

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2018



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

Corkscrew Farms CDD

Balance Sheet

As of 11/30/2018

(In Whole Numbers)

| | General Fund | Debt Service Fund - Series 2016 | Capital Project Fund - Series 2016 | General Fixed Assets | General Long-Term Debt | Total |
|---|---------------|---------------------------------------|--|-------------------------|---------------------------|-------------------|
| Assets | | | | | | |
| Cash--Operating Account | 28,521 | 0 | 0 | 0 | 0 | 28,521 |
| Revenue - Series 2016 #3000 | 0 | 330,978 | 0 | 0 | 0 | 330,978 |
| Interest - Series 2016 #3001 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sinking - Series 2016 #3002 | 0 | 0 | 0 | 0 | 0 | 0 |
| Reserve - Series 2016 #3004 | 0 | 838,850 | 0 | 0 | 0 | 838,850 |
| Prepayment - Series 2016 #3005 | 0 | 555,488 | 0 | 0 | 0 | 555,488 |
| Capital Int- Series 2016 #3007 | 0 | 0 | 0 | 0 | 0 | 0 |
| Const/Aquis - Series 2016 #3006 | 0 | 0 | 42 | 0 | 0 | 42 |
| Cost of Issuance - Series 2016 | 0 | 0 | 0 | 0 | 0 | 0 |
| Revenue - Series 2017 #2000 | 0 | 0 | 0 | 0 | 0 | 141,227 |
| Interest - Series 2017 #2001 | 0 | 0 | 0 | 0 | 0 | 0 |
| Reserve - Series 2017 #2003 | 0 | 0 | 0 | 0 | 0 | 1,356,127 |
| Prepayment - Series 2017 #2004 | 0 | 0 | 0 | 0 | 0 | 4,831 |
| Const/Aquis - Series 2017 #2005 | 0 | 0 | 0 | 0 | 0 | 5,962,999 |
| Capitalized Interest - Series 2017 #2006 | 0 | 0 | 0 | 0 | 0 | 1,408,999 |
| Costs of Issuance - Series 2017 #2007 | 0 | 0 | 0 | 0 | 0 | 0 |
| Due from Developer | 0 | 0 | 0 | 0 | 0 | 0 |
| Due From General Fund | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Items | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid General Liability Insurance | 717 | 0 | 0 | 0 | 0 | 717 |
| Prepaid D & O Insurance | 0 | 0 | 0 | 0 | 0 | 0 |
| Prepaid Trustee Fees | 4,201 | 0 | 0 | 0 | 0 | 4,201 |
| Prepaid Property Insurance | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction Work in Progress | 0 | 0 | 0 | 33,429,455 | 0 | 33,429,455 |
| Amount Available-Debt Service | 0 | 0 | 0 | 0 | 1,525,732 | 1,525,732 |
| Amount To Be Provided-Debt Service | 0 | 0 | 0 | 0 | 46,074,268 | 46,074,268 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Assets | 33,438 | 1,725,316 | 42 | 33,429,455 | 47,600,000 | 91,662,433 |
| Liabilities | | | | | | |
| Accounts Payable | 14,183 | 0 | 0 | 0 | 0 | 14,183 |
| Accounts Payable-Other | 80,353 | 0 | 0 | 0 | 0 | 80,353 |
| 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 |
| Bond Payable - Series 2017 | 0 | 0 | 0 | 0 | 28,000,000 | 28,000,000 |
| Total Liabilities | 94,536 | 0 | 0 | 0 | 47,600,000 | 47,694,536 |

Corkscrew Farms CDD

Balance Sheet

As of 11/30/2018

(In Whole Numbers)

| | General Fund | Debt Service Fund - Series 2016 | Capital Project Fund - Series 2016 | General Fixed Assets | General Long-Term Debt | Total |
|--|-----------------|---------------------------------------|--|-------------------------|---------------------------|-------------------|
| Fund Equity & Other Credits | | | | | | |
| Fund Balance-All Other Reserves | 0 | 2,144,064 | 42 | 0 | 0 | 13,677,072 |
| Fund Balance-Unreserved | (72,623) | 0 | 0 | 0 | 0 | (72,623) |
| Investment in General Fixed Assets | 0 | 0 | 0 | 33,429,455 | 0 | 33,429,455 |
| Other | 11,526 | (418,749) | 0 | 0 | 0 | (3,066,006) |
| Total Fund Equity & Other Credits | (61,098) | 1,725,316 | 42 | 33,429,455 | 0 | 43,967,897 |
| Total Liabilities & Fund Equity | 33,438 | 1,725,316 | 42 | 33,429,455 | 47,600,000 | 91,662,433 |

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Percent Total Budget Remaining - Original |
|---|----------------------------|--------------------------|-------------------------------------|---|
| Revenues | | | | |
| Special Assessments - Service Charges | | | | |
| Discounts & Collection Fees | (104,375) | 0 | 104,375 | (100)% |
| Operations & Maintenance-Tax Roll | 94,371 | 26,470 | (67,901) | (72)% |
| Operation & Maintenance-Off Roll | 103,215 | 0 | (103,215) | (100)% |
| Total Revenues | 93,210 | 26,470 | (66,740) | (72)% |
| Expenditures | | | | |
| Financial & Administrative | | | | |
| District Manager | 34,000 | 5,625 | 28,375 | 83 % |
| District Engineer | 10,000 | 1,650 | 8,350 | 84 % |
| Disclosure Report | 4,200 | 0 | 4,200 | 100 % |
| Trustee Fees | 8,800 | 840 | 7,960 | 90 % |
| Auditing Services | 5,500 | 0 | 5,500 | 100 % |
| Postage, Phone, Faxes, Copies | 150 | 21 | 129 | 86 % |
| Public Officials Insurance | 2,500 | 0 | 2,500 | 100 % |
| Legal Advertising | 0 | 1,475 | (1,475) | 0 % |
| Bank Fees | 300 | 0 | 300 | 100 % |
| Dues, Licenses, & Fees | 260 | 175 | 85 | 33 % |
| Web Administration | 0 | 1,450 | (1,450) | 0 % |
| Legal Counsel | | | | |
| District Counsel | 10,000 | 1,755 | 8,245 | 82 % |
| Other Physical Environment | | | | |
| Property & Casualty Insurance | 15,000 | 1,953 | 13,047 | 87 % |
| Reserves | | | | |
| Undesignated Reserves | 2,500 | 0 | 2,500 | 100 % |
| Total Expenditures | 93,210 | 14,944 | 78,266 | 84 % |
| Excess of Revenues Over (Under) Expenditures | 0 | 11,526 | 11,526 | 0 % |
| Fund Balance, Beginning of Period | 0 | (72,623) | (72,623) | 0 % |
| Fund Balance, End of Period | 0 | (61,098) | (61,098) | 0 % |

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Percent Total Budget Remaining - Original |
|---|----------------------------|--------------------------|-------------------------------------|---|
| Revenues | | | | |
| Special Assessments - Capital Improvements | | | | |
| Debt Service Assessments-Tax Roll | 1,117,025 | 313,977 | (803,048) | (72)% |
| Debt Service Prepayments | 0 | 552,795 | 552,795 | 0 % |
| Debt Service Assessments-Off Roll | 0 | 14,242 | 14,242 | 0 % |
| Debt Service Assessments-Developer | 0 | 538,614 | 538,614 | 0 % |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 5,473 | 5,473 | 0 % |
| Total Revenues | <u>1,117,025</u> | <u>1,425,101</u> | <u>308,076</u> | <u>28 %</u> |
| Expenditures | | | | |
| Debt Service Payments | | | | |
| Interest | 797,025 | 403,850 | 393,175 | 49 % |
| Principal | 320,000 | 1,440,000 | (1,120,000) | (350)% |
| Total Expenditures | <u>1,117,025</u> | <u>1,843,850</u> | <u>(726,825)</u> | <u>(65)%</u> |
| Excess of Revenues Over (Under) Expenditures | <u>0</u> | <u>(418,749)</u> | <u>(418,749)</u> | <u>0 %</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>2,144,064</u> | <u>2,144,064</u> | <u>0 %</u> |
| Fund Balance, End of Period | <u>0</u> | <u>1,725,316</u> | <u>1,725,316</u> | <u>0 %</u> |

Corkscrew Farms CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Percent Total Budget Remaining - Original |
|---|----------------------------|--------------------------|-------------------------------------|---|
| Revenues | | | | |
| Special Assessments - Capital Improvements | | | | |
| Debt Service Assessments-Tax Roll | 1,384,013 | 141,227 | (1,242,786) | (90)% |
| Interest Earnings | | | | |
| Interest Earnings | <u>0</u> | <u>7,246</u> | <u>7,246</u> | <u>0 %</u> |
| Total Revenues | <u><u>1,384,013</u></u> | <u><u>148,473</u></u> | <u><u>(1,235,540)</u></u> | <u><u>(89)%</u></u> |
| Expenditures | | | | |
| Financial & Administrative | | | | |
| Trustee Fees | 0 | 5,000 | (5,000) | 0 % |
| Debt Service Payments | | | | |
| Interest | <u>1,384,012</u> | <u>692,006</u> | <u>692,006</u> | <u>51 %</u> |
| Total Expenditures | <u><u>1,384,012</u></u> | <u><u>697,006</u></u> | <u><u>687,006</u></u> | <u><u>50 %</u></u> |
| Excess of Revenues Over (Under) Expenditures | <u>1</u> | <u>(548,533)</u> | <u>(548,534)</u> | <u>(54,853,418)%</u> |
| Fund Balance, Beginning of Period | 0 | 3,459,716 | 3,459,716 | 0 % |
| Fund Balance, End of Period | <u><u>1</u></u> | <u><u>2,911,183</u></u> | <u><u>2,911,182</u></u> | <u><u>291,118,220 %</u></u> |

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Percent Total Budget Remaining - Original |
|---|----------------------------|--------------------------|-------------------------------------|---|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 0 | 0 | 0 % |
| Total Revenues | 0 | 0 | 0 | 0 % |
| Excess of Revenues Over (Under) Expenditures | 0 | 0 | 0 | 0 % |
| Fund Balance, Beginning of Period | 0 | 42 | 42 | 0 % |
| Fund Balance, End of Period | 0 | 42 | 42 | 0 % |

Corkscrew Farms CDD

Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

| | Total Budget - Original | Current Period Actual | Total Budget Variance - Original | Percent Total Budget Remaining - Original |
|---|----------------------------|--------------------------|-------------------------------------|---|
| Revenues | | | | |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 16,570 | 16,570 | 0 % |
| Total Revenues | <u>0</u> | <u>16,570</u> | <u>16,570</u> | <u>0 %</u> |
| Expenditures | | | | |
| Other Physical Environment | | | | |
| Improvements Other Than Buildings | 0 | 2,126,820 | (2,126,820) | 0 % |
| Total Expenditures | <u>0</u> | <u>2,126,820</u> | <u>(2,126,820)</u> | <u>0 %</u> |
| Excess of Revenues Over (Under) Expenditures | <u>0</u> | <u>(2,110,250)</u> | <u>(2,110,250)</u> | <u>0 %</u> |
| Fund Balance, Beginning of Period | 0 | 8,073,249 | 8,073,249 | 0 % |
| Fund Balance, End of Period | <u><u>0</u></u> | <u><u>5,962,999</u></u> | <u><u>5,962,999</u></u> | <u><u>0 %</u></u> |

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 11/30/2018
Reconciliation Date: 11/30/2018
Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 483,724.24 |
| Less Outstanding Checks/Vouchers | 455,203.68 |
| 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 | 28,520.56 |
| Balance Per Books | <u>28,520.56</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: 11/30/2018

Reconciliation Date: 11/30/2018

Status: Locked

Outstanding Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-----------------------------|----------------------|--------------------------------|------------------------|---------------------|
| 1092 | 11/15/2018 | Series 2016 FY19 Tax Dist ID 1 | 845.69 | Corkscrew Farms CDD |
| 1093 | 11/15/2018 | Series 2017 FY19 Tax Dist ID 1 | 380.39 | Corkscrew Farms CDD |
| 1098 | 11/29/2018 | Series 2016 FY19 Tax Dist ID 2 | 313,131.40 | Corkscrew Farms CDD |
| 1099 | 11/29/2018 | Series 2017 FY19 Tax Dist ID 2 | <u>140,846.20</u> | Corkscrew Farms CDD |
| Outstanding Checks/Vouchers | | | 455,203.68 | |

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 11/30/2018

Reconciliation Date: 11/30/2018

Status: Locked

Cleared Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-------------------------|----------------------|--|----------------------------|---|
| 1090 | 10/15/2018 | Series 2016 FY18 Tax Dist ID 15 Excess Fees | 169.45 | Corkscrew Farms CDD |
| 1087 | 10/25/2018 | System Generated Check/Voucher | 175.00 | Florida Dept of Economic Opportunity |
| 1091 | 10/30/2018 | Series 2016 FY18 Tax Dist ID Excess Fees | 147.18 | Corkscrew Farms CDD |
| 1094 | 11/26/2018 | System Generated Check/Voucher | 276.25 | Coleman, Yovanovich & Koester, P. |
| 1095 | 11/26/2018 | System Generated Check/Voucher | 5.78 | Meritus Districts |
| 1096 | 11/26/2018 | System Generated Check/Voucher | 1,475.20 | Egis Insurance Advisors, LLC |
| Cleared Checks/Vouchers | | | <hr/> 2,248.86 <hr/> <hr/> | |

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 11/30/2018
Reconciliation Date: 11/30/2018
Status: Locked

Cleared Deposits

| <u>Deposit Number</u> | <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> |
|-----------------------|------------------------|----------------------|-----------------------------|------------------------|
| | CR068 | 11/15/2018 | FY 2019 Tax Dist ID 1 | 1,297.37 |
| | CR074 | 11/30/2018 | FY 2019 Tax Dist ID 2 | <u>480,375.86</u> |
| Cleared Deposits | | | | <u>481,673.23</u> |



FLORIDA COMMUNITY BANK

(866) 764-0006 • www.FloridaCommunityBank.com

26381 S. Tamiami Trail, Suite 200, Bonita Springs, FL 34134

Return Service Requested

00005766-0013461-0001-0002-FIMC8006581201185060

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

Last statement: October 31, 2018
This statement: November 30, 2018
Total days in statement period: 30

Page: 1 of 3
XXXXXX9400
(6)

Direct inquiries to:
Local Branch, 239 437-0025

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

Public Funds Checking

| | | | |
|----------------|------------|--------------------|--------------|
| Account number | XXXXXX9400 | Beginning balance | \$4,299.87 |
| Enclosures | 6 | Total additions | 481,673.23 |
| | | Total subtractions | 2,248.86 |
| | | Ending balance | \$483,724.24 |

CHECKS

| Number | Date | Amount | Number | Date | Amount |
|--------|-------|--------|--------------------------|-------|----------|
| 1087 | 11-01 | 175.00 | 1095 | 11-29 | 5.78 |
| 1090 * | 11-14 | 169.45 | 1096 | 11-30 | 1,475.20 |
| 1091 | 11-14 | 147.18 | * Skip in check sequence | | |
| 1094 * | 11-30 | 276.25 | | | |

CREDITS

| Date | Description | Additions |
|-------|---|------------|
| 11-15 | Preauthorized Credit LEE COUNTY Tax DB01 181115 DBTAX | 1,297.37 |
| 11-30 | Preauthorized Credit LEE COUNTY Tax DB02 181130 DBTAX | 480,375.86 |

DAILY BALANCES

| Date | Amount | Date | Amount |
|-------|----------|-------|------------|
| 10-31 | 4,299.87 | 11-14 | 3,808.24 |
| 11-01 | 4,124.87 | 11-15 | 5,105.61 |
| | | 11-29 | 5,099.83 |
| | | 11-30 | 483,724.24 |

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

PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION.
FLORIDA COMMUNITY BANK

1255 TAMIAAMI TRAIL, PORT CHARLOTTE, FL 33953 • TELEPHONE: 1 (866) 764-0006



CORKSCREW FARMS COMMUNITY DEVELO

Account: *****9400

Page: 2 of 3

1087
11/01/2018

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

AMOUNT \$

***One Hundred Seventy Five and 00/100 Dollars

DATE 10/25/2018

AMOUNT \$175.00

Florida Dept of Economic Opportunity,
Dept. of Eco Opportunity
Bureau of Budget Mgmt.
107 E. Madison St
MSC 120
Tallahassee, FL 32399-4124

72924

11/01/2018 1087 \$175.00

1188115789

FOR DEPOSIT ONLY
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK

1090
11/14/2018

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

AMOUNT \$

***One Hundred Sixty Nine and 48/100 Dollars

DATE 10/16/2018

AMOUNT \$169.45

CorkscREW Farms CDD
2006 Pan Am Circle, Suite 120
Tampa, FL 33607
USA

11/14/2018 1090 \$169.45

FOR DEPOSIT ONLY
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK

1091
11/14/2018

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

AMOUNT \$

***One Hundred Forty Seven and 18/100-Dollars

DATE 10/30/2018

AMOUNT \$147.18

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

11/14/2018 1091 \$147.18

FOR DEPOSIT ONLY
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK

1094
11/30/2018

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

AMOUNT \$

***Two Hundred Seventy Six and 25/100 Dollars

DATE 11/28/2018

AMOUNT \$276.25

Colleman, Yovanovitch & Koester, P.
Northern Trust Bank Building
4001 Tarantel Trail North, Suite 300
Naples, FL 34103-3556

11/30/2018 1094 \$276.25

11/29/2018 2:16:17 PM 433 000907 01G10 5240 300817537 0 1

FOR DEPOSIT ONLY
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK

1095
11/29/2018

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

AMOUNT \$

Five and 78/100 Dollars

DATE 11/29/2018

AMOUNT \$5.78

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

11/29/2018 1095 \$5.78

FOR DEPOSIT ONLY
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK
FEDERAL RESERVE BANK

00005766-0013463-0002-0002-FIMC8006581201185060(00005766)-000013465



1099
11/30/18

CORKSCREW FARMS
COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-6506

FORM
FLORIDA COMMUNITY MARK

DATE

AMOUNT

11/28/2018 \$1,475.20

*****One Thousand Four Hundred Seventy Five and 20/100 Dollars

PAY TO THE ORDER OF
Egis Insurance Advisors, LLC
Lockbox 234021
PO Box 84021
Chicago, IL 60689-4002
USA

11/30/2018 1096 \$1,475.20

20181120 6640242854 EP78228 4
FICP 044 44811 71430016 1240
610 bank -042303144

Pay to the order of
Egis Insurance Advisors, LLC
Lockbox 234021
PO Box 84021
Chicago, IL 60689-4002
account # 7442400880