Corkscrew Farms Community Development District

Financial Statements (Unaudited)

Period Ending October 31, 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 10/31/2018
(In Whole Numbers)

-	General Fund	Debt Service Fund - Series 2016	Debt Service Fund - Series 2017	Capital Project Fund - Series 2016	Capital Project Fund - Series 2017	General Fixed Assets	General Long-Term Debt	Total
Assets								
CashOperating Account	3,808	0	0	0	0	0	0	3,808
Revenue - Series 2016 #3000	0	717,733	0	0	0	0	0	717,733
Interest - Series 2016 #3001	0	0	0	0	0	0	0	0
Sinking - Series 2016 #3002	0	0	0	0	0	0	0	0
Reserve - Series 2016 #3004	0	838,494	0	0	0	0	0	838,494
Prepayment - Series 2016 #3005	0	1,433,078	0	0	0	0	0	1,433,078
Capital Int- Series 2016 #3007	0	0	0	0	0	0	0	0
Const/Aquis - Series 2016 #3006	0	0	0	42	0	0	0	42
Cost of Issuance - Series 2016	0	0	0	0	0	0	0	0
Interest - Series 2017 #2001	0	0	27	0	0	0	0	27
Reserve - Series 2017 #2003	0	0	1,356,127	0	0	0	0	1,356,127
Prepayment - Series 2017 #2004	0	0	8,379	0	0	0	0	8,379
Const/Aquis - Series 2017 #2005	0	0	0	0	6,840,538	0	0	6,840,538
Capitalized Interest - Series 2017 #2006	0	0	2,098,740	0	0	0	0	2,098,740
Costs of Issuance - Series 2017 #2007	0	0	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liabililty Insurance	956	0	0	0	0	0	0	956
Prepaid D & O Insurance	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	4,621	0	0	0	0	0	0	4,621
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Construction Work in Progress	0	0	0	0	0	32,544,101	0	32,544,101
Amount Available-Debt Service	0	0	0	0	0	0	1,525,732	1,525,732
Amount To Be Provided-Debt Service	0	0	0	0	0	0	46,074,268	46,074,268
Other	0	0	0	0	0	0	0	0
Total Assets	9,385	2,989,304	3,463,272	42	6,840,538	32,544,101	47,600,000	93,446,642
Liabilities								
Accounts Payable	10,178	0	0	0	0	0	0	10,178
Accounts Payable-Other	80,353	0	0	0	0	0	0	80,353
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Bonds Payable - Series 2016	0	0	0	0	0	0	19,600,000	19,600,000
Bond Payable - Series 2017	0	0	0	0	0	0	28,000,000	28,000,000

Balance Sheet
As of 10/31/2018
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Debt Service Fund - Series 2017	Capital Project Fund - Series 2016	Capital Project Fund - Series 2017	General Fixed Assets	General Long-Term Debt	Total
Total Liabilities	90,531						47,600,000	47,690,531
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	2,144,064	3,459,716	42	8,073,249	0	0	13,677,072
Fund Balance-Unreserved	(72,623)	0	0	0	0	0	0	(72,623)
Investment in General Fixed Assets	0	0	0	0	0	32,544,101	0	32,544,101
Other	(8,522)	845,239	3,556	0	(1,232,711)	0	0	(392,438)
Total Fund Equity & Other Credits	(81,146)	2,989,304	3,463,272	42	6,840,538	32,544,101	0	45,756,111
Total Liabilities & Fund Equity	9,385	2,989,304	3,463,272	42	6,840,538	32,544,101	47,600,000	93,446,642

Statement of Revenues & Expenditures

001 - General Fund From 10/1/2018 Through 10/31/2018 (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	0	(94,371)	(100)%
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
Total Revenues	93,210	0	(93,210)	(100)%
Expenditures				
Financial & Administrative				
District Manager	34,000	2,813	31,188	92 %
District Engineer	10,000	1,650	8,350	84 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	8,800	420	8,380	95 %
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 %
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	239	14,761	98 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	93,210	8,522	84,688	91 %
Excess of Revenues Over (Under) Expenditures	0	(8,522)	(8,522)	0 %
Fund Balance, Beginning of Period				
	0	(72,623)	(72,623)	0 %
Fund Balance, End of Period	0	(81,146)	(81,146)	0 %

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016 From 10/1/2018 Through 10/31/2018 (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	0	(1,117,025)	(100)%
Debt Service Prepayments	0	297,629	297,629	0 %
Debt Service Assessments-Off Roll	0	7,032	7,032	0 %
Debt Service Assessments-Developer	0	538,614	538,614	0 %
Interest Earnings				
Interest Earnings	0	1,965	1,965	0 %
Total Revenues	1,117,025	845,239	(271,786)	(24)%
Expenditures				
Debt Service Payments				
Interest	797,025	0	797,025	100 %
Principal	320,000	0	320,000	100 %
Total Expenditures	1,117,025	0	1,117,025	100 %
Excess of Revenues Over (Under) Expenditures	0	845,239	845,239	0 %
Fund Balance, Beginning of Period				
	0	2,144,064	2,144,064	0 %
Fund Balance, End of Period	0	2,989,304	2,989,304	0 %

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017 From 10/1/2018 Through 10/31/2018 (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	0	(1,384,013)	(100)%
Interest Earnings				
Interest Earnings	0_	3,556	3,556	0 %
Total Revenues	1,384,013	3,556	(1,380,457)	(100)%
Expenditures				
Debt Service Payments				
Interest	1,384,012	0	1,384,012	100 %
Total Expenditures	1,384,012	0	1,384,012	100 %
Excess of Revenues Over (Under) Expenditures	1	3,556	3,555	355,507 %
Fund Balance, Beginning of Period				
Tana balance, beginning of Fellou	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	1	3,463,272	3,463,271	346,327,145 %

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016 From 10/1/2018 Through 10/31/2018 (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 %
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period				
Tana balance, beginning of Feriod	0	42	42	0 %
Fund Balance, End of Period	0	42	42	0 %

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Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017 From 10/1/2018 Through 10/31/2018 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	8,754	8,754	0 %
Total Revenues	0	8,754	8,754	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,241,465	(1,241,465)	0 %
Total Expenditures	0	1,241,465	(1,241,465)	0 %
Excess of Revenues Over (Under) Expenditures	0	(1,232,711)	(1,232,711)	0 %
Fund Balance, Beginning of Period				
a a a a a a, a gg con cool	0	8,073,249	8,073,249	0 %
Fund Balance, End of Period	0	6,840,538	6,840,538	0 %

Summary

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 10/31/2018 Reconciliation Date: 10/31/2018

Status: Locked

Bank Balance	4,299.87
Less Outstanding Checks/Vouchers	491.63
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Reconciled Bank Balance	3,808.24
Balance Per Books	3,808.24
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 10/31/2018 Reconciliation Date: 10/31/2018

Status: Locked

Outstanding 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
Outstanding Checks/Vou	ıchers		491.63	

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Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 10/31/2018 Reconciliation Date: 10/31/2018

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1081	9/20/2018	System Generated Check/Voucher	1,345.00	Barraco and Associates
1083	10/1/2018	System Generated Check/Voucher	2,635.00	Barraco and Associates
1084	10/1/2018	System Generated Check/Voucher	1,625.00	Coleman, Yovanovich & Koester, P.
1085	10/1/2018	System Generated Check/Voucher	7,162.50	Meritus Districts
1086	10/4/2018	System Generated Check/Voucher	2,827.60	Meritus Districts
1086	10/4/2018	System Generated Check/Voucher	(2,827.60)	Meritus Districts
1088	10/25/2018	System Generated Check/Voucher	2,827.60	Meritus Districts
1089	10/25/2018	System Generated Check/Voucher	326.72	News-Press Media Group
Cleared Checks/Vouch	ers		15,921.82	

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Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 10/31/2018 Reconciliation Date: 10/31/2018

Status: Locked

Cleared Deposits

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	066	10/15/2018	S16 FY 18 Tax Dist ID 15 Excess Fees	179.80
	065	10/23/2018	The Place at Corkscrew LLC CK 1909	5,360.49
	CR067	10/30/2018	S 2016 FY 18 Tax Dist ID Excess Fees	156.17
Cleared Deposits				5,696.46

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

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

Page: 1 of 4 XXXXXX9400

(9)

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	\$14,525.23
Enclosures	9	Total additions	8,524.06
		Total subtractions	18,749.42
		Ending balance	\$4,299.87

CHECKS

Number	Date	Amount	Number	Date	Amount
1081	10-01	1,345.00	1086	10-09	2,827.60
1083 *	10-12	2,635.00	1088 *	10-29	2,827.60
1084	10-05	1,625.00	1089	10-29	326.72
1085	10-02	7,162.50	* Skip in check sequence		

CREDITS

Date	Description	Additions
10-11	Deposit	2,827.60
10-12	' Preauthorized Credit	179.80
	LEE COUNTY Tax DB14 181012	
	DBTAX	
10-24	Deposit	5,360.49
10-30	' Preauthorized Credit	156.17
	LEE COUNTY FY18 UnRev 181030	
	U18-0082	

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
09-30	14,525.23	10-05	4,392.73	10-12	1,937.53
10-01	13,180.23	10-09	1,565.13	10-24	7,298.02
10-02	6,017.73	10-11	4,392.73	10-29	4,143.70







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CORKSCREW FARMS COMMUNITY DEVELOPMENT October 31, 2018

Page: 2 of 4 XXXXXX9400

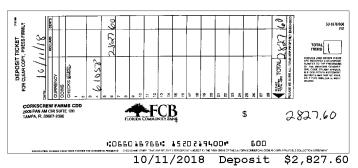
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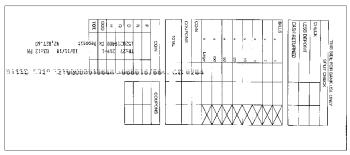
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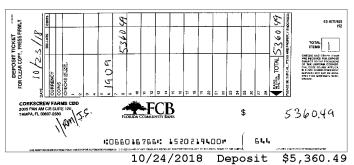
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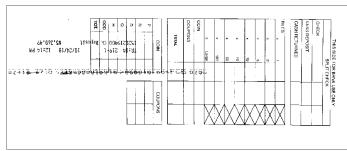
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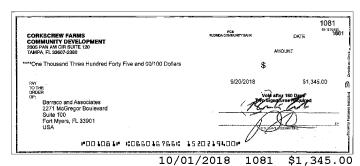
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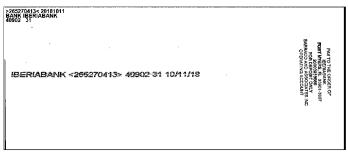


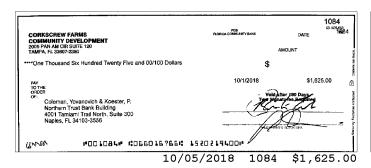










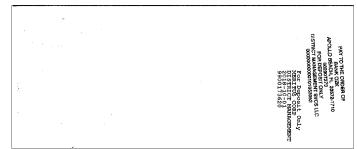




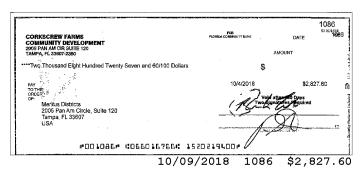
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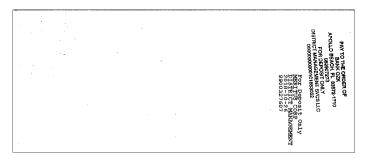


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CORKSCREW FARMS
COMMUNITY DEVELOPMENT
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CORKSCREW FARMS
COMMUNITY DEVELOPMENT
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****Three Hundred Twenty Six and 72/100 Dollars

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