

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED REGULAR MEETING
OCTOBER 27, 2017**

**CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FRIDAY, OCTOBER 27, 2017
11:00 A.M.**

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

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

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

The District Agenda is comprised of four different sections:

The meeting will begin at **11:00 a.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 Continued Regular Meeting of Corkscrew Farms Community Development District will be held on **October 27, 2017 at 11:00 a.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 Supplemental District Engineer's Report..... Tab 01
 - B. Consideration of Master Assessment Methodology Report Tab 02
 - C. Consideration of Resolution 2018-01; Declaring Special Assessments Tab 03
 - D. Consideration of Resolution 2018-02; Setting Public Hearing for
Declaring Special Assessments Tab 04
 - E. General Matters of the District
- 4. CONSENT AGENDA**
 - A. Consideration of Board of Supervisors Meeting Minutes August 17, 2017 Tab 05
 - B. Consideration of Operations and Maintenance Expenditures September 2017 Tab 06
 - C. Review of Financial Statements Month Ending September 30, 2017 Tab 07
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

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

Brian Lamb,
District Manager

CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT
SUPPLEMENT #1
TO
ENGINEER'S REPORT DATED JANUARY 7, 2016

PREPARED FOR:
BOARD OF SUPERVISORS
CORKSCREW FARMS
COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:
BARRACO AND ASSOCIATES, INC.
DISTRICT ENGINEER

OCTOBER 18, 2017

Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901

Carl A. Barraco, P.E.
Florida Professional Registration 38536
Florida Certificate of Authorization 7995

Date

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1. OVERVIEW

This is a Supplemental Engineer's Report prepared by Barraco and Associates, Inc., the District Engineer for the Corkscrew Farms Community Development District (herein referred to as the "District") for the District's Special Assessment Bonds. This report will provide more recent information as a supplement to the original Engineer's Report dated January 7, 2016.

A. *Authorization I*

This Supplemental Engineer's Report was prepared at the direction of the Board of Supervisors of the District (the "Board").

B. *Purpose and Intent*

The purpose of this Supplement to the January 7, 2016 Engineer's Report is to update the cost and permit status of the Phase 2 improvements and to identify Phase I improvements which will also benefit Phase II. The development descriptions, site data and details are provided in the original Engineer's Report and are referenced in their entirety, with the exception of updates and revisions contained within this supplement. This Report is intended to be used as a representation of current estimated costs of the Phase 2 Improvements for financing purposes based upon information available as of the date of this report. The Engineer has considered and, in certain instances, relied upon opinions, information and documentation prepared or supplied by others, which may have included: public officials, public entities, District Staff, who solicited several prices from contractors, engineering professionals and/or other contractors.

C. *Report Modification*

Modification of this report during the construction of the public infrastructure identified in this Report (the "Improvements") may be necessary to make modifications and/or deviations to the Improvements. If such deviations and/or modifications do not change the overall primary objective, then such changes will be considered insubstantial and will not be cause to supplement or adjust this Report.

2. PHASING

Phase I infrastructure construction, including offsite roadway and utility improvements are estimated to be approximately 80% complete with an estimated completion date in the second quarter of 2018. Phase II construction is anticipated to begin in the first quarter of 2018 and will serve of 696 units with an estimated completion date of the second quarter 2019. Improvements proposed in this phase include water management lakes totaling ±51 acres, ±5.3 miles of onsite public roadway, ±27,800 lineal feet of sanitary sewer, ±5,400 lineal feet of forcemain including 3 lift stations, 28,700 lineal feet of potable watermain, and environmental and wildlife restoration and mitigation.

3. COST ESTIMATES

Table 1 below provides an Opinion of Probable Construction Costs following the same format provided in the original Engineer's Report but with updated estimated costs. The estimated costs provided herein are based upon the most recent Phase II Site Development Construction Plans and associated Cost Estimates prepared by J.R. Evans Engineering, P.A., and actual construction costs available from Phase I.

Table 1 - Updated Opinion of Phase II Probable Construction Costs	
	Phase II
Drainage and Surface Water Management	\$5,980,000
Onsite Roadways	\$2,350,000
Onsite Utilities	\$6,810,000
Offsite Utilities and Roadway	\$100,000
Professional Fees	\$1,030,000
Environmental and Wildlife Restoration/Mitigation	\$1,650,000
TOTAL:	\$17,920,000

* Drainage includes preparing the site via clearing, grubbing, excavation and placement of excavated fill, followed by surface water management. Surface water management includes curbing, storm sewer structures, and piping. Utilities include both gravity and transmission sanitary sewer, potable water main and fire hydrants. Onsite Roadways includes paving/roadways, irrigation and landscaping.

Table 2 - Updated Original Distribution of Costs			
Item	Phase I	Phase II	Total
Drainage and Surface Water Management System	\$5,000,000	\$5,980,000	\$10,980,000
Onsite Roadways	\$5,840,000	\$2,350,000	\$8,190,000
Onsite Utilities	\$7,900,000	\$6,810,000	\$14,710,000
Off-Site Utilities and Roadway Improvements	\$5,210,000	\$100,000	\$5,310,000
Professional Fees	\$2,300,000	\$1,030,000	\$3,330,000
Environmental and Wildlife Restoration and Mitigation	\$4,050,000	\$1,650,000	\$5,700,000
Totals:	\$30,300,000	\$17,920,000	\$48,220,000

4. MASTER IMPROVEMENTS

The original Engineer's Report provides construction cost estimates both for Phase I and Phase II and considers all common infrastructure in Phase I estimates as common costs must be assigned fully to Phase I until Phase II is constructed. Currently, Phase II construction is anticipated to begin the first quarter of 2018. Therefore, this Supplement not only updates Phase II construction costs but also separates common infrastructure, which will support both Phases, into a common or "Master" category.

Table 3 below provides the final distribution of construction costs in three categories representing construction for the sole benefit of Phase I, the sole benefit of Phase II and Master infrastructure which will support both Phase I and Phase II in common.

Table 3 - Updated Distribution of Costs

Item	Phase I Unique	Phase I Common	Phase II Unique	Phase II Common	Master (Common Total)	Total
Drainage & Surface Water Management System	\$5,000,000	-	\$5,980,000	-	-	\$10,980,000
Onsite Roadways	\$4,670,000	\$1,170,000	\$2,115,000	\$235,000	\$1,405,000	\$8,190,000
Onsite Utilities	\$5,530,000	\$2,370,000	\$5,789,000	\$1,021,000	\$3,391,000	\$14,710,000
Off-Site Utilities and Roadway Improvements	-	\$5,210,000	-	\$100,000	\$5,310,000	\$5,310,000
Professional Fees	\$1,380,000	\$920,000	\$875,000	\$155,000	\$1,075,000	\$3,330,000
Environmental and Wildlife Restoration/Mitigation	-	\$4,050,000	-	\$1,650,000	\$5,700,000	\$5,700,000
Totals:	\$16,580,000	\$13,720,000	\$14,759,000	\$3,161,000	\$16,881,000	\$48,220,000

5. PERMITS

Federal, state, and local permits and approvals are required prior to the construction of site infrastructure. Any permits and permit modifications required provided herein are considered a part of the normal design and permitting process and may be applied for at the time the improvement is undertaken.

6. ADDITIONAL NOTES

As of the date of this Supplemental Engineer's Report, the following permits have been issued for Corkscrew Farms:

Permitting Agency	Type of Permit	Permit No.	Issue Date
Lee County	Comprehensive Plan Amendment	CPA2015-00001	08/19/2015
Lee County	Zoning Resolution	Z-15-025	11/18/2015
	Developer Agreement	N/A	04/19/2016
SFWMD*	Water Use Permit – Dewatering	36-08470-W	04/28/2016
SFWMD	Water Use Permit – Irrigation	36-08552-W	06/27/2016
SFWMD	Environmental Resource Permit	36-08561-P	05/23/2016
FDEP**	Environmental Protection	FLR20AW56	08/15/2016
USFWS***	Biological Opinion	2016-CPA-0042	08/09/2016
USFWS	Biological Opinion	2016-F-0027	08/09/2016
ACOE****		SAJ-2015-00074(IP-WDD)	08/17/2016
Lee County	Vegetation Permit	VEG2016-00206	08/18/2016
Lee County	Development Order	DOS2017-00086	TBD
Lee County	Development Order Amendment	DOS2017-00086	TBD
*SFWMD – South Florida Water Management District **FDEP – Florida Department of Environmental Protection ***USFWS – U.S. Fish and Wildlife Services ****ACOE – Army Corps of Engineers			

Notes: 1. Modification to permits may be required to address site plan changes which may occur from time to time.

CORKSCREW FARMS

COMMUNITY
DEVELOPMENT
DISTRICT

MASTER ASSESSMENT METHODOLOGY REPORT

ASSESSMENT AREA 2



DMS District
Management
Services

A Meritus Company. Solutions for Better Communities.

Report Date:

October 27, 2017

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I. INTRODUCTION

The Corkscrew Farms Community Development District authorized staff to prepare reports and resolutions, schedule public assessment hearings and undertake other efforts as required to enable consideration of special assessment liens on private benefiting properties within a designated assessment area known as “Assessment Area Two.” The benefit determination will be derived and quantified from the Districts Capital Improvement Program (CIP) and the implementation of the CIP will legally allow the developer to proceed with the development plan at the anticipated density and intensity. Options will be available for the issuance of tax-exempt Special Assessment Bonds (“Bonds”) levied against Assessment Area Two to support qualifying costs associated with the benefiting portion of the Capital Improvement Program.

It is important to note that the District has previously issued Series 2016 Bonds to fund a portion of the cost benefiting the private developable property within a designated assessment area known as “Assessment Area One.” In accordance with the District’s plans to issue more than one series of Bonds, this Master Assessment Methodology Report (herein, the “Report”) relates to the second and final assessment area of the District and is intended to identify the Maximum Assessment parameters under current plans for future bond issuances specific to Assessment Area Two. Supplemental reports will be issued to reflect the factors for the related issuance of a specific series of bond(s).

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Two. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments, and to fund operations and maintenance costs related to the capital improvements maintained by the District.

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

II. DEFINED TERMS

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

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

“Assessment Area Two” (AA2) – 435.46 gross acres within the District identified by legal description within the District as defined by the District Engineer. Development plans for 696 Units.

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



“Developer” - The Place at Corkscrew, LLC

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

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

“Engineer Report” – *Engineer’s Report for Corkscrew Farms Community Development District*, dated January 7th 2015 and supplemented October 27th 2017.

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

“Gross Assessable Acres” Gross acres prior to platting that will accommodate planned units (developable)

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

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

“Product Type” – Classification assigned by the District Engineer to dissimilar Lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

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

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

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

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

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

III. OBJECTIVE

The objective of the AA2 Master Report is to:

- A. Restate the status of District’s CIP Phase 1 and Phase 2 construction and/or acquisition plan; and



- B. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within AA2 and ultimately to the planned Units therein contemplated with current Development Plans; and
- C. Provide a basis for the placement of a Maximum Lien on the assessable lands within AA2 benefiting from the CIP.

IV. DISTRICT & ASSESSMENT AREA TWO OVERVIEW

The District encompasses 999.01 acres and is located in Lee County, Florida within Sections 19, 23 and 24, Township 46 South, Ranges 26 and 27 East. The Developer of the property within AA1 and AA2 has created the overall Development Plan in conjunction with the District Engineer outlined within the Engineer's Report. The CIP for the District contemplated two phases for construction and/or acquisition. AA1 boundaries consist of 555.55 gross acres and currently has 629 Platted Units. AA2 boundaries consist of 435.46 gross acres and has Development Plans for 696 Units. The complete Development Plan will consist of 1325 Units as detailed within Table 1. All 1325 Units are within the Development Plan are contained within AA1 or AA2.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District Engineer has identified the infrastructure and respective estimated costs to complete the CIP as detailed in the Engineer Report. The CIP includes drainage & surface water management system, on-site roadways, on-site utilities, off-site utilities & roadway improvements, professional fees and environmental & wildlife restoration/mitigation. The total cost of the CIP for the complete Development Plan is estimated at \$48,220,000.

It is imperative to note that the costs within Phase 1 (\$30,300,000) and Phase 2 (\$17,920,000) of the CIP and Development Plan have two benefit categories, "Unique" and "Common". Unique Costs are defined by the Engineer as cost benefiting those Units or Planned Units specifically within the defined areas of AA1 or AA2, whereas Common Costs benefit all Units or Planned Units within AA1 and AA2, collectively within the District.

Phase 1 of the CIP was funded partially by the issuance of Series 2016 Special Assessment Bonds in a par amount of \$20,000,000, which delivered net construction proceeds in the amount of \$18,325,000 to apply against completing the estimated cost of \$30,300,000 for Phase 1 funding needs. Both Bond proceeds and private funds have been utilized to complete the Phase 1 costs of the CIP. Details regarding the status of bond and private funding of the partially complete CIP will be provided by the Developer and updated by others.

VI. DETERMINATION OF SPECIAL ASSESSMENT

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



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

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development Plan contains a mix of single family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

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

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

VII. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the District proportionally. The level of relative benefit can be compared through the use of defining "equivalent" units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 52' residential use product type as a baseline, with a proportional increase



or decrease relative to other planned residential product types and sizes. Table 1 outlines EAUs assigned for residential product types under the current development plan. If future assessable property is added or product types are contemplated, this report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the CIP are demonstrated on Table 3 thru 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VIII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

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

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within AA2 receive benefit from the CIP and all of the assessable land within AA2 would be assessed to repay any bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within AA2. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a maximum par debt assessment pursuant to its Product Type classification as set forth in Table 6. It is not contemplated that any unassigned debt would



remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur, the true-up provisions within this report would be applicable.

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

IX. FINANCING INFORMATION

The District will finance implementation of the CIP through the issuance of the Bonds secured by benefiting properties within AA2. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 5. The Underwriter has provided factors utilized in this assumption and are conservative in an effort to identify the Maximum Assessment and capacity for special assessment liens anticipated with future bond issuances. Supplemental reports to the AA2 Master Report will apply the methodology and allocation specific to the rates and terms pertaining to a series of Bonds.

X. TRUE-UP MODIFICATION

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

The debt per acre remaining on the unplatted land within AA2 may not increase above its ceiling debt per developable acre. The ceiling level of debt per acre is calculated as the total amount of debt for the each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

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



service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within AA2.

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

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

XI. ADDITIONAL STIPULATIONS

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

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



TABLE #1

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

PHASE 1 DEVELOPMENT PROGRAM			
<u>ASSESSMENT AREA 1 - SERIES 2016 BONDS</u>			
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs
52'	1	267	267.00
62'	1.19	230	273.70
75'	1.44	132	190.08
		629	730.78
PHASE 2 DEVELOPMENT PROGRAM			
<u>ASSESSMENT AREA 2 - FUTURE BOND SERIES</u>			
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs
52'	1	307	307.00
62'	1.19	298	354.62
75'	1.44	91	131.04
		696	792.66
BUILDOUT COMMUNITY DEVELOPMENT PROGRAM			
<u>COMBINED ASSESSMENT AREAS 1 & 2</u>			
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs
52'	1	574	574.00
62'	1.19	528	628.32
75'	1.44	223	321.12
		1,325	1,523.44

Table 1 Notations:

- 1) EAU Factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots
- 2) Any development program changes will require recalculations pursuant to the true-up provisions within this report



Table 2

BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS					
<u>COMBINED ASSESSMENT AREAS 1 & 2</u>					
	ITEM	PHASE I UNIQUE AA1	PHASE II UNIQUE AA2	MASTER/COMMON AA1 & AA2	TOTAL
	Drainage & Surface Water Management System	\$5,000,000	\$5,980,000	\$0	\$10,980,000
	Onsite Roadways	\$4,670,000	\$2,115,000	\$1,405,000	\$8,190,000
	Onsite Utilities	\$5,530,000	\$5,789,000	\$3,391,000	\$14,710,000
	Off-Site Utilities and Roadway Improvements	\$0	\$0	\$5,310,000	\$5,310,000
	Professional Fees	\$1,380,000	\$875,000	\$1,075,000	\$3,330,000
	Environmental and Wildlife Restoration/Mitigation	\$0	\$0	\$5,700,000	\$5,700,000
		\$16,580,000	\$14,759,000	\$16,881,000	\$48,220,000

Table 2 Notations:

Cost Based on Values Provided within the October 27th 2017 Supplemental Engineers Report

Table 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
MASTER/COMMON COSTS	\$16,881,000
TOTAL PROGRAM EAU'S	1523.44
MASTER COST/BENEFIT PER EAU	\$11,080.84
ASSESSMENT AREA 2 (AA2)/PHASE 2 EAU'S	792.66
AA2 MASTER COST/BENEFIT	\$8,783,341
AA2 UNIQUE COST/BENEFIT	\$14,759,000
TOTAL AA2 COST/BENEFIT	\$23,542,341

Table 3 Notations:

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



Table 4

ASSESSMENT AREA 2 DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PER PRODUCT TYPE	NET BENEFIT PER PRODUCT UNIT
52'	1	307	307.00	\$9,118,031	\$29,700.43
62'	1.19	298	354.62	\$10,532,366	\$35,343.51
75'	1.44	91	131.04	\$3,891,944	\$42,768.62
		696	792.66	\$23,542,341	

Table 4 Notations:

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

Table 5

FUTURE CAPACITY SIZING		
SPECIAL ASSESSMENT REVENUE BONDS		
Coupon Rate		6.00%
Term (Years)		33
Principal Amortization Installments		30
ISSUE SIZE		\$32,650,000
Construction Fund		\$23,542,341
Capitalized Interest	36	\$5,877,000
Debt Service Reserve Fund		\$2,371,987
Underwriter Fee	2.00%	\$653,000
Cost of Issuance		\$201,000
Contingency		\$4,672
ANNUAL ASSESSMENT		
Annual Debt Service		\$2,371,987
Collection Costs and Discounts @ 2%		\$48,408
TOTAL ANNUAL ASSESSMENT		\$2,420,395

Table 5 Notations:

- 1) Conservative factors are utilized within future bond assumptions
- 2) Any development cost not financed in future Bond series to complete will be secured by developer funding and completion agreement



Table 6

ASSESSMENT AREA 2 DEVELOPMENT PROGRAM ASSIGNMENT OF BOND SERIES ASSESSMENTS							
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PRINCIPAL ASSIGNMENT		ANNUAL ASSESSMENT	
				PER PRODUCT TYPE	PER PRODUCT UNIT	PER PRODUCT TYPE	PER PRODUCT UNIT
52'	1	307	307.00	\$12,645,460	\$41,190.42	\$937,427	\$3,053.51
62'	1.19	298	354.62	\$14,606,947	\$49,016.60	\$1,082,836	\$3,633.68
75'	1.44	91	131.04	\$5,397,593	\$59,314.21	\$400,132	\$4,397.05
		696	792.66	\$32,650,000		\$2,420,395	

Table 6 Notations:

- 1) Principal and Assessments related to Future Bond Series assigned based on entire construction financed at conservative rates and fees
- 2) Any development program changes will require recalculations pursuant to the True-Up provisions within this report

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the AA2 public capital infrastructure improvements is \$32,650,000.00 payable in 30 annual installments of principal of \$5,558.25 per gross acre. The maximum par debt is \$74,978.18 per gross acre and is outlined below.

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

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$32,650,000.00		
ANNUAL ASSESSMENT:	\$2,420,394.90	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	435.46		
TOTAL ASSESSMENT PER GROSS ACRE:	\$74,978.18		
ANNUAL ASSESSMENT PER GROSS ACRE:	\$5,558.25	(30 Installments)	
		PER PARCEL ASSESSMENTS	
Landowner Name, Parcel ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
CFEE Land Investments-Sub, LLC	435.46	\$32,650,000.00	\$2,420,394.90
PARCEL ID: SEE EXHIBIT B, LEGAL DESCRIPTION 4954 ROYAL GULF CIR FORT MYERS FL 33966			
Totals:	435.46	\$32,650,000.00	\$2,420,394.90



EXHIBIT B

CDD Boundary Legal Description, Less Legal Description of Assessment Area One.

WPB/384097465v2/164226.010200



RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Corkscrew Farms Community Development District (the “Board”) hereby determines to undertake, install, plan, establish, construct, reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain public improvements for Phase 2 of the development (the “Improvements”) described in that certain Master Engineer’s Report for the Corkscrew Farms Community Development District prepared by Barraco and Associates, Inc. and dated January 7, 2016 (“Master Engineer’s Report”), as supplemented by that certain Supplemental Engineer’s Report for the Corkscrew Farms Community Development District prepared by Barraco and Associates, Inc. and dated October 27, 2017 (“Supplemental Engineer’s Report”) (the Master Engineer’s Report as supplemented by the Supplemental Engineer’s Report are sometimes collectively referred to herein as the “Engineer’s Report”). A copy of the Master Engineer’s Report and the Supplemental Engineer’s Report are attached hereto and made a part hereof as Exhibit “A” and maintained on file at the offices of Barraco and Associates, Inc., 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901 (“District Engineer’s Office”) and the offices of the District Manager at Meritus Districts, 5680 W. Cypress St., Suite A, Tampa, FL 33607 (“District Manager’s Office”); and

WHEREAS, Corkscrew Farms Community Development District (the “District”) is empowered by Chapter 190, the Uniform Community Development District Act of 1980, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments (as defined below); and

WHEREAS, the Board finds that it is in the best interest of the District to pay all or a portion of the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (the “Assessments”); and

WHEREAS, the District hereby determines that benefits will accrue to the property benefited by the Improvements, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in that certain Corkscrew Farms Community Development District Master Special Assessment Methodology Report, Assessment Area Two prepared by Meritus Districts and dated October 27, 2017 (the “Assessment Report”), a copy of which is attached hereto and made a part hereof as Exhibit “B” and maintained on file at the District Manager’s Office; and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property benefited by the Improvements.

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

Section 1. The foregoing recitals are hereby incorporated as the findings of the Board.

Section 2. Assessments shall be levied to defray a portion of the cost of the Improvements.

Section 3. The nature and general location of, and plans and specifications for, the Improvements are described in the Engineer’s Report and maintained on file at the District Manager’s Office.

Section 4. The total estimated cost of the Improvements is approximately \$_____.00 (the “Estimated Cost”).

Section 5. The Assessments will defray approximately \$_____.00 in bonded indebtedness which includes, without limitation, the Estimated Cost, plus financing related costs and expenses, capitalized interest, a debt service reserve and contingency.

Section 6. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached hereto and made a part hereof as Exhibit “B”, subject to provisions for supplemental assessment resolutions. The Assessment Report is also available at the District Manager’s Office.

Section 7. The Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands within Phase 2 of the development (“Assessment Area Two”) within the District, which are adjoining and contiguous or bounding and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for. Assessment Area Two of the District is legally described on Exhibit “C” attached hereto and made a part hereof.

Section 8. There is on file at the District Manager’s Office, an assessment plat showing Assessment Area Two to be assessed, with the plans and specifications describing the Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

Section 9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described on Exhibit “A” of the Assessment Report, which shows the lots and lands assessed, the amount of benefit to and the Assessment against each lot or parcel of land and the number of annual installments into which such Assessment may be divided, which is hereby adopted and approved as the District’s preliminary assessment roll.

Section 10. Commencing with the year in which the Assessments are certified for collection and subsequent to any capitalized interest period, the Assessments shall be paid in not more than (30) thirty yearly installments, which installments shall include principal and interest as calculated in accordance with the Assessment Report. The Assessments shall be payable at the same time and in the same manner as are ad-valorem taxes and as prescribed in Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District otherwise determines not to utilize the provisions of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law.

Section 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

Section 12. The District Manager is hereby directed to cause this resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Lee County and to provide mailed notices to the owners of the property subject to the proposed Assessments and such other notice as may be required by law or deemed in the best interest of the District.

Section 13. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 14. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 15. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 27th day of October, 2017.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

Exhibits:

Exhibit “A”: Master Engineer’s Report for the Corkscrew Farms Community Development District prepared by Barraco and Associates, Inc. and dated January 7, 2016, as supplemented by that certain Supplemental Engineer’s Report for the Corkscrew Farms Community Development District prepared by Barraco and Associates, Inc. and dated October 27, 2017

Exhibit “B”: Corkscrew Farms Community Development District Master Special Assessment Methodology Report, Assessment Area Two prepared by Meritus Districts and dated October 27, 2017

Exhibit “C”: Assessment Area 2 Legal Description

RESOLUTION NO. 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON NOVEMBER 29, 2017 AT 1:00 P.M. AT THE OFFICES OF CAMERATTA COMPANIES, 4954 ROYAL GULF CIRCLE, FORT MYERS, FLORIDA 33966, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Corkscrew Farms Community Development District (“Board”) has previously adopted Resolution No. 2018-01 entitled:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with Resolution No. 2018-1, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents

are available for public inspection at the offices of the District Manager at Meritus Districts, 5680 W. Cypress St., Suite A, Tampa, FL 33607 ("District Manager's Office");

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

Section 1. There is hereby declared a public hearing to be held on November 29, 2017 at 1:00 p.m., at the Offices of Cameratta Companies, 4954 Royal Gulf Circle, Fort Myers, Florida 33966, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager's Office. Said preliminary assessment roll indicates the areas to be improved, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting and submit same to the office of the District Manager at Meritus Districts, 5680 W. Cypress St., Suite A, Tampa, FL 33607.

Section 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation published within Lee County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Manager's Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

Section 3. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

Section 4. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

Section 5. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 27th day of October, 2017.

**CORKSCREW FARMS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Brian Lamb, Secretary

Joseph Cameratta, Chairman

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

August 17, 2017 Minutes of Regular Meeting and Public Hearing

Minutes of the Regular Meeting and Public Hearing

The Regular Meeting and Public Hearing of the Corkscrew Farms Community Development District was held on **Wednesday, August 17, 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 and Public Hearing of the Board of Supervisors of the Corkscrew Farms Community Development District to order on **Wednesday, August 17, 2017 at 1:00 p.m.**

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

Joseph Cameratta	Chairman
Anthony Cameratta	Vice Chairman
Laura Youmans	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Greg Urbancic	District Counsel
Carl A. Barraco	District Engineer
Dominic Cameratta	
Ray Blacksmith	<i>via conference call</i>

There were no other members of the general public present.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no comments from the audience.

3. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET

A. Open Public Hearing on Adopting Fiscal Year 2018 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Staff Presentations

Mr. Lamb went over the budget line items and stated that the District's function is primarily administrative and keeping in compliance with state-required functions.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2017-10; Adopting Fiscal Year 2018 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2017-10.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

E. Close Public Hearing on Adopting Fiscal Year 2018 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

4. BUSINESS ADMINISTRATIVE

A. Consideration of Resolution 2017-11; Assessment Resolution

Mr. Lamb went over the resolution with the Board.

MOTION TO:	Approve Resolution 2017-11.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	Mr. Urbancic went over what the exhibits will be for the Resolution with the Board.
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Consideration of Infrastructure Management and Maintenance Services Agreement

Mr. Urbancic went over the resolution and answered some questions about the exhibits.

MOTION TO:	Approve the Infrastructure Management and Maintenance Services Agreement in substantial form subject to any additions to Exhibit A.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. Consideration of Resolution 2017-12; Setting Fiscal Year 2018 Meeting Schedule

The Board discussed the resolution.

MOTION TO:	Approve Resolution 2017-12.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

D. Discussion on Authorization for Chairman to Accept Offsite Force Main

Mr. Barraco went over the resolution.

MOTION TO:	Approve and accept the necessary documents to convey the offsite sanitary sewer to the Lee County Utility Department as required.
MADE BY:	Supervisor J. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

E. General Matters of the District

5. CONSENT AGENDA

A. Consideration of the Board of Supervisors Special Meeting Minutes May 24, 2017

B. Consideration of the Operations and Maintenance Expenditures June 2017

C. Consideration of the Operations and Maintenance Expenditures July 2017

D. Review of Financial Statements Month Ending July 31, 2017

The Board reviewed the Consent Agenda items.

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

6. STAFF REPORTS

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

Mr. Lamb stated for the record that no other members of the general public had joined the meeting. Supervisor J. Cameratta said that there will be an open house in the District on Saturday, August 19th from 1:00 p.m. to 3:00 p.m. at the models.

7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

8. ADJOURNMENT

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

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

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

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

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

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date



Official District Seal

Corkscrew Farms Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8018	\$ 2,812.50		Management Services - September
Monthly Contract Sub-Total		\$ 2,812.50		
Variable Contract				
Coleman, Yovanovich & Koester, P.A.	10	\$ 2,908.75		Professional Services - thru 07/31/17
Coleman, Yovanovich & Koester, P.A.	14	926.25		Professional Services - thru 08/24/17
Coleman, Yovanovich & Koester, P.A.	6677 001M 15	2,063.75		Professional Services - thru 08/31/17
Coleman, Yovanovich & Koester, P.A.	6677 004M 11	1,803.75	\$ 7,702.50	Professional Services - thru 08/31/17
Variable Contract Sub-Total		\$ 7,702.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Meritus Districts	8053	\$ 4,200.00		Dissemination agent/Disclosure reporting - FY 17
Additional Services Sub-Total		\$ 4,200.00		
TOTAL:		\$ 14,715.00		

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: 8018
Invoice Date: Sep 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		9/1/17

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - September		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

3107

Page: 1
July 31, 2017

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

File No: 6677-004M
Statement No: 10

Attn: Anna Lyalina

Requisition

SENT VIA EMAIL TO: anna.lyalina@merituscorp.com

Previous Balance \$2,307.50

Fees

06/09/2017	GLU	Review Requisition #13 documents; Commence work to prepare requisition legal documents; Exchange email correspondence with Dominic Cameratta on question relating to requisition	812.50
06/11/2017	GLU	Continue work on requisition #13 documents; Exchange email correspondence with Dominic Cameratta	325.00
06/13/2017	GLU	Finalize drafts of forms for requisition #13; Telephone conference with Dominic Cameratta and Ray Blacksmith regarding expansion of Phase 1A; Review email correspondence from Brittany Crutchfield on assignment information regarding connection fees; Draft email correspondence circulating revised assignment regarding connection fees; Draft temporary easement; Draft email correspondence to Dominic Cameratta and Ray Blacksmith with easement	325.00
06/15/2017	GLU	Review and respond to email correspondence from Ray Blacksmith on recorded easement (no charge)	
07/10/2017	GLU	Review and respond to email correspondence from Dominic Cameratta regarding Requisition 14; Initial review of Requisition 14	81.25
07/13/2017	GLU	Continue work on requisition 14 documents; Exchange multiple email correspondence regarding requisition 14 documents	812.50
07/17/2017	GLU	Review multiple email correspondence from Amy Fontaine and Dominic Cameratta regarding revised requisition 14; Review and update Req. 14 documents; Review and respond to email correspondence from Dominic Cameratta; Draft email correspondence circulating Req. 14 documents	487.50
07/25/2017	GLU	Review and respond to email correspondence from Carl Baracco on requisitions 15 and 16	65.00
		Professional Fees through 07/31/2017	2,908.75

Requisition

Total Current Work	2,908.75
<u>Payments</u>	
Total Payments Through 08/24/2017	-2,307.50
Balance Due	<u>\$2,908.75</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
 July 31, 2017
 File No: 6677-001M
 Statement No: 14

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

Previous Balance	\$162.50
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Fees

06/14/2017	GLU	Review and respond to email correspondence from Ray Blacksmith on easement; Review executed version of easement	65.00
07/24/2017	GLU	Review and respond to email correspondence from Charlie Ferris regarding audit response letter; Review audit response request; Internal review; draft audit response letter	162.50
	GLU	Review email correspondence from Ray Blacksmith regarding upcoming agenda items; Review and comment on proposed maintenance agreement; Review and comment on proposed easement; Review questions regarding expansion of district	325.00
07/25/2017	GLU	Draft revisions to HOA-CDD maintenance agreement	243.75
07/26/2017	GLU	Finalize revisions to HOA-CDD agreement; Draft email correspondence to Ray Blacksmith on same	130.00
		Professional Fees through 07/31/2017	926.25
		Total Current Work	926.25

Payments

Total Payments Through 08/24/2017	-162.50
Balance Due	<u>\$926.25</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

Page: 1
 August 31, 2017
 File No: 6677-001M
 Statement No: 15

Attn: Teresa Farlow

Gen Rep

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

Previous Balance \$926.25

Fees

08/02/2017	GLU	Telephone conference with Brian Lamb on agenda and schedule	32.50
08/07/2017	GLU	Review and respond to email correspondence from Ray Blacksmith regarding CDD-HOA agreement; Revise agreement	130.00
08/09/2017	GLU	Exchange email correspondence with Ray Blacksmith and Brian Lamb on maintenance agreement	32.50
08/10/2017	GLU	Review multiple email correspondence from Ray Blacksmith, Brian Lamb and Carl Barraco on acceptance of off-site force main	32.50
08/14/2017	GLU	Review email correspondence from Ray Blacksmith regarding revised easement relating to Flow Way; Commence review and comment on same	243.75
08/15/2017	GLU	Finalize review and comment on proposed easement agreement with county; Draft email correspondence to Ray Blacksmith with comments	487.50
08/16/2017	GLU	Telephone conference with Dominic Cameratta on CDD agenda matters	81.25
08/17/2017	GLU	Review agenda and prepare for Board of Supervisors meeting; Draft email correspondence to Brittany Crutchfield on agenda matters; Review email correspondence from Brittany Crutchfield on revised agenda	162.50
	GLU	Attendance at Board of Supervisors meeting	650.00
08/18/2017	GLU	Exchange email correspondence with Brian Lamb on HOA-CDD maintenance agreement; Exchange email correspondence with Dominic Cameratta on HOA-CDD maintenance agreement	81.25
08/24/2017	GLU	Review and respond to email correspondence from Dominic Cameratta on future requisition process; Draft template promissory note; Draft email correspondence to Dominic Cameratta on template note	130.00

Corkscrew Farms CDD

Gen Rep

Page: 2
August 31, 2017
File No: 6677-001M
Statement No: 15

Professional Fees through 08/31/2017	2,063.75
Total Current Work	2,063.75
Balance Due	<u>\$2,990.00</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: Anna Lyalina

Requisition

Page: 1
August 31, 2017
File No: 6677-004M
Statement No: 11

SENT VIA EMAIL TO: anna.lyalina@merituscorp.com

Previous Balance		\$2,908.75
	<u>Fees</u>	
08/15/2017	GLU Review multiple email correspondence from Carl Barracco and Dominic Cameratta on requisition 17 issues; Review issues relating to same; Follow-up email	162.50
08/17/2017	GLU Review multiple email correspondence from Carl Barracco regarding BOS for offsite improvements; Exchange multiple email correspondence with Amy Fontaine regarding requisition 17; Initial review of same; Exchange multiple email correspondence with Tony Cameratta regarding BOS; Draft BOS for Phase 2 offsite force main; Exchange email correspondence to finalize BOS	325.00
08/18/2017	GLU Review email correspondence from Tony Cameratta regarding executed BOS; Work on requisition 17 documents; Review and respond to email correspondence from Dominic Cameratta on requisition 17	487.50
08/21/2017	GLU Continue work on documents relating to Requisition 17; Exchange multiple email correspondence with Dominic Cameratta	406.25
08/22/2017	GLU Continue work on requisition 17 documents; Exchange email correspondence with Dominic Cameratta; Finalize requisition 17 documents and circulate	422.50
	Professional Fees through 08/31/2017	1,803.75
	Total Current Work	1,803.75
	Balance Due	\$4,712.50

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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



INVOICE


Invoice Number: 8053
Invoice Date: Sep 8, 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		9/8/17

Quantity	Item	Description	Unit Price	Amount
		Dissemination Agent / Disclosure Reporting FY 2017		4,200.00
				

Subtotal	4,200.00
Sales Tax	
Total Invoice Amount	4,200.00
Payment/Credit Applied	
TOTAL	4,200.00

Check/Credit Memo No:

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 September 30, 2017**

1. Income line 0002 Developer Contribution: Budget needs to be created for future years.
2. Expense line 3104 Disclosure Report: Budget needs to be created for future years.
3. Expense line 3107 Office Supplies: Budget Line requires review/adjustment with Board for the current year and future years.
4. 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.
5. 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 9/30/2017

(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	3,632	0	0	0	0	3,632
Cash - Revenue - Series 2016 #3000	0	51,330	0	0	0	51,330
Cash - Interest - Series 2016 #3001	0	0	0	0	0	0
Cash - Reserve - Series 2016 #3004	0	959,897	0	0	0	959,897
Cash - Prepayment - Series 2016 #3005	0	604,192	0	0	0	604,192
Cash - Capital Int- Series 2016 #3007	0	0	0	0	0	0
Cash- Acq/Cont. Gen Fund - Series 2016 #3006	0	0	42	0	0	42
Due From General Fund	0	0	0	0	0	0
Prepaid Items	2,813	0	0	0	0	2,813
Prepaid General Liability Insurance	2,551	0	0	0	0	2,551
Prepaid D & O Insurance	930	0	0	0	0	930
Construction Work in Progress	0	0	0	18,368,743	0	18,368,743
Amount Available-Debt Service	0	0	0	0	1,525,732	1,525,732
Amount To Be Provided-Debt Service	0	0	0	0	18,074,268	18,074,268
Other	0	0	0	0	0	0
Total Assets	9,925	1,615,419	42	18,368,743	19,600,000	39,594,129
Liabilities						
Accounts Payable	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Bonds Payable - Series 2016	0	0	0	0	19,600,000	19,600,000
Total Liabilities	0	0	0	0	19,600,000	19,600,000
Fund Equity & Other Credits						
Investment in General Fixed Assets	0	0	0	18,368,743	0	18,368,743
Other	9,925	1,615,419	42	0	0	1,625,386
Total Fund Equity & Other Credits	9,925	1,615,419	42	18,368,743	0	19,994,129
Total Liabilities & Fund Equity	9,925	1,615,419	42	18,368,743	19,600,000	39,594,129

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2016 Through 9/30/2017

(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	7,329	(593,447)	(99)%
Contributions & Donations From Private Sources				
Developer Contribution	0	59,028	59,028	0 %
Total Revenues	472,210	66,358	(405,852)	(86)%
Expenditures				
Financial & Administrative				
District Manager	34,000	31,938	2,063	6 %
District Engineer	12,500	0	12,500	100 %
Disclosure Report	0	4,200	(4,200)	0 %
Trustee Fees	8,000	0	8,000	100 %
Auditing Services	5,500	3,623	1,877	34 %
Postage, Phone, Faxes, Copies	150	2	148	98 %
Public Officials Insurance	2,500	1,301	1,199	48 %
Property & Casualty Insurance	0	3,572	(3,572)	0 %
Bank Fees	300	10	290	97 %
Dues, Licenses, & Fees	260	175	85	33 %
Office Supplies	0	20	(20)	0 %
Legal Counsel				
District Counsel	12,500	10,270	2,230	18 %
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	55,111	417,099	88 %
Excess of Revenues Over (Under) Expenditures	0	11,246	11,246	0 %
Fund Balance, Beginning of Period	0	(1,321)	(1,321)	0 %
Fund Balance, End of Period	0	9,925	9,925	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2016 Through 9/30/2017

(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	453,704	453,704	0 %
Debt Service Assessments-Off Roll	468,231	713,133	244,902	52 %
Interest Earnings				
Interest Earnings	0	5,069	5,069	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	42,637	42,637	0 %
Total Revenues	590,491	1,214,780	624,289	106 %
Expenditures				
Financial & Administrative				
Bank Fees	0	0	(0)	0 %
Debt Service Payments				
Interest	590,491	591,604	(1,113)	(0)%
Principal	0	95,000	(95,000)	0 %
Total Expenditures	590,491	686,604	(96,113)	(16)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	6,295	6,295	0 %
Interfund Transfer				
Interfund Transfer	0	(0)	(0)	0 %
Total Other Financing Sources	0	6,295	6,295	0 %
Excess of Revenues Over (Under) Expenditures	0	534,471	534,471	0 %
Fund Balance, Beginning of Period	0	1,080,948	1,080,948	0 %
Fund Balance, End of Period	0	1,615,419	1,615,419	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Funds - Series 2016

From 10/1/2016 Through 9/30/2017

(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	53,839	53,839	0 %
Total Revenues	0	58,000	58,000	0 %
Expenditures				
Financial & Administrative				
Bond Counsel	0	311	(311)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	14,061	(14,061)	0 %
Other Physical Environment Improvements Other Than Buildings	0	16,425,403	(16,425,403)	0 %
Total Expenditures	0	16,441,025	(16,441,025)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	0	0	0 %
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	(16,389,320)	(16,389,320)	0 %
Fund Balance, Beginning of Period	0	16,389,362	16,389,362	0 %
Fund Balance, End of Period	0	42	42	0 %

Corkscrew Farms CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 09/30/17

Reconciliation Date: 9/30/2017

Status: Locked

Bank Balance	9,544.33
Less Outstanding Checks/Vouchers	5,912.50
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	3,631.83
Balance Per Books	<u>3,631.83</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: 09/30/17

Reconciliation Date: 9/30/2017

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1038	8/18/2017	System Generated Check/Voucher	3,100.00	Grau and Associates
1040	8/25/2017	System Generated Check/Voucher	2,812.50	Meritus Districts
Outstanding Checks/Vouchers			5,912.50	