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

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						
CashOperating 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

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

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	<u>84 %</u>
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 %

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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	1,117,025	1,425,101	308,076	28 %
Expenditures				
Debt Service Payments				
Interest	797,025	403,850	393,175	49 %
Principal	320,000	1,440,000	(1,120,000)	(350)%
Total Expenditures	1,117,025	1,843,850	(726,825)	(65)%
Excess of Revenues Over (Under) Expenditures	0	(418,749)	(418,749)	0 %
Fund Balance, Beginning of Period				
, 5 5	0	2,144,064	2,144,064	0 %
Fund Balance, End of Period	0_	1,725,316	1,725,316	0 %

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	0_	7,246	7,246	0 %
Total Revenues	1,384,013	148,473_	(1,235,540)	(89)%
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,000	(5,000)	0 %
Debt Service Payments				
Interest	1,384,012	692,006	692,006	51 %
Total Expenditures	1,384,012	697,006	687,006	50 %
Excess of Revenues Over (Under) Expenditures	1	(548,533)	(548,534)	(54,853,418)%
Fund Balance, Beginning of Period				
. aa za.as, zegiiiig or renou	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	1	2,911,183	2,911,182	291,118,220 %

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 %
Fund Balance, Beginning of Period				
, 3 3	0	42	42	0 %
Fund Balance, End of Period	0	42	42	0 %

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	0	16,570	16,570	0 %
Expenditures Other Physical Environment				
Improvements Other Than Buildings	0	2,126,820	(2,126,820)	0 %
Total Expenditures	0	2,126,820	(2,126,820)	0 %
Excess of Revenues Over (Under) Expenditures	0	(2,110,250)	(2,110,250)	0 %
Fund Balance, Beginning of Period				
	0	8,073,249	8,073,249	0 %
Fund Balance, End of Period	0	5,962,999	5,962,999	0 %

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	0.00
Reconciled Bank Balance	28,520.56
Balance Per Books	28,520.56
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 11/30/2018 Reconciliation Date: 11/30/2018

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
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	140,846.20	Corkscrew Farms CDD
Outstanding Checks/\	ouchers/		455,203.68	

Date: 12/11/18 06:36:35 AM

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 11/30/2018 Reconciliation Date: 11/30/2018

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
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/Vouch	ers		2,248.86	

Date: 12/11/18 06:36:35 AM

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 11/30/2018 Reconciliation Date: 11/30/2018

Status: Locked

Cleared Deposits

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

Date: 12/11/18 06:36:35 AM



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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

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Direct inquiries to: Local Branch, 239 437-0025

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

Public Funds Checking

Account number Enclosures XXXXXX9400

Beginning balance Total additions \$4,299.87 481,673.23

Total subtractions Ending balance 2,248.86 \$483,724.24

CHECKS

Number	Date	Amount
1087	11-01	175.00
1090 *	11-14	169.45
1091	11-14	147.18
1094 *	11-30	276.25

Number	Date	Amount	
1095	11-29	5.78	
1096	11-30	1,475.20	
* Skip in che	ck sequence		

CREDITS

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

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount		
10-31	4,299.87	11-14	3,808.24	11-29	5,099.83		
11-01	4,124,87	11-15	5,105,61	11-30	483,724,24		









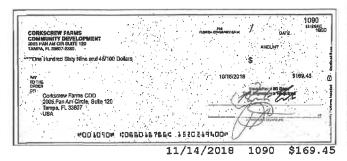
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Account: *****9400

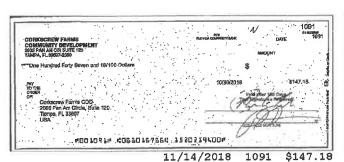
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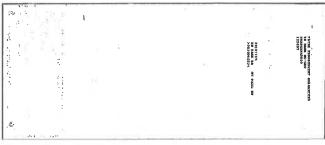






















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Account: *****9400

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