

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEEETING
MAY 24, 2017**

CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
WEDNESDAY, MAY 24, 2017

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
		Brian Howell
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 seventh 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 ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth 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 **May 24, 2017 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 Resolution 2017-08; Approving Proposed Fiscal Year 2017 Budget & Setting Public Hearing Tab 01
 - B. Consideration of Resolution 2017-09; Re-Designating of Treasurer Tab 02
 - C. Consideration of the Second Amendment to Assignment Regarding Water and Wastewater Connection Fees (Subphase, 1A, 1B, and 1C) Tab 03
 - D. Annual Disclosure of Qualified Electors Tab 04
 - E. Appointment of Audit Committee
 - F. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Special Meeting Minutes January 20, 2017 Tab 05
 - B. Consideration of Board of Supervisors Special Meeting Minutes March 3, 2017 Tab 06
 - C. Consideration of Board of Supervisors Continued Meeting Minutes March 10, 2017..... Tab 07
 - D. Consideration of Board of Supervisors Special Meeting Minutes April 7, 2017 Tab 08
 - E. Consideration of Operations and Maintenance Expenditures May 2017..... Tab 09
 - F. Review of Financial Statements Month Ending April 30, 2017 Tab 10
- 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.

RESOLUTION 2017- 08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2017/2018 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Corkscrew Farms Community Development District (“**District**”) prior to June 15, 2017, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2017 and ending September 30, 2018 (“**Fiscal Year 2017/2018**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2017/2018 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 9, 2017

HOUR: 1:00 p.m.

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 24th DAY OF MAY, 2017.

ATTEST:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By:_____
Its:_____

2018



CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018
PROPOSED ANNUAL OPERATING BUDGET

MAY 24, 2017

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2018

PROPOSED ANNUAL OPERATING BUDGET

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MAY 24, 2017

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2018, which begins on October 1, 2017. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Final Operating Budget	Current Period Actuals 10/1/2016 - 3/31/2017	Projected Revenues & Expenditures 4/1/17 to 9/30/17	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	0.00	0.00
Operations & Maintenance Assmts-Off Roll	197,585.11	0.00	6,663.24	6,663.24	(190,921.87)
Discounts and Collection Fees	(104,375.11)	0.00	0.00	0.00	104,375.11
TOTAL SPECIAL ASSESSMENTS	93,210.00	0.00	6,663.24	6,663.24	(86,546.76)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	39,416.50	7,739.01	47,155.51	47,155.51
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	39,416.50	7,739.01	47,155.51	47,155.51
TOTAL REVENUES	93,210.00	39,416.50	14,402.25	53,818.75	(39,391.25)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	34,000.00	15,062.50	18,937.50	34,000.00	0.00
District Engineer	12,500.00	0.00	0.00	0.00	(12,500.00)
Trustees Fees	8,000.00	0.00	4,000.00	4,000.00	(4,000.00)
Auditing Services	5,500.00	0.00	5,500.00	5,500.00	0.00
Postage, Phone, Faxes, Copies	150.00	0.00	75.00	75.00	(75.00)
Public Officials Insurance	2,500.00	2,231.00	0.00	2,231.00	(269.00)
Bank Fees	300.00	0.00	0.00	0.00	(300.00)
Dues, Licenses & Fees	260.00	175.00	0.00	175.00	(85.00)
Office Supplies	0.00	20.30	0.00	20.30	20.30
TOTAL FINANCIAL & ADMINISTRATIVE	63,210.00	17,488.80	28,512.50	46,001.30	(17,208.70)
LEGAL COUNSEL					
District Counsel	12,500.00	12,581.95	(10,887.50)	1,694.45	(10,805.55)
TOTAL LEGAL COUNSEL	12,500.00	12,581.95	(10,887.50)	1,694.45	(10,805.55)
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	15,000.00	6,123.00	0.00	6,123.00	(8,877.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	15,000.00	6,123.00	0.00	6,123.00	(8,877.00)
RESERVES					
Undesignated Reserve	2,500.00	0.00	0.00	0.00	(2,500.00)
TOTAL RESERVES	2,500.00	0.00	0.00	0.00	(2,500.00)
TOTAL EXPENDITURES	93,210.00	36,193.75	17,625.00	53,818.75	(39,391.25)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	3,222.75	(3,222.75)	0.00	0.00

CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2017 Final Operating Budget	Total Actuals and Projections Through 09/30/17	Over/(Under) Budget Through 09/30/17	Fiscal Year 2018 Proposed Operating Budget	Increase / (Decrease) from FY 2017 to FY 2018
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	8,029.00	8,029.00
Operations & Maintenance Assmts-Off Roll	197,585.11	6,663.24	(190,921.87)	8,029.00	(189,556.11)
Discounts and Collection Fees	(104,375.11)	0.00	104,375.11	(8,319.50)	96,055.61
TOTAL SPECIAL ASSESSMENTS	93,210.00	6,663.24	(86,546.76)	7,738.50	(85,471.50)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	47,155.51	47,155.51	85,471.50	85,471.50
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	47,155.51	47,155.51	85,471.50	85,471.50
TOTAL REVENUES	93,210.00	53,818.75	(39,391.25)	93,210.00	0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Manager	34,000.00	34,000.00	0.00	34,000.00	0.00
District Engineer	12,500.00	0.00	(12,500.00)	12,500.00	0.00
Trustees Fees	8,000.00	4,000.00	(4,000.00)	8,000.00	0.00
Auditing Services	5,500.00	5,500.00	0.00	5,500.00	0.00
Postage, Phone, Faxes, Copies	150.00	75.00	(75.00)	150.00	0.00
Public Officials Insurance	2,500.00	2,231.00	(269.00)	2,500.00	0.00
Bank Fees	300.00	0.00	(300.00)	300.00	0.00
Dues, Licenses & Fees	260.00	175.00	(85.00)	260.00	0.00
Office Supplies	0.00	20.30	20.30	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	63,210.00	46,001.30	(17,208.70)	63,210.00	0.00
LEGAL COUNSEL					
District Counsel	12,500.00	1,694.45	(10,805.55)	12,500.00	0.00
TOTAL LEGAL COUNSEL	12,500.00	1,694.45	(10,805.55)	12,500.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Property & Casualty Insurance	15,000.00	6,123.00	(8,877.00)	15,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	15,000.00	6,123.00	(8,877.00)	15,000.00	0.00
RESERVES					
Undesignated Reserve	2,500.00	0.00	(2,500.00)	2,500.00	0.00
TOTAL RESERVES	2,500.00	0.00	(2,500.00)	2,500.00	0.00
TOTAL EXPENDITURES	93,210.00	53,818.75	(39,391.25)	93,210.00	0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	0.00	0.00	0.00	0.00	0.00

FISCAL YEAR 2018
PROPOSED ANNUAL OPERATING BUDGET

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Other Physical Environment

Property & Casualty Insurance

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

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

REVENUES

CDD Debt Service Assessments	\$	1,274,563
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TOTAL REVENUES	\$	1,274,563
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EXPENDITURES

Series 2016 May Bond Interest Payment	\$	462,281
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Series 2016 November Bond Principal Payment	\$	350,000
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Series 2016 November Bond Interest Payment	\$	462,281
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TOTAL EXPENDITURES	\$	1,274,563
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2017	\$	19,660,000
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Principal Payment Applied Toward Series 2016 Bonds	\$	350,000
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Bonds Outstanding - Period Ending 11/1/2018	\$	19,310,000
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CORKSCREW FARMS

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

FISCAL YEAR 2017							FISCAL YEAR 2018				
Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2017 Total Assessment	Debt Service Per Unit	O&M Per Unit	Discounts and Collection Fees ⁽¹⁾	FY 2017 Total Assessment	Total Increase / (Decrease) in Annual Assmt
PHASE 1 -- SERIES 2016 BONDS											
Single Family 52'	1.00	267	\$1,000.00	\$70.35	\$68.32	\$1,138.67	\$1,000.00	\$70.35	\$68.32	\$1,138.67	\$0.00
Single Family 62'	1.20	230	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$0.00
Single Family 75'	1.50	132	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$0.00
PHASE 2 -- FUTURE BOND SERIES											
Single Family 52'	1.00	342	\$1,000.00	\$70.35	\$68.32	\$1,138.67	\$1,000.00	\$70.35	\$68.32	\$1,138.67	\$0.00
Single Family 62'	1.20	240	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$1,200.00	\$70.35	\$81.09	\$1,351.43	\$0.00
Single Family 75'	1.50	114	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$1,500.00	\$70.35	\$100.23	\$1,670.58	\$0.00

Notations:

⁽¹⁾ Annual assessments for are adjusted 6% for Lee County collection fees and statutory discounts for early payment.

RESOLUTION 2017-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING A TREASURER.**

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

WHEREAS, the Board of Supervisors of the District desires to appoint a Treasurer;

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

Section 1. Eric Davidson is appointed Treasurer.

Section 2. All prior designations which are inconsistent with the designation herein are forthwith rescinded.

Section 3. This Resolution shall become effective on May 24, 2017.

PASSED AND ADOPTED THIS 24TH DAY OF MAY, 2017.

ATTEST:

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

SECRETARY / ASSISTANT SECRETARY

CHAIRMAN

SECOND AMENDMENT TO ASSIGNMENT
REGARDING WATER AND WASTEWATER CONNECTION FEES
(Subphase 1A, Subphase 1B, and Subphase 1C)

THIS SECOND AMENDMENT TO ASSIGNMENT REGARDING WATER AND WASTEWATER CONNECTION FEES (this “**Amendment**”) is made as of this ____ day of _____, 2017, by and between **CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes (“**District**”) located in Lee County, Florida, and **THE PLACE AT CORKSCREW, LLC**, a Florida limited liability company and the primary landowner within the boundaries of the Corkscrew Farms Community Development District (“**Landowner**”). District and Landowner are sometimes collectively referred to herein as the “**Parties**”.

Recitals

WHEREAS, District and Landowner entered into that certain Assignment Regarding Water and Wastewater Connection Fees dated as of January 20, 2017, as amended by that certain Amendment to Assignment Regarding Water and Wastewater Connection Fees (Subphase 1A, Subphase 1B and Subphase 1C) dated March 3, 2017 (collectively, the “**Assignment**”) as security and payment for the Series 2016 Bonds, to ensure that the portion of Connection Fees financed by the Series 2016 Bonds are deposited in accordance with the Assignment; and

WHEREAS, District and Landowner desire to enter into this Amendment to amend those certain Connection Fees for Subphase 1A set forth in the Assignment.

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which is hereby acknowledged, District and Landowner agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are true and correct and incorporated herein by this reference as a material part of this Amendment.
2. **Connection Fees for Subphase 1A.** The Connection Fees for Subphase 1A as set forth in the fourth recital of the Assignment shall be amended to reflect an additional payment of \$146,570 (“**Additional Payment**”) required by Lee County for Subphase 1A. The total Connection Fees for Subphase 1A paid by the District for Subphase 1A shall hereinafter be amended to be \$303,360.54. The receipt from Lee County for the Additional Payment is set forth as an Exhibit “B-2” attached hereto and made a part hereof, and said Exhibit B-2 shall be a supplement to Exhibit B of the Assignment.
3. **Conflict.** The terms of this Amendment form a part of the Assignment and shall control and take precedence over any and all terms, provisions and conditions of the Assignment which might vary, contradict or otherwise be inconsistent with the terms and conditions hereof. All of the other terms, provisions and conditions of the Assignment, except as expressly amended and modified by this Amendment, shall remain unchanged and are hereby ratified and confirmed and shall remain in full force and effect.
4. **Counterparts.** This Amendment may be executed simultaneously in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signatures delivered by facsimile transmission or emailing a signed, scanned copy of this Amendment shall be acceptable and binding upon both parties.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have executed this Amendment the day and year first written above.

DISTRICT:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Brian Lamb, Secretary

By: _____
Joseph Cameratta, Chairman

DEVELOPER:

THE PLACE AT CORKSCREW, LLC,
a Florida limited liability company

By: **CORKSCREW FARMS, LLC,**
a Florida limited liability company,
its Authorized Member

By: _____
Raymond Blacksmith, Manager

Exhibit B-2



ESTIMATED FEE QUOTE - CALCULATION OF CONNECTION/CAPACITY FEES TO BE PRE-PAID --THIS PAGE TO BE COMPLETED BY LEE COUNTY UTILITIES PERSONNEL--

PROJECT NAME: **THE PLACE, PHASE 1A** STRAP #: **24-46-26-00-00001.0000**
 QUOTE TO: **DANIEL C. HARTLEY, P.E. - J.R. EVANS ENGINEERING, P.A. EMAIL: DAN@IREVANSENGINEERING.COM**
DOS 2016-00013 LCU2016-00067

--PLEASE NOTE: THIS PROJECT WILL BE REQUIRED TO FOLLOW THE MOST CURRENT APPROVED SECTIONS OF LEE COUNTY UTILITIES DESIGN MANUAL/OPERATIONS MANUAL--

TYPE OF CONNECTION	METER SIZE	UNITS/GPD*	WATER		UNITS/GPD*	WASTEWATER	
SINGLE-FAMILY RESIDENTIAL *** (INDIVIDUALLY METERED RESIDENTIAL UNITS)		55	X	\$2,440.00 = \$134,200.00	55	X	\$2,660.00 = \$146,300.00
MULTI-FAMILY RESIDENTIAL (MASTER-METERED RESIDENTIAL UNITS)		0	X	\$1,952.00 = \$ 0.00	0	X	\$2,128.00 = \$ 0.00
COMMERCIAL (2) GUARD GATE (250 GPD EACH)	5/8"	250	X	\$9.76 = \$2,440.00	250	X	\$10.64 = \$2,660.00
	5/8"	250	X	\$9.76 = \$2,440.00	250	X	\$10.64 = \$2,660.00
		0	X	\$9.76 = \$ 0.00	0	X	\$10.64 = \$ 0.00
		0	X	\$9.76 = \$ 0.00	0	X	\$10.64 = \$ 0.00
		0	X	\$9.76 = \$ 0.00	0	X	\$10.64 = \$ 0.00
		0	X	\$9.76 = \$ 0.00	0	X	\$10.64 = \$ 0.00
* GALLON PER DAY ** BASED ON ESTIMATED FLOWS IN GPD *** MINIMUM 250 GPD (1 ERU)							
IRRIGATION ** & ***		0	X	\$9.76 = \$ 0.00			
NUMBER OF LIFT STATIONS (1 ERU/250 GPD FOR EACH WATER SERVICE)		1	X	\$2,440.00 = \$2,440.00			
SUB-TOTAL				\$141,520.00			\$151,620.00
50% FEES				\$70,760.00			\$75,810.00
TOTAL 50% WATER AND 50% WASTEWATER FEES							\$146,570.00
PLAN REVIEW FEES: (ESTIMATED COST OF CONSTRUCTION X 1% OR \$790.00 WHICHEVER IS GREATER)							\$10,220.54
DUE UPON FIRST SUBMITTAL: 50% WATER, 50% WASTEWATER, 100% REVIEW FEES							\$156,790.54
DUE UPON FINAL SUBMITTAL: REMAINING 50% WATER & REMAINING 50% WASTEWATER Please Note: The Remaining 50% Water And 50% Wastewater Fees Are Due Prior To Placing The System Into Service							\$146,570.00

PLEASE MAKE CHECKS PAYABLE TO 'LEE COUNTY BOCC'

--THIS QUOTE IS SUBJECT TO CHANGE UPON REVIEW OF PROJECT AND/OR CHANGE IN DEVELOPMENT--

--PRIOR TO ISSUING RESIDENTIAL AVAILABILITY LETTERS THE FOLLOWING FEES WILL BE REQUIRED BY LEE COUNTY UTILITIES: \$146,570.00
 100% OF THE CAPACITY FEES, METER SET FEE, & SECURITY DEPOSITS--

Completed by: Mary McCann Date: 10/3/16 Reviewed by: J. Mosey Date: 11/4/16

PLEASE NOTE: The County reserves the right to review the amount of water and/or sewer usage during the course of a customer's service and shall bill to the owner or customer for any adjustments to the water and sewer Connection Fee for capacity use in excess of the amount paid by the owner or customer. Any additional Connection Fee payments shall be billed to the owner or customer at the same rate that was initially charged at the time of service application. (Lee County Resolution 11-08-26 adopted by the Board of County Commissioners on August 9, 2011)

THE PLACE AT CORNSHAW
 02 W
 4 Nov 16
 @ 156,790.54

Exhibit B-2
(continued)



Lee County Utilities Water/Sewer Service

1500 Monroe Street
Fort Myers, FL 33901
239-533-8160 or LCU.NewInstalls@leegov.com

100% v.t.l.f.

Fee Receipt

Case No.: LWS2017-00334

STRAP No.: 24-48-26-00-00001.0000

Payment Processed Date: 04/14/2017

Owner Name: PLACE AT CORKSCREW LLC

Single Family & Duplex Backflow Req. N

Project/Subdivision Name: PLACE, THE PHASE 1A

Description: FINAL 50% PREPAID CAPACITY FEES - WTR/SWR FOR 55 S/F HOMES + 2 GUARD GATES @ 250
GPD EACH + 1 LIFT STATION: DOS2016-00013 LCU2016-00067

Job Address: 17501 CORKSCREW RD ESTERO 33928

Lot:

Block:

Requestor: CAMPROP INC
4954 ROYAL GULF CIR
Mailing Address: FORT MYERS FL 33966

Tax ID:

Note:

Fees:		Date of Transaction	Method of Payment	Approval / Check#	Updated by
Prepaid Water Connection-LCU	\$70,760.00	04/14/2017	1201700000000	1000	DND
Prepaid Sewer Connection-LCU	\$75,810.00	04/14/2017	1201700000000	1000	DND
Total Fee Amount:	<u>\$146,570.00</u>				
Total Amount Paid:	<u>\$146,570.00</u>				
Total Amount Due:	\$0.00				

MERITUS DISTRICTS

2005 Pan Am Cir STE 120
TAMPA FL 33607

Lee County – Community Development Districts
FLORIDA

04/15/2017

2017 PRECINCT	NAME OF CDD	# REG VOTERS
69	Cypress Shadows	721
	Corkscrew Farms	0

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

Send to: Teresa Farlow brittany.crutchfield@merituscorp.com Phone: 813-397-5121 x322
CC: Brian Lamb brian.lamb@merituscorp.com Phone: 813-397-5121 x304

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

January 20, 2017 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Corkscrew Farms Community Development District was held on **Friday, January 20, 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 **Friday, January 20, 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
Cheryl Yano	Supervisor
Laura Youmans	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Greg Urbancic	District Counsel
Carl A. Barraco	District Engineer

arrived at approximately 1:08 p.m.

Two landowner representatives

There were no audience members present.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no comments from the audience.

3. BUSINESS ADMINISTRATION

The Board went over the Resolution.

A. Consideration of Resolution 2017-01; Amending Fiscal Year 2017 Budget

MOTION TO:	Approve Resolution 2017-01.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

B. Consideration of Resolution 2017-02; Acceptance of Responsibility for Ownership, Operation, and Maintenance

Mr. Lamb explained the Resolution.

MOTION TO:	Approve Resolution 2017-02.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Yano
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

There was a brief discussion brought up by District Counsel about the Board Chairman perhaps having to sign the Mylar depending on the county requirements.

MOTION TO:	Authorize the Board Chairman to sign conveyances as deemed necessary and reviewed by District Counsel.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

C. General Matters of the District

Mr. Urbancic discussed Requisitions 4 and 5 and how the phases and sub-phases will be platted, specifically in regards to the temporary easement.

MOTION TO:	Approve the Temporary Access Drainage and Utility Easement as described by Counsel and authorize the Board Chair to sign.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

4. CONSENT AGENDA

- A. Consideration of Board of Supervisors Meeting Minutes September 7, 2016**
- B. Consideration of Board of Supervisors Regular & Public Hearing Minutes September 16, 2016**
- C. Consideration of Operations and Maintenance Expenditures January 2017**
- D. Review of Financial Statements Month Ending November 30, 2016**

The Board reviewed the Consent Agenda.

MOTION TO:	Approve Consent Agenda Items A-C.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

The financials were reviewed and accepted.

5. STAFF REPORTS

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

Mr. Lamb explained Construction Requisitions 1-4. Supervisor J. Cameratta asked for clarification regarding if the requisitions had already been approved by the District Engineer and funded, and Mr. Urbancic answered affirmatively.

MOTION TO:	Ratify and Approve Construction Requisitions 1-4.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

Mr. Lamb went over Construction Requisition 5, which he stated had not been funded yet. Mr. Urbancic further explained Requisition 5 to the Board.

MOTION TO:	Approve Construction Requisition 5.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

The District Engineer entered the meeting.

Mr. Barraco stated that they have been processing the pay requests that have come through and have been looking at the off-site utility improvement work, which is proceeding.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: motion PASSED

**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

Signature

Printed Name

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

March 3, 2017 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Corkscrew Farms Community Development District was held on **Friday, March 3, 2017 at 11:00 a.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 Special Meeting of the Board of Supervisors of the Corkscrew Farms Community Development District to order on **Friday, March 3, 2017 at 11:00 a.m.**

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

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

Staff Members Present:

Brian Lamb	District Manager, Meritus
Greg Urbancic	District Counsel
Carl A. Barraco	District Engineer

Dominic Cameratta

There were no members of the general public present.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no comments from the audience.

3. BUSINESS ADMINISTRATIVE

Mr. Urbancic briefly went over the resolutions and amendment to assignment.

- A. Consideration of Resolution 2017-03; Acceptance of Responsibility for Ownership, Operation and Maintenance for The Place Phase 1-B**
- B. Consideration of Resolution 2017-04; Acceptance of Responsibility for Ownership, Operation and Maintenance for The Place Phase 1-C**
- C. Consideration of Amendment to Assignment Regarding Water and Wastewater Connection Fees**

MOTION TO:	Approve Resolution 2017-03, Resolution 2017-04, and the Amendment to Assignment Regarding Water and Wastewater Connections Fees.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: Motion PASSED

D. Discussion on Restoration Areas

Mr. Lamb and Mr. D. Cameratta discussed the restoration areas. Mr. Lamb recommended a continuation of today's meeting regarding this item and asked for descriptions of the parcels and improvements for the continued meeting. The Board briefly discussed the restoration areas and ownership. Mr. Lamb stated that he recommends amending the boundaries.

E. Discussion on Bond Assignment

Mr. Lamb, District Counsel, and the Board discussed the Bond Assignment.

The full discussion is available on audio.

F. General Matters of the District

Mr. Barraco stated that the construction is proceeding according to plan.

4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

5. ADJOURNMENT

MOTION TO:	Continue the meeting and reconvene on Friday, March 10, 2017 at 10:00 a.m.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	The was discussion that the agenda for the continued meeting would include turnover issues with the County, deeds from the developer to the CDD, and a resolution allowing Supervisor J. Cameratta to sign certain documents.
RESULT:	4/0 Called to Vote: Motion PASSED

**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**

March 10, 2017 Minutes of Continued Special Meeting

Minutes of the Continued Special Meeting

The Continued Special Meeting of the Corkscrew Farms Community Development District was held on **Friday, March 10, 2017 at 10:00 a.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 Continued Special Meeting of the Board of Supervisors of the Corkscrew Farms Community Development District to order on **Friday, March 10, 2017 at 10:00 a.m.**

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

Anthony Cameratta	Vice Chairman
Cheryl Yano	Supervisor
Laura Youmans	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Greg Urbancic	District Counsel	<i>via speakerphone</i>
Carl A. Barraco	District Engineer	

Dominic Cameratta
Ray Blacksmith

There were no members of the general public present.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no comments from the audience.

3. APPOINTMENT OF OFFICER TO VACANT SEAT 5

4. BUSINESS ADMINISTRATIVE

Mr. Urbancic explained the resolution.

A. Consideration of Resolution 2017-05; Acceptance of Responsibility for Ownership of Parcels within the Amenity Plat

MOTION TO:	Approve Resolution 2017-05.
MADE BY:	Supervisor Youmans
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: Motion PASSED

B. Acceptance of the Bill of Sale of the Offsite Water Main from The Place at Corkscrew to the CDD

The Board reviewed the bill of sale.

MOTION TO:	Accept the bill of sale of the offsite water main from The Place at Corkscrew to the CDD.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: Motion PASSED

The Board reviewed the bill of sale.

C. Acceptance of the Bill of Sale of the Offsite Force Main from The Place at Corkscrew to the CDD

MOTION TO:	Accept the bill of sale of the offsite force main from The Place at Corkscrew to the CDD.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: Motion PASSED

Mr. Lamb explained the water main turn-over to the Lee County.

D. Offsite Water Main Turn-Over to Lee County

MOTION TO:	Turn over the offsite water main to Lee County.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: Motion PASSED

Mr. Lamb explained the force main turn-over to the Lee County.

E. Offsite Force Main Turn-Over to Lee County

MOTION TO:	Turn over the offsite force main to Lee County.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: Motion PASSED

Mr. Lamb stated that District Counsel will work with the County to ensure that proper documentation for the above matters is rendered.

F. The Place at Corkscrew Deed of Lands to the CDD

- i. Tract C-1 (common area access to lake)
- ii. Tract C-2 (common area access to lake)
- iii. Tract L (lake storm water management)
- iv. Tract R (roadway)
- v. Tract P-1 (restoration parcel)
- vi. Tract P-2 (restoration parcel)
- vii. Tract P-3 (restoration parcel)
- viii. Tract P-4 (restoration parcel)

Supervisor A. Cameratta asked some questions about the The Place at Corkscrew Deed of Lands, and Mr. Lamb and Mr. Barraco answered his questions.

MOTION TO:	Accept The Place at Corkscrew Deed of Lands to the CDD.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: Motion PASSED

G. General Matters of the District

4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

5. ADJOURNMENT

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

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

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

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

April 7, 2017 Minutes of Special Meeting

Minutes of the Special Meeting

The Special Meeting of the Corkscrew Farms Community Development District was held on **Friday, April 7, 2017 at 10:00 a.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 Special Meeting of the Board of Supervisors of the Corkscrew Farms Community Development District to order on **Friday, April 7, 2017 at 10:05 a.m.**

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

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

Staff Members Present:

Brian Lamb	District Manager, Meritus	
Greg Urbancic	District Counsel	<i>via speakerphone</i>
Dominic Cameratta		
Ray Blacksmith		

There were no members of the general public present.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no comments from the audience.

3. BUSINESS ADMINISTRATIVE

Mr. Lamb explained the resolution.

A. Consideration of Resolution 2017-06; Acceptance of Responsibility for Ownership, Operation and Maintenance for The Place Phase 1D, 1E, and 1F Plat

MOTION TO:	Approve Resolution 2017-06.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Yano
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: Motion PASSED

B. Consideration of Resolution 2017-07; Acceptance and Conveyance of the On-Site and Off-Site Potable Water and Sanitary Sewer Systems

Mr. Lamb explained the resolution.

MOTION TO:	Approve Resolution 2017-07.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Yano
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: Motion PASSED

The Board reviewed the agreement. Supervisor J. Cameratta asked about the process and cost of putting in the Master Pump Station. Mr. Urbancic answered his questions and said he will review the indenture and follow up with the Board.

C. Consideration of the Cost Share Agreement for the Master Pump Station

MOTION TO:	Approve the Cost Share Agreement for the Master Pump Station in substantial form with the understanding that some minor modifications can be made to the agreement without changing the spirit or the intent of the agreement.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: Motion PASSED

D. Consideration of the Assignment Regarding Water and Wastewater Connection Fees

Mr. Urbancic explained the assignment regarding water and wastewater connection fees. Supervisor J. Cameratta asked for clarification about payment, and Mr. D. Cameratta answered his questions.

MOTION TO:	Approve the Assignment Regarding Water and Wastewater Connection fees.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	4/0 Called to Vote: Motion PASSED

E. Discussion on FY 2017 Meeting Schedule

Mr. Lamb suggested amending the schedule to include one meeting per month. The Board decided to hold the meetings on the second Wednesday of each month at 10:00 a.m. at this location.

MOTION TO:	Amend the meeting schedule for the balance of the FY 2017 through September 2017 to hold meetings on the second Wednesday of the month at 10:00 a.m. at The Place at Corkscrew.
MADE BY:	Supervisor Yano
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	There was a question about whether it would include the current month, and Mr. Lamb clarified that it would start in May.
RESULT:	4/0 Called to Vote: Motion PASSED

F. General Matters of the District

4. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

5. ADJOURNMENT

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

****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	7710	\$ 2,812.50		Management Services - January
Meritus Districts	7746	2,812.50		Management Services - February
Meritus Districts	7788	2,812.50		Management Services - March
Meritus Districts	7818	2,812.50		Management Services - April
Meritus Districts	7860	2,812.50	\$ 14,062.50	Management Services - May
Monthly Contract Sub-Total		\$ 14,062.50		
Variable Contract				
Coleman, Yovanovich & Koester, P.A.	4	\$ 1,576.25		Professional Services - thru 01/23/17
Coleman, Yovanovich & Koester, P.A.	8	243.75		Professional Services - thru 01/23/17
Coleman, Yovanovich & Koester, P.A.	5	3,888.20		Professional Services - thru 03/01/17
Coleman, Yovanovich & Koester, P.A.	9	650.00		Professional Services - thru 03/01/17
Coleman, Yovanovich & Koester, P.A.	6677001M10	438.75		Professional Services - thru 03/30/17
Coleman, Yovanovich & Koester, P.A.	6677004M6	3,753.75	\$ 10,550.70	Professional Services - thru 03/30/17
Variable Contract Sub-Total		\$ 10,550.70		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Community Insurance Group, Inc	05019981377491	\$ 6,123.00		General Liability Insurance - 01/16/17
DEO	64454	175.00		Special District Fee - 02/02/17
Eagle American Insurance	EAI022217	2,231.00		D&O Insurance Renewal - FY17/18
Regular Services Sub-Total		\$ 8,529.00		
Additional Services				
Alphagraphics	694327	\$ 20.30		Self Inking Stamp - 02/02/17

Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 20.30		
TOTAL:		\$ 33,162.50		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



Invoice Number: 7710
Invoice Date: Jan 1, 2017
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		1/1/17

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:

Approved 5/10/2017 by dpate

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



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

INVOICE

Invoice Number: 7746
Invoice Date: Feb 1, 2017
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		2/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - February 131		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:

Approved 5/10/2017 by dpate1

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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



INVOICE

Invoice Number: 7788
Invoice Date: Mar 1, 2017
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		3/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - March		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:

Approved 5/10/2017 by dpatel

2005 Pan Am Circle
Suite 120
Tampa, FL 33607



Invoice Number: 7860
Invoice Date: May 1, 2017
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		5/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - May		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:

Approved 5/10/2017 by dplate

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

Attn: Teresa Farlow

Requisition

Page: 1
 January 23, 2017
 File No: 6677-004M
 Statement No: 4

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

Previous Balance

\$1,852.50

Fees

12/07/2016	GLU	Review multiple email correspondence from Carl Barracco and Dominic Cameratta; Review requisition backup; Commence work on documentation; Draft email correspondence to Carl Barracco with questions	390.00
12/08/2016	GLU	Telephone conference with Carl Barracco; Work on drafting requisition documents; Telephone conference with Charles Mann; Review email correspondence from Carl Barracco; Review and respond to email correspondence from Dominic Cameratta	406.25
12/09/2016	GLU	Review and respond to email correspondence from Dominic Cameratta on requisition documents; Review email correspondence from Amy Fontaine regarding revised requisition 4; Review same; Revise and finalize requisition documents; Draft email correspondence to CDD team with requisition documents	260.00
12/12/2016	GLU	Exchange email correspondence with Amy Fontaine and Dominic Cameratta on requisition 4 finalization	32.50
		Professional Fees through 01/23/2017	1,088.75
		Total Current Work	1,088.75

Payments

Total Payments Through 01/23/2017	-1,365.00
Balance Due	<u>\$1,576.25</u>

Approved 5/10/2017 by dpatel

Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
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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

Attn: Teresa Farlow

Gen Rep

Page: 1
January 23, 2017
File No: 6677-001M
Statement No: 8

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

Previous Balance

\$3,737.50

Fees

12/13/2016

GLU

Review multiple email correspondence from Ray Blacksmith regarding resolution relating to plat; Draft email correspondence to Ray Blacksmith; Review and revise proposed resolution relating to plat dedications; Draft email correspondence to Ray Blacksmith on same

243.75

Professional Fees through 01/23/2017

243.75

Total Current Work

243.75

Payments

Total Payments Through 01/23/2017

-3,737.50

Balance Due

\$243.75

Approved 5/10/2017 by dpatel

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 Naples, Florida 34103-3556
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 Fax: (239) 435-1218

Corkscrew Farms CDD
 c/o Meritus Corp.
 Brian Lamb, District Manager
 5680 W. Cypress Street, Suite A
 Tampa FL 33607

Attn: Teresa Farlow

Requisition

Page: 1
 March 01, 2017
 File No: 6677-004M
 Statement No: 5

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

Previous Balance

\$1,576.25

Fees

01/03/2017	GLU	Telephone conference with Dominic Cameratta and Ray Blacksmith; Follow-up email to Dominic Cameratta and Ray Blacksmith; Review email correspondence from Ray Blacksmith on requisition back-up; Review requisition information and brief review of plat; Draft email correspondence to Ray Blacksmith	390.00
01/04/2017	GLU	Telephone conference with Brian Lamb on upcoming requisition matters; Review and respond to email correspondence from Ray Blacksmith; Review and respond to email correspondence from Dominic Cameratta	97.50
01/05/2017	GLU	Exchange email correspondence with Ray Blacksmith; Telephone conference with Ray Blacksmith; Review requisition issues; Draft email correspondence to Brian Lamb	162.50
01/06/2017	GLU	Exchange multiple email correspondence with Ray Blacksmith and Charles Mann; Review requisition ownership issues; Telephone conference with Ray Blacksmith; Exchange email correspondence regarding requisition with Brian Lamb, etc.	162.50
01/09/2017	GLU	Commence review of requisition 5 back-up documentation; Commence drafting easement; Draft email correspondence to Carl Barracco	243.75
01/10/2017	GLU	Exchange email correspondence with Carl Barracco; Telephone conference with Carl Barracco on requisition 5 issues	97.50
01/11/2017	GLU	Continue work on requisition documents	390.00

Approved 5/10/2017 by dpatel

Requisition

01/13/2017	GLU	continue drafting and preparing work on requisition documents relating to Requisition 5; Draft email correspondence to team circulating requisition 5 draft documents and questions to be resolved	1,137.50
01/16/2017	GLU	Review multiple email correspondence from Ray Blacksmith and Carl Barraco regarding requisition 5 matters	65.00
01/17/2017	GLU	Exchange email correspondence with Ray Blacksmith on requisition matters	65.00
01/18/2017	GLU	Telephone conference with Ray Blacksmith regarding requisition document revisions; Review email correspondence from Joe Adams on revisions; Telephone call to Carl Barraco; Draft email correspondence circulating revised documents; Exchange multiple email correspondence with Dominic Cameratta on connection fee agreement issues; Draft revisions to connection agreement; Exchange email correspondence regarding revisions to agreement	487.50
01/19/2017	GLU	Exchange multiple email correspondence with Dominic Cameratta and Ray Blacksmith regarding revisions to connection fee agreement; Finalize same	162.50
01/20/2017	GLU	Initial review of materials for Requisition 6; Brief meeting with Dominic Cameratta and Carl Barraco regarding requisition matters	243.75
01/23/2017	GLU	Review and respond to email correspondence from Brian Lamb and Ray Blacksmith on requisition; Brief review of final requisition package	65.00
01/25/2017	GLU	Draft email correspondence circulating executed easement; Review and respond to email correspondence from Ray Blacksmith on fee receipt; Draft email correspondence to Brian Lamb	65.00
		Professional Fees through 03/01/2017	3,835.00

Advances

01/24/2017	Client Advance to Clerk of Court.	53.20
	Total Advances	53.20
	Total Current Work	3,888.20

Payments

Total Payments Through 03/01/2017	-1,576.25
Balance Due	<u>\$3,888.20</u>

Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
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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

Attn: Teresa Farlow

Gen Rep

Page: 1
March 01, 2017
File No: 6677-001M
Statement No: 9

6677-001M 9

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

Previous Balance

\$243.75

Fees

01/13/2017

GLU

Telephone conference with Brian Lamb on agenda; Draft budget amendment resolution; Draft email correspondence to Brian Lamb on budget resolution; Review email correspondence from manager on agenda

162.50

01/20/2017

GLU

Review agenda for Board of Supervisors meeting; Attendance at Board of Supervisors meeting
Professional Fees through 03/01/2017

487.50

650.00

Total Current Work

650.00

Payments

Total Payments Through 03/01/2017

-243.75

Balance Due

\$650.00

Approved 5/10/2017 by dpatel

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

Attn: Teresa Farlow

Gen Rep

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March 30, 2017
File No: 6677-001M
Statement No: 10

6677 001M 10

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

	Previous Balance		\$650.00
		<u>Fees</u>	
02/16/2017 GLU	Telephone conference with Charles Mann regarding resolution on plat approval of dedications		65.00
02/17/2017 GLU	Review and respond to email correspondence from Brian Lamb on meeting and resolution; Draft email correspondence to Charles Mann		65.00
02/24/2017 GLU	Exchange multiple email correspondence with Brian Lamb on agenda and meeting items; Telephone conference with Brittany; Telephone conference with Charles Mann on plat resolutions; Draft revision to Phase 1B resolution; Draft Phase 1C resolution; Draft email correspondence to Brittany with resolutions for agenda		243.75
02/27/2017 GLU	Review and respond to email correspondence from Ray Blacksmith regarding CDD agenda matters; Exchange email correspondence with Brian Lamb on same		65.00
	Professional Fees through 03/30/2017		438.75
	Total Current Work		438.75
	Balance Due		<u>\$1,088.75</u>

Approved 5/10/2017 by dpate1

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

Attn: Teresa Farlow

Requisition

Page: 1
 March 30, 2017
 File No: 6677-004M
 Statement No: 6

6677-004M6

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

	Previous Balance		\$3,888.20
		<u>Fees</u>	
02/01/2017	GLU	Review and respond to email correspondence from Dominic Cameratta on requisition; Commence work on requisition documents	243.75
02/06/2017	GLU	Review email correspondence from Dominic Cameratta; Continue work on requisition documentation	162.50
02/07/2017	GLU	Finalize drafts of Requisition 6; Review and respond to email correspondence from Dominic Cameratta; Draft email correspondence to Dominic Cameratta; Draft email correspondence to circulating draft documents; Review and respond to email correspondence from Dominic Cameratta; Draft email correspondence to Brian Lamb	487.50
02/08/2017	GLU	Exchange email correspondence with Dominic Cameratta; Draft email correspondence to Carl Barraco; Telephone conference with Carl Barraco regarding requisition documents	130.00
02/09/2017	GLU	Review email correspondence from Carl Barraco with sketch; update requisition documents; Draft email correspondence circulating draft documents; Draft email correspondence to Brian Lamb with update on requisition; Review multiple email correspondence from Carl Barraco and Dominic Cameratta regarding Requisition 7	243.75
02/10/2017	GLU	Review email correspondence from Ray Blacksmith on Phase 1-B plat; Draft resolution; Exchange email correspondence with Brian Lamb on resolution	130.00

Approved 5/10/2017 by dpate1

Requisition

02/13/2017	GLU	Exchange multiple email correspondence with Meritus and Dominic Cameratta regarding execution of Requisition 6 documents; Compile documents with exhibits	162.50
02/14/2017	GLU	Exchange multiple email correspondence with Dominic Cameratta on requisition documents; Exchange email correspondence with Brian Lamb	32.50
	GLU	Review email correspondence from Amy Fontaine on requisition 7; Initial review of same	65.00
02/17/2017	GLU	Review requisition 7; Prepare legal documents for transfer relating to requisition 7 facilities	975.00
02/20/2017	GLU	Review email correspondence from Ray Blacksmith on requisition 7; Review email correspondence from Cheryl Yano on executed documents; Follow-up email to Carl Barracco; Draft email correspondence to Brian Lamb on upcoming requisition	81.25
02/21/2017	GLU	Exchange email correspondence with Dominic Cameratta regarding requisition 7 documents; Draft email correspondence to Carl Barracco; Draft email correspondence to Brian Lamb; Exchange email correspondence with Amy Fontaine; Telephone conference with Carl Barracco regarding requisition matters; Exchange email correspondence with Dominic Cameratta	243.75
02/22/2017	GLU	Review email correspondence from Carl Barracco and Dominic Cameratta on requisition 7; Telephone conference with Carl Barracco; Review email correspondence from Amy Fontaine on revised requisition; Work on revisions to Requisition 7 documents; Finalize Requisition 7 documents; Exchange multiple email correspondence with Dominic Cameratta and Carl Barracco	487.50
02/23/2017	GLU	Exchange email correspondence with Carl Barracco on requisition 8 questions	65.00
02/24/2017	GLU	Draft amendment to connection fee agreement; Draft email correspondence to Brian Lamb; Draft email correspondence to Carl Barracco to confirm numbers for amendment; Review email correspondence from Carl Barracco on off-site utility line turnover	243.75
		Professional Fees through 03/30/2017	3,753.75
		Total Current Work	3,753.75
		Balance Due	<u>\$7,641.95</u>



INVOICE

505 Westbrook Ave
 Brandon, FL 33511
 Phone 813-685-8040 Fax 813-689-5172

INVOICE #05019981377491
 DATE: JANUARY 16, 2017

TO:
 Corkscrew Farms CDD
 C/O Meritus Corp

FROM:
 William E Puckett
 Agent
 Community Insurance Group, Inc.
 Phone: 813-685-8040
 Fax: 813-689-5418

COMMENTS OR SPECIAL INSTRUCTIONS: PLEASE SIGN NOTED AREAS OF APPLICATION. PLEASE MAKE CHECK PAYABLE TO COMMUNITY INSURANCE GROUP. PLEASE MAIL CHECK & ORIGINAL SIGNED APPLICATION TO AGENCY ADDRESS ABOVE.

EFFECTIVE DATE	POLICY DESCRIPTION	POLICY NUMBER	TOTAL ANNUAL PREMIUM
	\$1,000,000. Commercial General Liability Insurance	EBP0000347	\$6,123.00
	\$25,000. Commercial Fidelity Insurance	EBP0000347	Included
TOTAL			\$6,123.00

Make all checks payable to Community Insurance Group, Inc.
 If you have any questions concerning this invoice, contact William Puckett: 813-685-8040 email: bill@communityinsgroup.com

Thank you for your business!

Approved 5/10/2017 by dpatel

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2016/2017 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 64454			Date Invoiced: 02/02/2017
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 04/03/2017: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



Corkscrew Farms Community Development District
 Mr. Brian Lamb
 Meritus
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607

2. Telephone: (813) 397-5121
3. Fax: (813) 873-7070
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: Not on file - please provide.
8. County(ies): Lee
9. Function(s): Community Development
10. Boundary Map on File: 02/02/2017
11. Creation Document on File: 02/02/2017
12. Date Established: 12/16/2015
13. Creation Method: Local Ordinance
14. Local Governing Authority: Lee County
15. Creation Document(s): County Ordinance 15-16
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 02/02/2017

FEB 06 2017

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date: _____

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. ____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. ____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. ____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2014/2015 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ____ Denied: ____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Approved 5/10/2017 by dpate1



1855 West State Road 434
 Longwood, FL 32750
 Phone: (800) 243-6899
 Fax: (407) 788-7933

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

INVOICE

ACCOUNT	CORKFAR-01
INVOICE	
DATE	2/22/2017
PAGE	1

ACCOUNT EXECUTIVE
House Accounts

ACCOUNT REPRESENTATIVE
Sheila Serrano

INSURED'S NAME
Corkscrew Farms CDD

POLICY NUMBER
Renewal of: BRL0011181

POLICY PERIOD
2017-2018

TRANSACTION TYPE	EFFECTIVE	COMPANY	DESCRIPTION	AMOUNT
Renewal	03/17/2017	Stratford Ins Co	17/18 D&O Renewal	\$2,231.00

PLEASE MAKE YOUR CHECK PAYABLE TO:

Eagle American Insurance

1855 West State Road 434
 Longwood, FL 32750

INVOICE TOTAL
\$2,231.00



Approved 5/10/2017 by dpatel

**INVOICE**

Invoice Number: 694327
Account Number: 5411
P.O. Number: TERESA FARLOW
Per: TERESA FARLOW
Cont Phone: (397) 512-1322
Thursday February 02, 2017
Bill Fax:

CORKSCREW FARMS CDD
2005 PAN AM CIRCLE #120
TAMPA, FL 33607

Item	Description	Quantity	Price
1	SELF INKING STAMP S844 DEPOSIT STAMP	1	20.30
Subtotal For All Items			20.30
Shipping - P/ U			0.00
Sales Tax			0.00
Subtotal For Invoice			20.30
Invoice Total			\$20.30

Received By: _____

REMIT PAYMENT TO:

ALPHAGRAPHS TAMPA 671
4209 W KENNEDY BLVD
TAMPA, FL 33609-2230

PHONE (813) 289-4663
FAX (813) 287-5733

C. O. D.

THANK YOU FOR CHOOSING ALPHAGRAPHS.

Approved 5/10/2017 by dpate1

4209 West Kennedy Blvd.
Tampa, Florida 33609-2230
www.alphagraphicsstamp671.com

Phone.813.289.4663
Fax.813.287.5733
tampa671@alphagraphics.com

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2017



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

Meritus Corp
Corkscrew Farms CDD

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE MONTH ENDED April 30, 2017**

1. Income line 0002 Developer Contribution: Budget needs to be created for future years.
2. Expense line 3107 Office Supplies: Budget Line requires review/adjustment with Board for the current year and future years.
3. Expense line 3107 District Counsel: District counsel expense of \$3888.2 and \$ 3753.75 incurred in March due to requisition process. Budget Line requires review/adjustment with Board for the current year and future years.

These notes are to be read in conjunction with the attached compilation report.

Corkscrew Farms CDD

Balance Sheet

As of 4/30/2017

(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	1	0	0	0	0	1
Due From General Fund	0	0	0	0	0	0
Investment - Revenue - Series 16	0	461,860	0	0	0	461,860
Investments - Interest - Series 2016	0	6,298	0	0	0	6,298
Investment - Reserve - Series 2016	0	959,096	0	0	0	959,096
Investment - Prepayment - Series 2016	0	98,406	0	0	0	98,406
Investment - Capitalized Interst-Series 2016	0	74	0	0	0	74
Investment - Acq/Construction Fund - Series 2016	0	0	8,568,038	0	0	8,568,038
Investment - Cost of Issuance - Series 2016	0	0	0	0	0	0
Construction Work in Progress	0	0	0	9,803,307	0	9,803,307
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
Total Assets	1	1,525,732	8,568,038	9,803,307	19,600,000	39,497,078
Liabilities						
Accounts Payable	439	0	0	0	0	439
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	439	0	0	0	19,600,000	19,600,439
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	1,080,948	16,389,362	0	0	17,470,310
Fund Balance-Unreserved	(1,321)	0	0	0	0	(1,321)
Investment in General Fixed Assets	0	0	0	9,803,307	0	9,803,307
Other	884	444,784	(7,821,324)	0	0	(7,375,656)
Total Fund Equity & Other Credits	(438)	1,525,732	8,568,038	9,803,307	0	19,896,640
Total Liabilities & Fund Equity	1	1,525,732	8,568,038	9,803,307	19,600,000	39,497,078

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2016 Through 4/30/2017

(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	(128,567)	0	128,567	(100)%
Operation & Maintenance-Off Roll	600,777	473	(600,303)	(100)%
Contributions & Donations From Private Sources				
Developer Contribution	0	39,417	39,417	0 %
Total Revenues	472,210	39,890	(432,320)	(92)%
Expenditures				
Financial & Administrative				
District Manager	34,000	17,875	16,125	47 %
District Engineer	12,500	0	12,500	100 %
Trustee Fees	8,000	0	8,000	100 %
Auditing Services	5,500	0	5,500	100 %
Postage, Phone, Faxes, Copies	150	0	150	100 %
Public Officials Insurance	2,500	2,231	269	11 %
Bank Fees	300	0	300	100 %
Dues, Licenses, & Fees	260	175	85	33 %
Office Supplies	0	20	(20)	0 %
Legal Counsel				
District Counsel	12,500	12,582	(82)	(1)%
Other Physical Environment				
Property & Casualty Insurance	15,000	6,123	8,877	59 %
Lake Maintenance	25,000	0	25,000	100 %
Preserve Monitoring	42,000	0	42,000	100 %
Preserve Maintenance	300,000	0	300,000	100 %
Water Monitoring	12,000	0	12,000	100 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	472,210	39,006	433,204	92 %
Excess of Revenues Over (Under) Expenditures	0	884	884	0 %
Fund Balance, Beginning of Period	0	(1,321)	(1,321)	0 %
Fund Balance, End of Period	0	(438)	(438)	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2016 Through 4/30/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Capitalized Interest	122,260	237	(122,023)	(100)%
Debt Service Prepayments	0	53,570	53,570	0 %
Debt Service Assessments-Off Roll	468,231	461,860	(6,371)	(1)%
Interest Earnings				
Interest Earnings	0	2,446	2,446	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	42,637	42,637	0 %
Total Revenues	590,491	560,750	(29,742)	(5)%
Expenditures				
Debt Service Payments				
Interest	590,491	122,260	468,231	79 %
Total Expenditures	590,491	122,260	468,231	79 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6,295	6,295	0 %
Total Other Financing Sources	0	6,295	6,295	0 %
Excess of Revenues Over (Under) Expenditures	0	444,784	444,784	0 %
Fund Balance, Beginning of Period	0	1,080,948	1,080,948	0 %
Fund Balance, End of Period	0	1,525,732	1,525,732	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Funds - Series 2016

From 10/1/2016 Through 4/30/2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Capitalized Interest	0	4,161	4,161	0 %
Interest Earnings				
Interest Earnings	0	42,339	42,339	0 %
Total Revenues	0	46,499	46,499	0 %
Expenditures				
Financial & Administrative				
Bond Counsel	0	311	(311)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Other Physical Environment Improvements Other Than Buildings	0	7,859,966	(7,859,966)	0 %
Total Expenditures	0	7,861,528	(7,861,528)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(6,295)	(6,295)	0 %
Total Other Financing Sources	0	(6,295)	(6,295)	0 %
Excess of Revenues Over (Under) Expenditures	0	(7,821,324)	(7,821,324)	0 %
Fund Balance, Beginning of Period	0	16,389,362	16,389,362	0 %
Fund Balance, End of Period	0	8,568,038	8,568,038	0 %

Corkscrew Farms CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 04/30/17
Reconciliation Date: 4/30/2017
Status: Locked

Bank Balance	1.16
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	1.16
Balance Per Books	<u>1.16</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.



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

MAY 03 2017

00007635-0026335-0001-0003-FIMR8006580430177544

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

Last statement: March 31, 2017
This statement: April 30, 2017
Total days in statement period: 30

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(6)

Direct inquiries to:
Local Branch, 239 437-0025

Florida Community Bank, N.A.
7900 Summerlin Lakes Dr
Fort Myers, FL 33907

FCB DOES YOUR HOME (LOAN) WORK FOR YOU AT FCBMORTGAGECENTRAL.COM! MEET YOUR MORTGAGE TEAM, CHECK RATES, GET EDUCATED ON HOME BUYING & LEARN ABOUT FREE HOMEBUYER EVENTS AT OUR NEIGHBORHOOD BANKING CENTERS. WITH LOW RATES AND CLOSING COSTS, FLEXIBLE LENDING PROGRAMS AND FAST, LOCAL DECISION MAKING WE MAKE THE HOME BUYING & LENDING PROCESS SMOOTH. CALL 1-877-313-9103 NOW! APPLICATIONS SUBJECT TO APPROVAL. NMLS #486539

Public Funds Checking

Account number	Beginning balance	\$10,652.45
Enclosures	6 Total additions	4,373.46
	Total subtractions	15,024.75
	Ending balance	\$1.16

CHECKS

Number	Date	Amount	Number	Date	Amount
1013	04-14	20.30	1022	04-12	3,900.00
1020 *	04-04	2,812.50	1023	04-20	3,753.75
1021	04-13	4,538.20			

* Skip in check sequence

CREDITS

Date	Description	Additions
04-06	Deposit	4,373.46

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
03-31	10,652.45	04-04	7,839.95	04-06	12,213.41



PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION.
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