 LBS LTR	1 OF 1
SHIP TO: CHARLES MANN 2393366242 PAVESE LAW FIRM 1833 HENDRY STREET FT MYERS FL 33901		
	FL 339 0-01 	
UPS NEXT DAY AIR TRACKING #: 1Z A7E 454 01 9643 9069 1		
		
BILLING: P/P		
Reference No. 1: Corkscrew Farms CDD XOL 17.11.08 NV45 93.0A 10/2017  TM		

29.40

BRITTANY CRUTCHFIELD 8133975120 MERITUS CORPORATION 2005 PAN AM CIRCLE TAMPA FL 33607	0.5 LBS LTR	1 OF 1
SHIP TO: GREGORY L. URBANCIC 2394353535 COLEMAN, YOVANOVICH & KOESTER, P.A SUITE 300 4001 TAMiami TRAIL NORTH NAPLES FL 34103		
	FL 339 4-02 	
UPS NEXT DAY AIR TRACKING #: 1Z A7E 454 01 9266 9167 1		
		
BILLING: P/P		
Reference No.1: Corkscrew Farms CDD XOL 17.11.08 NV45 93.0A 10/2017 		

35.17

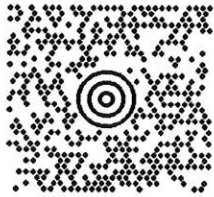
BRITTANY CRUTCHFIELD
8133975120
MERITUS CORPORATION
2005 PAN AM CIRCLE
TAMPA FL 33607

0.8 LBS LTR

1 OF 1

SHIP TO:

STEVE SANFORD
5612485303
GREENBERG TRAUIG, P.A.
STE. # 300 EAST
777 S. FLAGLER DR.,
WEST PALM BEACH FL 33401



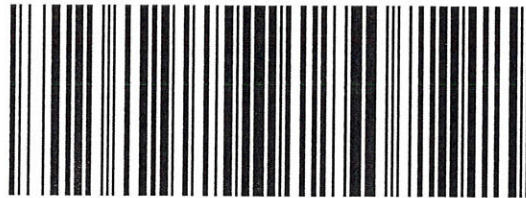
FL 334 0-09



UPS NEXT DAY AIR

TRACKING #: 1Z A7E 454 01 9462 0553

1



BILLING: P/P

Reference No. 1: Corkscrew Farms CDD

XOL 17.11.08

NV45 93.0A 10/2017



39.88

Print Label

Page 1 of 1

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
5680 W. Cypress Street, Suite A
Tampa FL 33607

Page: 1
December 31, 2017
File No: 6677-001M
Statement No: 17

Attn: Teresa Farlow

Gen Rep

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

Previous Balance	\$1,153.75
------------------	------------

Fees

11/02/2017	GLU	Exchange multiple email correspondence with manager on board meeting and agenda matters	32.50
11/13/2017	GLU	Exchange multiple email correspondence with Dominic Cameratta and Ray Blacksmith regarding fire station parcel; Review property information; Draft correspondence to Fire Chief regarding Tract F-4	292.50
11/15/2017	GLU	Review agenda materials and prepare for Board of Supervisors meeting	731.25
11/21/2017	GLU	Exchange email correspondence with Brittany Crutchfield to set agenda; Review and revise agenda	97.50
11/28/2017	GLU	Review agenda book and prepare for Board of Supervisors meeting	130.00
11/29/2017	GLU	Attendance at Board of Supervisors meeting	893.75
12/04/2017	GLU	Review and respond to email correspondence from Brittany Crutchfield on agenda	65.00
12/06/2017	GLU	Telephone conference with Corie Chase regarding Case 17-12E appeal issues; Follow-up	65.00
	GLU	Exchange email correspondence with Brittany Crutchfield on agenda and materials	65.00
12/08/2017	GLU	Exchange email correspondence with Ray Blacksmith and Brian Lamb regarding FEMA claim	65.00
12/13/2017	GLU	Review agenda and prepare for Board of Supervisors meeting; Follow-up with Brittany Crutchfield on signed resolutions	162.50
	GLU	Attendance at Board of Supervisors meeting	812.50
12/14/2017	GLU	Review multiple email correspondence from Tony Cameratta and Dominic Cameratta on hurricane invoicing	32.50
		Professional Fees through 12/31/2017	3,445.00

Gen Rep

Expenses

12/13/2017	FedEx -(9984)(from 34103/glu to 33607/Meritus (Attn. Brittany Crutchfield)	13.57
	Total Expenses	<u>13.57</u>
	Total Current Work	3,458.57

Payments

	Total Payments Through 02/01/2018	-1,153.75
	Balance Due	<u>\$3,458.57</u>

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2018



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 2/28/2018

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Capital Project Funds - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Assets						
Cash--Operating Account	19,409	0	0	0	0	19,409
Cash - Revenue - Series 2016 #3000	0	364,367	0	0	0	364,367
Cash - Interest - Series 2016 #3001	0	0	0	0	0	0
Cash - Sinking - Series 2016 #3002	0	0	0	0	0	0
Cash - Reserve - Series 2016 #3004	0	934,374	0	0	0	934,374
Cash - Prepayment - Series 2016 #3005	0	593,761	0	0	0	593,761
Cash - Capital Int- Series 2016 #3007	0	0	0	0	0	0
Cash- Acq/Cont. Gen Fund - Series 2016 #3006	0	0	42	0	0	42
Due From General Fund	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liability Insurance	2,551	0	0	0	0	2,551
Prepaid D & O Insurance	930	0	0	0	0	930
Construction Work in Progress	0	0	0	18,368,743	0	18,368,743
Amount Available-Debt Service	0	0	0	0	1,525,732	1,525,732
Amount To Be Provided-Debt Service	0	0	0	0	18,074,268	18,074,268
Other	0	0	0	0	0	0
Total Assets	22,890	1,892,502	42	18,368,743	19,600,000	39,884,176
Liabilities						
Accounts Payable	(2,813)	0	0	0	0	(2,813)
Accounts Payable-Other	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Bonds Payable - Series 2016	0	0	0	0	19,600,000	19,600,000
Total Liabilities	(2,813)	0	0	0	19,600,000	19,597,188
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	1,615,419	42	0	0	1,615,461
Fund Balance-Unreserved	9,925	0	0	0	0	9,925

Corkscrew Farms CDD

Balance Sheet

As of 2/28/2018

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Capital Project Funds - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Investment in General Fixed Assets	0	0	0	18,368,743	0	18,368,743
Other	15,777	277,083	0	0	0	292,860
Total Fund Equity & Other Credits	25,702	1,892,502	42	18,368,743	0	20,286,989
Total Liabilities & Fund Equity	22,890	1,892,502	42	18,368,743	19,600,000	39,884,176

Corkscrew Farms CDD

Statement of Revenues & Expenditures

General Fund - 001

From 10/1/2017 Through 2/28/2018

(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	8,029	20,063	12,034	150 %
Operation & Maintenance-Off Roll	189,556	3,046	(186,510)	(98)%
Contributions & Donations From Private Sources				
Developer Contribution	0	183,725	183,725	0 %
Total Revenues	93,210	206,834	113,624	122 %
Expenditures				
Financial & Administrative				
District Manager	34,000	14,063	19,938	59 %
District Engineer	12,500	0	12,500	100 %
Trustee Fees	8,000	5,041	2,959	37 %
Auditing Services	5,500	23	5,477	100 %
Postage, Phone, Faxes, Copies	150	104	46	30 %
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	0	5,202	(5,202)	0 %
Bank Fees	300	10	290	97 %
Dues, Licenses, & Fees	260	175	85	33 %
Legal Counsel				
District Counsel	12,500	4,612	7,888	63 %
Other Physical Environment				
Contingency Expense	0	161,827	(161,827)	0 %
Property & Casualty Insurance	15,000	0	15,000	100 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	93,210	191,057	(97,847)	(105)%
Excess of Revenues Over (Under) Expenditures	0	15,777	15,777	0 %
Fund Balance, Beginning of Period	0	9,925	9,925	0 %
Fund Balance, End of Period	0	25,702	25,702	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2016 - 200

From 10/1/2017 Through 2/28/2018

(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	1,274,563	328,376	(946,187)	(74)%
Debt Service Prepayments	0	930,225	930,225	0 %
Debt Service Assessments-Off Roll	0	49,332	49,332	0 %
Debt Service Assessments-Developer	0	745,526	745,526	0 %
Interest Earnings				
Interest Earnings	0	4,583	4,583	0 %
Total Revenues	1,274,563	2,058,042	783,479	61 %
Expenditures				
Debt Service Payments				
Interest	924,562	470,959	453,603	49 %
Principal	350,000	1,310,000	(960,000)	(274)%
Total Expenditures	1,274,562	1,780,959	(506,397)	(40)%
Excess of Revenues Over (Under) Expenditures	1	277,083	277,082	27,708,205 %
Fund Balance, Beginning of Period	0	1,615,419	1,615,419	0 %
Fund Balance, End of Period	1	1,892,502	1,892,501	189,250,112 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Capital Project Funds - Series 2016 - 300

From 10/1/2017 Through 2/28/2018

(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
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 02/28/2018
Reconciliation Date: 2/28/2018
Status: Locked

Bank Balance	21,341.73
Less Outstanding Checks/Vouchers	2,876.27
Plus Deposits in Transit	501.80
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>441.55</u>
Reconciled Bank Balance	19,408.81
Balance Per Books	<u>19,408.81</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: 02/28/2018

Reconciliation Date: 2/28/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1056	2/22/2018	System Generated Check/Voucher	2,812.50	Meritus Districts
1057	2/22/2018	System Generated Check/Voucher	63.77	News-Press Media Group
Outstanding Checks/Vouchers			2,876.27	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 02/28/2018

Reconciliation Date: 2/28/2018

Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR018	2/27/2018	CK # 1410 Reimburse Advertising	501.80
Outstanding Deposits				501.80

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 02/28/2018

Reconciliation Date: 2/28/2018

Status: Locked

Outstanding Suspense Items

Item Number	Date	Description	Amount
022	2/22/2018	Lot Closings CK # 120589	441.55
Outstanding Suspense Items			441.55

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 02/28/2018

Reconciliation Date: 2/28/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1317	1/16/2018	Series 2016 FY18 Tax Dist ID 5	5,788.02	Corkscrew Farms CDD
1053	2/1/2018	System Generated Check/Voucher	2,916.95	Meritus Districts
1054	2/15/2018	System Generated Check/Voucher	3,458.57	Coleman, Yovanovich & Koester, P.
1055	2/15/2018	Series 2016 FY18 Tax Dist ID 6	32,394.15	Corkscrew Farms CDD
Cleared Checks/Vouchers			44,557.69	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 02/28/2018

Reconciliation Date: 2/28/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR019	1/19/2018	FY 2018 O & M Deposit	277.34
	CR020	2/6/2018	2-6-18 Lot Closings	473.46
	017	2/13/2018	Wire 1995502431	21,898.03
	CR016	2/15/2018	FY 2018 Tax Dist ID 6	34,373.36
	CR021	2/28/2018	February Bank Activity	<u>(10.00)</u>
Cleared Deposits				<u>57,012.19</u>



FCB

FLORIDA COMMUNITY BANK
 (866) 764-0006 • www.floridacommunitybank.com
 1255 Tamiami Trail, Port Charlotte, FL 33953
 Return Service Requested

Received

MAR 07 2018

00007470-0022727-0001-0003-FIMC8006580228186881

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

Last statement: January 31, 2018
 This statement: February 28, 2018
 Total days in statement period: 28

Page: 1 of 4
 XXXXXX9400
 (7)

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	\$8,887.23
Enclosures	7	Total additions	57,022.19
		Total subtractions	44,567.69
		Ending balance	\$21,341.73

CHECKS

Number	Date	Amount	Number	Date	Amount
1053	02-02	2,916.95	1317 *	02-07	5,788.02
1054	02-23	3,458.57	* Skip in check sequence		
1055	02-21	32,394.15			

DEBITS

Date	Description	Subtractions
02-12	' Service Charge WIRE TRANSFER-IN	10.00

CREDITS

Date	Description	Additions
02-01	Deposit	277.34
02-09	Deposit	473.46
02-12	Wire Transfer-IN IT FROM:THE PLACE AT CORKSCREW SWIFTCODE FCBNUS33	21,898.03
02-15	' Preauthorized Credit LEE COUNTY Tax DB 06 180215 DBTAX	34,373.36





FLORIDA COMMUNITY BANK
(866) 764-0006 • www.floridacommunitybank.com
1255 Tamiami Trail, Port Charlotte, FL 33953
Return Service Requested

CORKSCREW FARMS COMMUNITY DEVELOPMENT
February 28, 2018

Page: 2 of 4
XXXXXX9400

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	8,887.23	02-07	459.60	02-15	57,194.45
02-01	9,164.57	02-09	933.06	02-21	24,800.30
02-02	6,247.62	02-12	22,821.09	02-23	21,341.73

00007470-0022729-0002-0003-FIMC8006580Z...J8881(00007470)-000022731



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



PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION.
FLORIDA COMMUNITY BANK
1255 TAMIAAMI TRAIL, PORT CHARLOTTE, FL 33953 • TELEPHONE: 1 (866) 764-0006



CORKSCREW FARMS COMMUNITY DEVELOP

Account: *****9400

Page: 3 of 4

DEPOSIT TICKET
FOR CLEAR COPY, PLEASE PRINT

DATE: 02/01/18
AMOUNT: 277.34
TOTAL: 277.34

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

FCB
FLORIDA COMMUNITY BANK

02/01/2018 Deposit \$277.34

THIS SIDE FOR BANK USE ONLY

CHECK
LESS DEPOSIT
CASH RETURNED

DATE: 02/01/18
AMOUNT: 277.34
TOTAL: 277.34

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

FCB
FLORIDA COMMUNITY BANK

DEPOSIT TICKET
FOR CLEAR COPY, PLEASE PRINT

DATE: 02/09/18
AMOUNT: 473.46
TOTAL: 473.46

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

FCB
FLORIDA COMMUNITY BANK

02/09/2018 Deposit \$473.46

THIS SIDE FOR BANK USE ONLY

CHECK
LESS DEPOSIT
CASH RETURNED

DATE: 02/09/18
AMOUNT: 473.46
TOTAL: 473.46

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

FCB
FLORIDA COMMUNITY BANK

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

DATE: 02/02/18
AMOUNT: \$2,916.95

***Two Thousand Nine Hundred Sixteen and 95/100 Dollars

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

02/02/2018 1053 \$2,916.95

FOR DEPOSIT ONLY
MERITUS DISTRICTS
COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2380

DATE: 02/02/18
AMOUNT: \$2,916.95

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

DATE: 02/23/18
AMOUNT: \$3,458.57

***Three Thousand Four Hundred Fifty Eight and 57/100 Dollars

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

02/23/2018 1054 \$3,458.57

DATE: 02/23/2018 2:21:10 PM
AMOUNT: \$3,458.57

COLEMAN, YOVANOVITCH & KOESTER, P.
NORTHERN TRUST BANK BUILDING
4001 TAMAMIAMI TRAIL NORTH, SUITE 300
NAPLES, FL 34103-3555

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

DATE: 02/21/18
AMOUNT: \$32,394.15

***Thirty Two Thousand Three Hundred Ninety Four and 15/100 Dollars

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

02/21/2018 1055 \$32,394.15

DATE: 02/21/2018 2:21:10 PM
AMOUNT: \$32,394.15

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