

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
September 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 9/30/2018

(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	13,180	0	0	0	0	13,180
Revenue - Series 2016 #3000	0	170,236	0	0	0	170,236
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	838,149	0	0	0	838,149
Prepayment - Series 2016 #3005	0	1,135,363	0	0	0	1,135,363
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
Interest - Series 2017 #2001	0	0	0	0	0	27
Reserve - Series 2017 #2003	0	0	0	0	0	1,356,127
Prepayment - Series 2017 #2004	0	0	0	0	0	6,977
Const/Aquis - Series 2017 #2005	0	0	0	0	0	8,073,249
Capitalized Interest - Series 2017 #2006	0	0	0	0	0	2,096,586
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	4,145	0	0	0	0	4,145
Prepaid D & O Insurance	2,300	0	0	0	0	2,300
Prepaid Property Insurance	2,126	0	0	0	0	2,126
Construction Work in Progress	0	0	0	31,302,635	0	31,302,635
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	21,751	2,143,748	42	31,302,635	47,600,000	92,601,142
Liabilities						
Accounts Payable	19,125	0	0	0	0	19,125
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	99,478	0	0	0	47,600,000	47,699,478
Fund Equity & Other Credits						

Corkscrew Farms CDD

Balance Sheet

As of 9/30/2018

(In Whole Numbers)

	<u>General Fund</u>	<u>Debt Service Fund - Series 2016</u>	<u>Capital Project Fund - Series 2016</u>	<u>General Fixed Assets</u>	<u>General Long-Term Debt</u>	<u>Total</u>
Fund Balance-All Other Reserves	0	1,618,830	42	0	0	1,618,871
Fund Balance-Unreserved	(1)	0	0	0	0	(1)
Investment in General Fixed Assets	0	0	0	31,302,635	0	31,302,635
Other	<u>(72,366)</u>	<u>524,918</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>11,985,518</u>
Total Fund Equity & Other Credits	<u>(72,367)</u>	<u>2,143,748</u>	<u>42</u>	<u>31,302,635</u>	<u>0</u>	<u>44,907,024</u>
Total Liabilities & Fund Equity	<u>27,112</u>	<u>2,143,748</u>	<u>42</u>	<u>31,302,635</u>	<u>47,600,000</u>	<u>92,606,502</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

General Fund - 001

From 10/1/2017 Through 9/30/2018

(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	8,029	20,141	12,112	151 %
Operation & Maintenance-Off Roll	189,556	16,232	(173,324)	(91)%
Contributions & Donations From Private Sources				
Developer Contribution	0	130,849	130,849	0 %
Total Revenues	93,210	167,222	74,012	79 %
Expenditures				
Financial & Administrative				
District Manager	34,000	33,750	250	1 %
District Engineer	12,500	10,543	1,958	16 %
Disclosure Report	0	4,200	(4,200)	0 %
Trustee Fees	8,000	5,041	2,959	37 %
Auditing Services	5,500	3,823	1,677	30 %
Postage, Phone, Faxes, Copies	150	263	(113)	(75)%
Public Officials Insurance	2,500	2,286	214	9 %
Legal Advertising	0	4,695	(4,695)	0 %
Bank Fees	300	82	218	73 %
Dues, Licenses, & Fees	260	455	(195)	(75)%
Legal Counsel				
District Counsel	12,500	8,400	4,100	33 %
Other Physical Environment				
Contingency Expense	0	161,827	(161,827)	0 %
Property & Casualty Insurance	15,000	4,224	10,776	72 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	93,210	239,588	(146,378)	(157)%
Excess of Revenues Over (Under) Expenditures	0	(72,366)	(72,366)	0 %
Fund Balance, Beginning of Period	0	(1)	(1)	0 %
Fund Balance, End of Period	0	(72,367)	(72,367)	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2016 - 200

From 10/1/2017 Through 9/30/2018

(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	1,274,563	329,650	(944,913)	(74)%
Debt Service Prepayments	0	2,705,920	2,705,920	0 %
Debt Service Assessments-Off Roll	0	375,047	375,047	0 %
Debt Service Assessments-Developer	0	745,526	745,526	0 %
Interest Earnings				
Interest Earnings	0	14,894	14,894	0 %
Total Revenues	1,274,563	4,171,037	2,896,474	227 %
Expenditures				
Debt Service Payments				
Interest	924,562	916,119	8,443	1 %
Principal	350,000	2,730,000	(2,380,000)	(680)%
Total Expenditures	1,274,562	3,646,119	(2,371,557)	(186)%
Excess of Revenues Over (Under) Expenditures	1	524,918	524,917	52,491,702 %
Fund Balance, Beginning of Period	0	1,618,830	1,618,830	0 %
Fund Balance, End of Period	1	2,143,748	2,143,747	214,374,669 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2017 - 201

From 10/1/2017 Through 9/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	32,024	32,024	0 %
Total Revenues	<u>0</u>	<u>32,024</u>	<u>32,024</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest	0	496,075	(496,075)	0 %
Principal	0	5,000	(5,000)	0 %
Total Expenditures	<u>0</u>	<u>501,075</u>	<u>(501,075)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	83	83	0 %
Debt Proceeds				
Bond Proceeds	0	3,928,684	3,928,684	0 %
Total Other Financing Sources	<u>0</u>	<u>3,928,767</u>	<u>3,928,767</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>3,459,716</u>	<u>3,459,716</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>3,459,716</u></u>	<u><u>3,459,716</u></u>	<u><u>0 %</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Capital Project Fund - Series 2016 - 300

From 10/1/2017 Through 9/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Excess of Revenues Over (Under) Expenditures	0	1	1	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

Capital Project Fund - Series 2017 - 301

From 10/1/2017 Through 9/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	137,944	137,944	0 %
Total Revenues	0	137,944	137,944	0 %
Expenditures				
Financial & Administrative				
District Manager	0	35,000	(35,000)	0 %
Trustee Fees	0	10,750	(10,750)	0 %
Underwriting Counsel	0	42,500	(42,500)	0 %
Bond Counsel	0	50,000	(50,000)	0 %
Miscellaneous Fees	0	1,250	(1,250)	0 %
Legal Counsel				
District Counsel	0	42,500	(42,500)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	15,393,928	(15,393,928)	0 %
Total Expenditures	0	15,575,928	(15,575,928)	0 %
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	23,511,316	23,511,316	0 %
Interfund Transfer				
Interfund Transfer	0	(83)	(83)	0 %
Total Other Financing Sources	0	23,511,233	23,511,233	0 %
Excess of Revenues Over (Under) Expenditures	0	8,073,249	8,073,249	0 %
Fund Balance, End of Period	0	8,073,249	8,073,249	0 %

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 09/30/2018
Reconciliation Date: 9/30/2018
Status: Locked

Bank Balance	14,525.23
Less Outstanding Checks/Vouchers	1,345.00
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	13,180.23
Balance Per Books	<u>13,180.23</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: 09/30/2018
Reconciliation Date: 9/30/2018
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1081	9/20/2018	System Generated Check/Voucher	1,345.00	Barraco and Associates
Outstanding Checks/Vouchers			1,345.00	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 09/30/2018

Reconciliation Date: 9/30/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1079	8/9/2018	System Generated Check/Voucher	800.00	Grau and Associates
1082	9/20/2018	System Generated Check/Voucher	506.82	News-Press Media Group
Cleared Checks/Vouchers			1,306.82	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 09/30/2018
Reconciliation Date: 9/30/2018
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	057	9/10/2018	09/10/18 Lot Closings CK 138109/138110	902.24
	061	9/19/2018	Lot Closings CK 138805 & 138806	1,520.65
	062	9/21/2018	Place at Corkscrew LLC CK 1872	12,713.05
				<hr/>
Cleared Deposits				15,135.94
				<hr/> <hr/>



FLORIDA COMMUNITY BANK

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

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

Return Service Requested

00006254-0026909-0001-0003-FIMC8006580930188417

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

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

Page: 1 of 3
XXXXXX9400
(5)

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	\$696.11
Enclosures	5	Total additions	15,135.94
		Total subtractions	1,306.82
		Ending balance	\$14,525.23

CHECKS

Number	Date	Amount	Number	Date	Amount
1079	09-25	800.00	* Skip in check sequence		
1082 *	09-25	506.82			

CREDITS

Date	Description	Additions
09-14	Deposit	902.24
09-20	Deposit	1,520.65
09-27	Deposit	12,713.05

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	696.11	09-20	3,119.00	09-27	14,525.23
09-14	1,598.35	09-25	1,812.18		

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

PLEASE SEE REVERSE SIDE FOR IMPORTANT INFORMATION.
FLORIDA COMMUNITY BANK
1255 TAMIAMI TRAIL, PORT CHARLOTTE, FL 33953 • TELEPHONE: 1 (866) 764-0006



00006254-0026909-0001-0003-FIMC8006580930188417(00006254)-000028911

DEPOSIT TICKET
FOR CLEM COPI, PRESS TRIBUNE
DATE: 9/14/18
CORKSCREW FARMS CDD
3008 PALM AM CIR SUITE 120
TAMPA, FL 33607-2890

FCB
FLORIDA COMMUNITY BANK

AMOUNT: \$ 902.24

⑆066016766⑆ 1520219400⑆ 600

09/14/2018 Deposit \$902.24

THIS SIDE FOR BANK USE ONLY
CHECK
DEPOSIT
CASH RETURNED

DATE	09/14/18
AMOUNT	902.24
TOTAL	902.24

DEPOSIT TICKET
FOR CLEM COPI, PRESS TRIBUNE
DATE: 9/19/18
CORKSCREW FARMS CDD
3008 PALM AM CIR SUITE 120
TAMPA, FL 33607-2890

FCB
FLORIDA COMMUNITY BANK

AMOUNT: \$ 1,520.65

⑆066016766⑆ 1520219400⑆ 600

09/20/2018 Deposit \$1,520.65

THIS SIDE FOR BANK USE ONLY
CHECK
DEPOSIT
CASH RETURNED

DATE	09/19/18
AMOUNT	1520.65
TOTAL	1520.65

DEPOSIT TICKET
FOR CLEM COPI, PRESS TRIBUNE
DATE: 9/27/18
CORKSCREW FARMS CDD
3008 PALM AM CIR SUITE 120
TAMPA, FL 33607-2890

FCB
FLORIDA COMMUNITY BANK

AMOUNT: \$ 12,713.05

⑆066016766⑆ 1520219400⑆ 644

09/27/2018 Deposit \$12,713.05

THIS SIDE FOR BANK USE ONLY
CHECK
DEPOSIT
CASH RETURNED

DATE	09/27/18
AMOUNT	12713.05
TOTAL	12713.05

CORKSCREW FARMS
COMMUNITY DEVELOPMENT
3008 PALM AM CIR SUITE 120
TAMPA, FL 33607-2890

FOR FLORIDA COMMUNITY BANK
DATE: 9/25/18
AMOUNT: \$ 800.00

Pay to the order of: Grau and Associate, 961 W. Yamato Road, Suite 280, Social Reason, FL 33431 USA

⑆066016766⑆ 1520219400⑆

09/25/2018 1079 \$800.00

THIS SIDE FOR BANK USE ONLY
CHECK
DEPOSIT
CASH RETURNED

CORKSCREW FARMS
COMMUNITY DEVELOPMENT
3008 PALM AM CIR SUITE 120
TAMPA, FL 33607-2890

FOR FLORIDA COMMUNITY BANK
DATE: 9/25/18
AMOUNT: \$ 506.82

Pay to the order of: News-Press Media Group, P.O. Box 877883, Dallas, TX 75267-7883 USA

⑆066016766⑆ 1520219400⑆

09/25/2018 1082 \$506.82

THIS SIDE FOR BANK USE ONLY
CHECK
DEPOSIT
CASH RETURNED