

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING & PUBLIC HEARING
AUGUST 17, 2017**

CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, AUGUST 17, 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 meeting will begin at **1:00 p.m.**

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 & Public Hearing of Corkscrew Farms Community Development District will be held on **August 17, 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. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2018 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2018 Budget
 - E. Consideration of Resolution 2017-10; Adopting Fiscal Year 2018 Budget.....Tab 01
- 4. BUSINESS ADMINISTRATIVE**
 - A. Consideration of Resolution 2017-11; Assessment Resolution..... Tab 02
 - B. Consideration of Infrastructure Management and Maintenance Services Agreement..... Tab 03
 - C. Consideration of Resolution 2017-12; Setting Fiscal Year 2018 Meeting Schedule..... Tab 04
 - D. Discussion on Authorization for Chairman to Accept Offsite Force Main
 - E. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes May 24, 2017 Tab 05
 - B. Consideration of Operations and Maintenance Expenditures June 2017..... Tab 06
 - C. Consideration of Operations and Maintenance Expenditures July 2017 Tab 07
 - D. Review of Financial Statements Month Ending July 31, 2017 Tab 08
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. 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 2017-10

A RESOLUTION OF THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR 2018 (BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018)

WHEREAS, the District Manager submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing fiscal year, pursuant to the provision of Chapters 190 and 197, Florida Statutes; and

WHEREAS, the Board adopted said proposed budget and set August 17, 2017 as the date for a public hearing thereon, to receive public comments and caused notice of such public hearing to be given by mail and/or publication pursuant to Chapters 190 and 197, Florida Statutes; and

WHEREAS, Florida Statutes require that the District Board, by resolution, adopt the final approved budget for the ensuing fiscal year; and

WHEREAS, the Board is empowered to impose special assessments upon the properties within the District.

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

Section 1. The Proposed Budget (as amended, if applicable) for Fiscal Year 2018 and attached hereto as Exhibit A, is hereby approved and adopted as Final, pursuant to Florida Statutes and incorporated herein by reference.

Section 2. Pursuant to the assessment levy approved in conjunction with the Adoption of the Fiscal Year 2018 Budget, attached hereto as Exhibit A.

Section 3. The Appropriate Officer(s) of the District and the District Manager are authorized to execute any and all necessary transmittals, certifications, or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2017.

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

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)	189,556.11	(8,029.00)
Discounts and Collection Fees	(104,375.11)	0.00	104,375.11	(104,375.11)	(0.00)
TOTAL SPECIAL ASSESSMENTS	93,210.00	6,663.24	(86,546.76)	93,210.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	47,155.51	47,155.51		0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	47,155.51	47,155.51	0.00	0.00
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 2017-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2017/2018 (“Operations and Maintenance Budget”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Operation and Maintenance Budget; and

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

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

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“Uniform Method”); and

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method; and

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Operation and Maintenance Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel's portion of the District's Operations and Maintenance Budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (the "Assessment Roll") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit "B"** to the County Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit "B"** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit "A"** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits "A" and "B"**.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a

portion of any undeveloped platted lots and/or any undeveloped lands may be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2017; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2017, 25% due no later than February 1, 2018 and 25% due no later than May 1, 2018. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the County Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the County Property Appraiser after the date of this Resolution, and shall amend the Districts Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 17th day of August, 2017.

ATTEST:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

By:_____

Name:_____

Assistant Secretary

By:_____

Chair of the Board of Supervisors

Exhibit “A” – Fiscal Year 2017/2018 Budget

**AGREEMENT BETWEEN THE CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT AND THE PLACE MASTER ASSOCIATION, INC. FOR
INFRASTRUCTURE MANAGEMENT AND MAINTENANCE SERVICES**

THIS AGREEMENT is made and entered into as of this ____ day of _____
2017 (the “Effective Date”), by and between:

Corkscrew Farms Community Development District, a local unit of special-purpose
government, and

The Place Master Association, Inc., a Florida not-for-profit corporation (the
“Association”),

RECITALS

WHEREAS, the District is a local unit of special-purpose government established to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the District has constructed and/or acquired various systems, facilities and infrastructure including, but not limited to roadways, water and wastewater facilities, storm water management, irrigation, landscape and security, wetland/wildlife mitigation and restoration areas, and common areas and other facilities requiring inspection, operation and maintenance services within the development known as The Place at Corkscrew (the “Development”); and

WHEREAS, the District is obligated to provide inspection, operation and maintenance services for said improvements and areas within the Development; and

WHEREAS, pursuant to the Master Declaration of Covenants, Conditions, Easements and Restrictions for The Place at Corkscrew recorded in Instrument Number 2017000047834, Public Records of Lee County, Florida (the “Declaration”), the Association is responsible for owning, operating and maintaining other various improvements and facilities within the Development; and

WHEREAS, for ease of administration, potential costs savings, and other mutual benefits, the District desires to contract with the Association, and the Association agrees to contract with the District, to maintain and manage certain improvements or portions of the Development that the District is otherwise obligated to operate and maintain, as more particularly detailed in Exhibit “A” attached hereto and incorporated herein by this reference (the “District Property”); and

WHEREAS, the Association represents that it is qualified, through its officers, employees, contractors and affiliates, to manage and maintain the District Property and desires to contract with the District to do so in accordance with the terms of this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which

are hereby acknowledged by the District and the Association (collectively, the "Parties"), the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. ASSOCIATION'S OBLIGATIONS.

- A. *General Duties.* The Association shall be responsible for the management and maintenance of District Property in an efficient, lawful and satisfactory manner and in accordance with the District's bond covenants relating to such maintenance. The Association will act in a fiduciary capacity with respect to the protection and accounting of the District's assets.
- B. *Inspection.* The Association shall conduct regular inspections of all District Property and report any irregularities to the District Manager, or his designated representative, and shall correct any irregularities in accordance with the terms of this Agreement.
- C. *Repair and Maintenance.* The Association shall make, or cause to be made, such routine repair work or normal maintenance to District Property as may be required for the operation or physical protection of District Property. The Association shall promptly cause emergency repairs to be made when such repairs are necessary for the preservation and safety of persons and/or property, or when the repairs are required to be made to avoid the suspension of any services. The Association shall immediately notify the District Manager, or a designated representative, concerning the need for emergency repairs.
- D. *Investigation and Report of Accidents/Claims.* The Association shall promptly investigate and provide a full written report to the District Manager as to all accidents or claims for damage relating to the maintenance and operation of District Property. Such report shall at a minimum include a description of any damage or destruction of property and the estimated cost of repair. The Association shall cooperate and make any and all reports required by any insurance company or the District in connection with any accident or claim. The Association shall not file any claims with the District's insurance company without the prior consent of the District Manager or his designee.
- E. *Compliance with Government Rules, Regulations, Requirements and Orders.* The Association shall take such action as is necessary to comply promptly with any and all orders or requirements affecting District Property placed thereon by any governmental authority having jurisdiction. The Association shall immediately notify the District Manager and District Counsel in writing of all such orders or requirements. At the request of the District, the Association shall prepare for execution and filing by the District any forms, reports or returns which may be required by law in connection with the ownership, maintenance and operation of the District Property.
- F. *Adherence to District Rules, Regulations and Policies.* The Association's personnel shall be familiar with any and all District policies and procedures, if any, and shall ensure that all persons using District Property are informed with respect to the rules, regulations and notices as may be promulgated by the District from time to time and ensure that said persons conform therewith, the Association may adopt such policies and procedures as it deems necessary to the fulfillment of its obligations under this Agreement provided that copies of such policies and procedures shall be provided to

the District at all times. The Association assures the District that all third parties will be dealt with at arm's length, and that the District's interest will be best served at all times.

- G. *Care of the Property.* The Association shall use all due care to protect the property of the District, its residents and landowners from damage by the Association, its employees or contractors. The Association agrees to repair any damage resulting from The Association's activities and work.
- H. *Staffing and Billing.* The Association shall be solely responsible for the staffing, budgeting, financing, billing and collection of fees, assessments, service charges, etc., necessary to perform the management and maintenance responsibilities set forth in this Agreement.
- I. *Liens and Claims.* The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

SECTION 3. COMPENSATION. The District shall pay the Association the sum of Ten Dollars (\$10.00) per year for the provision of management and maintenance services pursuant to the terms of this Agreement. The Association shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this Agreement.

SECTION 4. TERM. The term of this Agreement is for a period of twenty (20) years commencing on the Effective Date, and shall be automatically renewed for additional ten (10) year periods, unless either party provides the other party at least thirty (30) days written notice of its intent not to renew.

SECTION 5. TERMINATION.

- A. The District shall have the right to terminate this Agreement effective immediately at any time due to Association's failure to perform in accordance with the terms of this Agreement. In the event of termination by the District for cause, the Association shall be required to provide the District with sufficient funds to provide for the services contemplated by this Agreement through the end of the District's fiscal year which ends on September 30.
- B. The District shall have the right to terminate this Agreement upon thirty (30) days written notice without a showing of cause. In the event of termination without cause, the Association shall have no further financial obligation to the District.
- C. The Association shall have the right to terminate this Agreement upon sixty (60) days written notice without a showing of cause and for any reason whatsoever. In the event of termination by the Association, the Association shall be required to provide the District with sufficient funds to provide for the services contemplated by this Agreement through the end of the District's fiscal year which ends on September 30.

- D. Regardless of which party terminates this agreement and for what purpose, the Association and the District shall cooperate in effectuating a transfer of the obligations under this Agreement including the assignment of maintenance contracts and the transfer of all documentation associated with the provision of service hereunder including warranty documentation.

SECTION 6. INSURANCE. The Association shall maintain, at its own expense throughout the term of this Agreement, the following insurance with the District, its staff, consultants and supervisors shall be named as an additional insured:

- A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- B. Commercial General Liability Insurance covering the Association's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
- C. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- D. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed,

SECTION 7. INDEMNIFICATION. The Association agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Association, including litigation or any appellate proceedings with respect thereto.

SECTION 8. RECOVERY OF COSTS AND FEES. In the event litigation is brought under this Agreement, then the prevailing party in any such litigation shall be entitled to recover all attorney's fees and costs incurred, including but not limited to during any litigation or other dispute resolution and including fees and costs incurred in appellate proceedings.

SECTION 9. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 10. ASSIGNMENT. Neither the District nor the Association may assign this Agreement without the prior written approval of the other.

SECTION 11. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association and shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement. Nothing herein shall preclude the Association and the District from entering into separate agreements for the leasing of personnel or sharing of other resources.

SECTION 12. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 13. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and Association relating to the subject matter of this Agreement.

SECTION 14. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Association.

SECTION 15. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law, and both the District and the Association have full power and authority to comply with the terms of this instrument.

SECTION 16. NOTICES. All notices, requests, consents and other communication under this Agreement ("Notices") shall be in writing and shall be hand delivered, mailed by First Class U.S. Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to District: Corkscrew Farms Community Development District
c/o Meritus Districts
Attn: Brian K. Lamb
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

With a copy to: Coleman, Yovanovich & Koester, P.A.
Attn: Gregory L. Urbancic, Esq.
Northern Trust Bank Building
4001 Tamiami Trail N., Suite 300
Naples, FL 34103

B. If to the Association: The Place Master Association, Inc.
Attn: Nicholas Cameratta
4954 Royal Gulf Circle
Fort Myers, FL 33966

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m., (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Association may deliver Notice on behalf of the District and the Association. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5 days) written notice to the parties and addresses set forth herein.

SECTION 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Association and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Association any right, remedy, or claim under or by reason of this Agreement of any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall insure to the sole benefit of and shall be binding upon the District and the Association and their respective representatives, successors and assigns.

SECTION 18. CONTROLLING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

SECTION 19. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Association agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. The Association acknowledges that the designated public records custodian for the District is Brian K. Lamb ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Association shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Association does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in the Association's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida

laws. When such public records are transferred by the Association, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Failure of the Association to comply with Section 119.0701, Florida Statutes may subject the Association to penalties under Section 119.10, Florida Statutes. Further, in the event the Association fails to comply with this Section or Section 119.0701, Florida Statutes, District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 397-5120, BRIAN.LAMB@MERITUSCORP.COM, OR 2005 PAN AM CIRCLE, SUITE 120, TAMPA, FL 33607.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

{Remainder of Page Intentionally Left Blank. Signatures Begin on Next Page}

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the date first written above.

ASSOCIATION:

THE PLACE MASTER ASSOCIATION, INC.,
a Florida not-for-profit corporation

Witnesses:

By: _____

Print Name

By: _____
Joseph Cameratta, President

By: _____

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Joseph Cameratta, as President of The Place Master Association, Inc., a Florida not-for-profit corporation, who is personally known to me or produced _____ as identification and did not take an oath.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

DISTRICT:

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Witnesses:

By: _____

Print Name

By: _____

Joseph Cameratta, Chairman

By: _____

Print Name

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Joseph Cameratta, as Chairman of the Board of Supervisors of Corkscrew Farms Community Development District, who is _____ personally known to me or _____ produced _____ as identification and did not take an oath.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

Notary Public, State of _____

Commission No. _____

My Commission Expires: _____

EXHIBIT “A”

District Property

RESOLUTION 2017-12

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

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, Florida; and

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

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

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the Corkscrew Farms Community Development District, for the Fiscal Year 2018, shall be held as provided on the schedule, which is attached hereto and made a part heretofore, as Exhibit A.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Lee County and the Florida Department of Community Affairs, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 17th DAY OF AUGUST, 2017.

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE**

FISCAL YEAR 2017/2018

October	11, 2017	1:00 p.m.
November	08, 2017	1:00 p.m.
December	13, 2017	1:00 p.m.
January	10, 2018	1:00 p.m.
February	14, 2018	1:00 p.m.
March	14, 2018	1:00 p.m.
April	11, 2018	1:00 p.m.
May	09, 2018	1:00 p.m.
June	13, 2018	1:00 p.m.
July	11, 2018	1:00 p.m.
August	08, 2018	1:00 p.m.
September	12, 2018	1:00 p.m.

All meetings will convene at 1:00 p.m. at Corkscrew Farms Clubhouse, located at The Place at Corkscrew located at 4954 Royal Gulf Circle Fort Myers, FL 33966.

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

May 24, 2017 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Special Meeting of the Corkscrew Farms Community Development District was held on **Wednesday, May 24, 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 Special Meeting of the Board of Supervisors of the Corkscrew Farms Community Development District to order on **Wednesday, May 24, 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
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Carl A. Barraco	District Engineer
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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

A. Consideration of Resolution 2017-08; Approving Proposed Fiscal Year 2018 Budget & Setting Public Hearing

The Board reviewed the resolution. Mr. Lamb went over the budget line by line and stated that there some revisions from Mr. D. Cameratta that were included in the meeting books.

MOTION TO:	Approve Resolution 2017-08.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Yano
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

B. Consideration of Resolution 2017-09; Re-Designating of Treasurer

Mr. Lamb explained the resolution to the Board.

MOTION TO:	Approve Resolution 2017-09.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

C. Consideration of the Second Amendment to Assignment Regarding Water and Wastewater Connection Fees (Subphase 1A, 1B, and 1C)

Mr. Lamb went over the resolution.

MOTION TO:	Approve the Second Amendment to Assignment Regarding Water and Wastewater Connections Fees (Subphase 1A, 1B, and 1C).
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

The Board and staff discussed some of the details and procedures associated with the Second Amendment to Assignment Regarding Water and Wastewater Connections Fees (Subphase 1A, 1B, and 1C).

MOTION TO:	Authorize staff to amend the previous resolution as needed to include the subsequent phases E and F as complete.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

D. Annual Disclosure of Qualified Electors

Mr. Lamb announced that as of April 15, 2017, there are 0 qualified electors in Corkscrew Farms CDD.

E. Appointment of Audit Committee

F. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of the Board of Supervisors Special Meeting Minutes Jan. 20, 2017**
- B. Consideration of the Board of Supervisors Special Meeting Minutes March 3, 2017**
- C. Consideration of the Board of Supervisors Continued Special Meeting Minutes March 10, 2017**
- D. Consideration of the Board of Supervisors Special Meeting Minutes April 7, 2017**
- E. Consideration of the Operations and Maintenance Expenditures May 2017**
- F. Review of Financial Statements Month Ending April 30, 2017**

The Board reviewed the Consent Agenda.

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

5. STAFF REPORTS

A. District Counsel

B. District Engineer

Mr. Barraco reported that the District infrastructure is proceeding.

C. District Manager

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 Yano
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion Passed Unanimously

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

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

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

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

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Official District Seal

Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	7904	\$ 2,812.50		Management Services - June
Monthly Contract Sub-Total		\$ 2,812.50		

Variable Contract				
Coleman, Yovanovich & Koester, P.A.	11	\$ 1,755.00		Professional Services - thru 03/31/17
Coleman, Yovanovich & Koester, P.A.	7	1,413.75		Professional Services - thru 03/31/17
Coleman, Yovanovich & Koester, P.A.	12	146.25		Professional Services - thru 04/30/17
Coleman, Yovanovich & Koester, P.A.	8	568.75	\$ 3,883.75	Professional Services - thru 04/30/17
Variable Contract Sub-Total		\$ 3,883.75		

Utilities				
Utilities Sub-Total		\$ 0.00		

Regular Services				
Grau and Associates	GA051517	\$ 23.00		FY16 Audit Confirmation - 05/15/17
Grau and Associates	15660	500.00		FY16 Audit - 06/01/17
Regular Services Sub-Total		\$ 523.00		

Additional Services				
Additional Services Sub-Total		\$ 0.00		

TOTAL:		\$ 7,219.25		
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Approved (with any necessary revisions noted):

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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



INVOICE


Invoice Number: 7904
Invoice Date: Jun 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		6/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - June 51300 3/01 		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:

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

Page: 1
March 31, 2017
File No: 6677-001M
Statement No: 11

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

Previous Balance \$1,088.75

Fees

03/01/2017	GLU	Exchange multiple email correspondence with Brian Lamb on agenda matters; Exchange multiple email correspondence with Ray Blacksmith, Carl Baracco, etc. on transfer of utilities to County	195.00
03/02/2017	GLU	Draft resolution relating to turnover documentations for utilities; Draft email correspondence to Brian Lamb on same; Review and respond to email correspondence from Carl Baracco regarding utility transfer matters; Review agenda and prepare for Board of Supervisors meeting	243.75
03/03/2017	GLU	Attendance at Board of Supervisors meeting	487.50
03/06/2017	GLU	Review and respond to email correspondence from Ray Blacksmith on agenda items and transfer of parcels; Draft deed and partial release	162.50
03/10/2017	GLU	Review agenda for Board of Supervisors meeting; Telephone conference with Brian Lamb on meeting matters; Participation in Board of Supervisors meeting	162.50
03/27/2017	GLU	Exchange email correspondence with Carl Barraco regarding turnover of off-site water line to County	65.00
		Professional Fees through 03/31/2017	1,316.25
		Total Current Work	1,316.25

Payments

Total Payments Through 05/01/2017	-650.00
Balance Due	<u>\$1,755.00</u>

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 31, 2017
File No: 6677-004M
Statement No: 7

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

*dist. con.
legend fees*

Previous Balance \$7,641.95

Fees

03/09/2017	GLU	Exchange email correspondence with Carl Baracco on requisition 8 questions	32.50
03/14/2017	GLU	Review email correspondence from Amy Fontaine on Requisition 8; Initial review of requisition and back-up documentation; Review and respond to email correspondence from Dominic Cameratta	325.00
03/15/2017	GLU	Finalize initial review of Requisition 8; Draft email correspondence to Carl Barraco with questions and comments; Exchange multiple email correspondence with Carl Barraco on requisition 8; Review updated materials; Draft requisition 8 conveyance documents; finalize initial drafts of documents; Draft email correspondence to group circulating draft documents	1,056.25
		Professional Fees through 03/31/2017	1,413.75
		Total Current Work	1,413.75

Payments

Total Payments Through 05/01/2017	-7,641.95
Balance Due	<u>\$1,413.75</u>

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

Page: 1
April 30, 2017
File No: 6677-001M
Statement No: 12

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

Previous Balance \$1,755.00

Fees

04/06/2017	GLU	Review and respond to email correspondence from Brittany Crutchfield on updated connection fee agreement; Review email correspondence from Dominic Cameratta on exhibits; update agreement	97.50
04/07/2017	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	162.50
04/13/2017	GLU	Review issues regarding flow of funds from County for utility system; Review MTI and STI	325.00
		Professional Fees through 04/30/2017	585.00
		Total Current Work	585.00

Payments

Total Payments Through 05/30/2017	-2,193.75
Balance Due	<u>\$146.25</u>

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
April 30, 2017
File No: 6677-004M
Statement No: 8

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

Previous Balance \$1,413.75

Fees

04/02/2017	GLU	Review and respond to email correspondence from Carl Barraco regarding requisition form questions; Update requisition forms	162.50
04/04/2017	GLU	Review and respond to email correspondence from Dominic Cameratta on requisition; Review and respond to email correspondence regarding connection fee agreement; Exchange email correspondence with Carl Baracco	81.25
04/05/2017	GLU	Review multiple email correspondence from Carl Baracco; Review and respond to email correspondence from Dominic Cameratta to transmit Req 9 final documents; Review email correspondence from Dominic Cameratta; Brief review of executed documents; Draft email correspondence to Brian Lamb regarding contact with trustee	162.50
04/24/2017	GLU	Review and respond to email correspondence from Dominic Cameratta regarding exhibit to connection fee agreement; Review same	32.50
04/25/2017	GLU	Exchange multiple email correspondence with Dominic Cameratta on funding of requisition 10; Exchange multiple email correspondence with Meritus on same; Circulate documents for execution	130.00
		Professional Fees through 04/30/2017	568.75
		Total Current Work	568.75

Payments

Total Payments Through 05/30/2017	-1,413.75
Balance Due	<u>568.75</u>

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

GA 05/15/17

Phone: 561-994-9299

Fax: 561-994-5823

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

Date 05/15/2017

SERVICE

AMOUNT

Audit FYE 09/30/2016 -Confirmation.com / May

\$ 437.00

Current Amount Due

\$ 437.00

Date	Request Date	Client Name	Engagement Number	PR#	Responder	Qty	Price	Total
05/01/2017 08:52 AM	09/30/2016	Northwood	Meritus	U2055426P457	US Bank	1	\$23.00	\$23.00
05/01/2017 08:53 AM	06/30/2016	La Collina	Meritus	D20554276V29	US Bank	1	\$23.00	\$23.00
05/01/2017 08:53 AM	09/30/2016	Summit at Fern Hill	Meritus	G20554295S70	US Bank	1	\$23.00	\$23.00
05/01/2017 08:55 AM	09/30/2016	Champions Reserve	Meritus	F20554339R51	US Bank	1	\$23.00	\$23.00
05/01/2017 08:56 AM	09/30/2016	South Fork III	Meritus	U2055434A234	US Bank	1	\$23.00	\$23.00
05/01/2017 08:57 AM	09/30/2016	Carlton Lakes	Meritus	V20554358K34	US Bank	1	\$23.00	\$23.00
05/01/2017 08:57 AM	09/30/2016	Corkscrew Farms	Meritus	K2055436P472	US Bank	1	\$23.00	\$23.00
05/01/2017 08:58 AM	09/30/2016	Parkway Center	Meritus	U20554376V33	US Bank	3	\$23.00	\$69.00
05/01/2017 08:59 AM	09/30/2016	Bull Frog Creek	Meritus	Q2055438M085	US Bank	1	\$23.00	\$23.00
05/01/2017 09:00 AM	09/30/2016	Rivercrest	Meritus	N2055440G323	US Bank	2	\$23.00	\$46.00
05/01/2017 09:01 AM	09/30/2016	Cypress Shadows	Meritus	F20554417X53	US Bank	2	\$23.00	\$46.00
05/01/2017 09:02 AM	09/30/2016	South Fork East	Meritus	A20554439R81	US Bank	3	\$23.00	\$69.00
05/01/2017 10:26 AM	09/30/2016	Rivercrest	Meritus	X2055574A264	US Bank	1	\$23.00	\$23.00
TOTAL								\$437.00

Grau & Associates

2700 N Military Trail, Suite 350
Boca Raton, FL 33431
561-994-9299

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

JUN 05 2017

Statement Date 06/01/2017
Client No. 100642.0

Invoice	Date	Description	Charge	Credit	Balance
Opening Balance As Of 06/01/2017					
15660	05/31/2017	Prior Invoice	500.00		500.00
			Current Balance	\$	500.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	\$ 500.00

Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	7939	\$ 2,813.42		Management Services - July
Monthly Contract Sub-Total		\$ 2,813.42		
Variable Contract				
Coleman, Yovanovich & Koester, P.A.	6677 001M 13	\$ 162.50		Professional Services - thru 05/31/17
Variable Contract Sub-Total		\$ 162.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Grau and Associates	15881	\$ 1,000.00		Audit FYE 09/30/2016
Grau and Associates	15949	2,100.00		Audit FYE 12/31/16
Regular Services Sub-Total		\$ 3,100.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 6,075.92		

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: 7939
Invoice Date: Jul 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		7/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - July		2,812.50
	Postage	Postage - May		0.92

Subtotal	2,813.42
Sales Tax	
Total Invoice Amount	2,813.42
Payment/Credit Applied	
TOTAL	2,813.42

Check/Credit Memo No:

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

Page: 1
May 31, 2017
File No: 6677-001M
Statement No: 13

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

Previous Balance	\$146.25
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Fees

05/18/2017	GLU	Review and respond to email correspondence from Brittany Crutchfield on agenda	32.50
05/19/2017	GLU	Exchange email correspondence with Ray Blacksmith and Brian Lamb on utility turnover to Lee County	65.00
05/24/2017	GLU	Review agenda for Board of Supervisors meeting	65.00
		Professional Fees through 05/31/2017	162.50
		Total Current Work	162.50

Payments

Total Payments Through 07/06/2017	-146.25
Balance Due	<u>\$162.50</u>

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 15881
Date 06/30/2017

SERVICE

AMOUNT

Audit FYE 9/30/2016

\$ 1,000.00

Current Amount Due

\$ 1,000.00

JUL 07 2017

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

JUL 28 2017

Invoice No. 15949
Date 07/26/2017

SERVICE

AMOUNT

Audit FYE 12/31/2016

\$ 2,100.00

Current Amount Due

\$ 2,100.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,100.00	0.00	0.00	0.00	0.00	3,100.00

Payment due upon receipt.

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 July 31, 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.
4. Expense line 4502 Property & Casualty Insurance: 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 7/31/2017

(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	8,217	0	0	0	0	8,217
Cash - Revenue - Series 2016 #3000	0	15,820	0	0	0	15,820
Cash - Interest - Series 2016 #3001	0	3	0	0	0	3
Cash - Reserve - Series 2016 #3004	0	960,292	0	0	0	960,292
Cash - Prepayment - Series 2016 #3005	0	297,493	0	0	0	297,493
Cash - Capital Int- Series 2016 #3007	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid General Liability Insurance	3,572	0	0	0	0	3,572
Prepaid D & O Insurance	1,301	0	0	0	0	1,301
Construction Work in Progress	0	0	1,802,002	14,577,395	0	16,379,398
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	13,090	1,273,608	1,802,002	14,577,395	19,600,000	37,266,095
Liabilities						
Accounts Payable	3,100	0	0	0	0	3,100
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	3,100	0	0	0	19,600,000	19,603,100
Fund Equity & Other Credits						
Investment in General Fixed Assets	0	0	1,802,002	14,577,395	0	16,379,398
Other	9,990	1,273,608	2,001,294	0	0	3,284,892
Total Fund Equity & Other Credits	9,990	1,273,608	3,803,296	14,577,395	0	19,664,289
Total Liabilities & Fund Equity	13,090	1,273,608	3,803,296	14,577,395	19,600,000	39,267,389

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2016 Through 7/31/2017

(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	2,523	(598,253)	(100)%
Contributions & Donations From Private Sources				
Developer Contribution	0	59,028	59,028	0 %
Total Revenues	472,210	61,552	(410,658)	(87)%
Expenditures				
Financial & Administrative				
District Manager	34,000	26,313	7,688	23 %
District Engineer	12,500	0	12,500	100 %
Trustee Fees	8,000	0	8,000	100 %
Auditing Services	5,500	3,623	1,877	34 %
Postage, Phone, Faxes, Copies	150	1	149	99 %
Public Officials Insurance	2,500	930	1,570	63 %
Property & Casualty Insurance	0	2,551	(2,551)	0 %
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	16,628	(4,128)	(33)%
Other Physical Environment				
Property & Casualty Insurance	15,000	0	15,000	100 %
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	50,241	421,969	89 %
Excess of Revenues Over (Under) Expenditures	0	11,311	11,311	0 %
Fund Balance, Beginning of Period	0	(1,321)	(1,321)	0 %
Fund Balance, End of Period	0	9,990	9,990	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2016 Through 7/31/2017

(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	676,533	208,302	44 %
Interest Earnings				
Interest Earnings	0	3,879	3,879	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	42,637	42,637	0 %
Total Revenues	590,491	776,856	186,365	32 %
Expenditures				
Financial & Administrative				
Bank Fees	0	0	(0)	0 %
Debt Service Payments				
Interest	590,491	590,492	(1)	(0)%
Total Expenditures	590,491	590,492	(1)	(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	192,660	192,660	0 %
Fund Balance, Beginning of Period	0	1,080,948	1,080,948	0 %
Fund Balance, End of Period	0	1,273,608	1,273,608	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Funds - Series 2016

From 10/1/2016 Through 7/31/2017

(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	51,685	51,685	0 %
Total Revenues	0	55,846	55,846	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	14,436,057	(14,436,057)	0 %
Total Expenditures	0	14,437,619	(14,437,619)	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	(14,388,068)	(14,388,068)	0 %
Fund Balance, Beginning of Period	0	16,389,362	16,389,362	0 %
Fund Balance, End of Period	0	2,001,294	2,001,294	0 %

Corkscrew Farms CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 07/31/17
Reconciliation Date: 7/31/2017
Status: Locked

Bank Balance	8,379.07
Less Outstanding Checks/Vouchers	162.50
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	8,216.57
Balance Per Books	<u>8,216.57</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 07/31/17

Reconciliation Date: 7/31/2017

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1033	7/24/2017	System Generated Check/Voucher	162.50	Coleman, Yovanovich & Koester, P.
Outstanding Checks/Vouchers			162.50	



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

AUG 07 2017

00005747-0014119-0001-0002-FIMR8006580731176253

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

Last statement: June 30, 2017
This statement: July 31, 2017
Total days in statement period: 31

Page: 1 of 2

(2)

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
Enclosures

Beginning balance	\$9,754.73
2 Total additions	1,437.76
Total subtractions	2,813.42
Ending balance	\$8,379.07

CHECKS

Number	Date	Amount	Number	Date	Amount
1032	07-05	2,813.42			

CREDITS

Date	Description	Additions
07-20	Deposit	1,437.76

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	9,754.73	07-05	6,941.31	07-20	8,379.07



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

