Corkscrew Farms Community Development District

Financial Statements (Unaudited)

Period Ending August 31, 2018



Meritus Districts 2005 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607-1775

5 Pan Am Circle ~ Suite 120 ~ Tampa, FL 33607-177 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet
As of 8/31/2018
(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	696	0	0	0	0	696
Revenue - Series 2016 #3000	0	130,018	0	0	0	130,018
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	837,769	0	0	0	837,769
Prepayment - Series 2016 #3005	0	836,375	0	0	0	836,375
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	1,356,309
Prepayment - Series 2017 #2004	0	0	0	0	0	5,347
Const/Aquis - Series 2017 #2005	0	0	0	0	0	8,622,406
Capitalized Interest - Series 2017 #2006	0	0	0	0	0	2,094,363
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 Liabililty Insurance	1,434	0	0	0	0	1,434
Prepaid D & O Insurance	678	0	0	0	0	678
Construction Work in Progress	0	0	0	30,743,173	0	30,743,173
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	2,808	1,804,162	42	30,743,173	47,600,000	92,228,636
Liabilities						
Accounts Payable	5,278	0	0	0	0	5,278
Accounts Payable-Other	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
Bond Payable - Series 2017	0	0	0	0	28,000,000	28,000,000
Total Liabilities	5,278	0	0	0	47,600,000	47,605,278
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	1,618,830	42	0	0	1,618,871

Balance Sheet
As of 8/31/2018
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Capital Project Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Fund Balance-Unreserved	(1)	0	0	0	0	(1)
Investment in General Fixed Assets	0	0	0	30,743,173	0	30,743,173
Other	(2,469)	185,332	0	0	0	12,261,315
Total Fund Equity & Other Credits	(2,470)	1,804,162	42	30,743,173	0	44,623,358
Total Liabilities & Fund Equity	2,808	1,804,162	42	30,743,173	47,600,000	92,228,636

Statement of Revenues & Expenditures

General Fund - 001
From 10/1/2017 Through 8/31/2018
(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	8,029	20,141	12,112	151 %
Operation & Maintenance-Off Roll	189,556	13,809	(175,747)	(93)%
Contributions & Donations From Private Sources				
Developer Contribution	0	112,776	112,776	0 %
Total Revenues	93,210	146,725	53,515	57 %
Expenditures				
Financial & Administrative				
District Manager	34,000	30,938	3,063	9 %
District Engineer	12,500	10,543	1,958	16 %
Trustee Fees	8,000	5,041	2,959	37 %
Auditing Services	5,500	3,023	2,477	45 %
Postage, Phone, Faxes, Copies	150	113	37	25 %
Public Officials Insurance	2,500	1,608	892	36 %
Property & Casualty Insurance	0	3,985	(3,985)	0 %
Legal Advertising	0	4,363	(4,363)	0 %
Bank Fees	300	82	218	73 %
Dues, Licenses, & Fees	260	455	(195)	(75)%
Legal Counsel				
District Counsel	12,500	7,571	4,929	39 %
Other Physical Environment				
Contingency Expense	0	161,827	(161,827)	0 %
Property & Casualty Insurance	15,000	0	15,000	100 %
Reserves	2.500	0	2.500	100.0/
Undesignated Reserves	2,500	229,548	2,500	100 %
Total Expenditures	93,210	229,548_	(136,338)	(146)%
Excess of Revenues Over (Under) Expenditures	0	(82,822)	(82,822)	0 %
Fund Balance, Beginning of Period				
	0	(1)	(1)	0 %
Fund Balance, End of Period	0	(82,823)	(82,823)	0 %

Statement of Revenues & Expenditures

Debt Service Fund - Series 2016 - 200 From 10/1/2017 Through 8/31/2018 (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	1,274,563	329,650	(944,913)	(74)%
Debt Service Prepayments	0	2,407,933	2,407,933	0 %
Debt Service Assessments-Off Roll	0	334,984	334,984	0 %
Debt Service	0	745,526	745,526	0 %
Assessments-Developer				
Interest Earnings				
Interest Earnings	0	13,357	13,357	0 %
Total Revenues	1,274,563	3,831,451	2,556,888	201 %
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	185,332	185,331	18,533,106 %
Fund Balance, Beginning of Period				
5 5	0	1,618,830	1,618,830	0 %
Fund Balance, End of Period	1	1,804,162	1,804,161	180,416,073 %

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Statement of Revenues & Expenditures

Debt Service Fund - Series 2017 - 201 From 10/1/2017 Through 8/31/2018 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	28,354	28,354	0 %
Total Revenues	0	28,354	28,354_	0%
Expenditures				
Debt Service Payments				
Interest	0	496,075	(496,075)	0 %
Principal	0	5,000	(5,000)	0 %
Total Expenditures	0	501,075	(501,075)	0 %
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	0	3,928,767	3,928,767	0 %
Excess of Revenues Over (Under) Expenditures	0	3,456,046	3,456,046	0 %
Fund Balance, End of Period	0	3,456,046	3,456,046	0%

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Statement of Revenues & Expenditures

Capital Project Fund - Series 2016 - 300 From 10/1/2017 Through 8/31/2018 (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	0 %
Excess of Revenues Over (Under) Expenditures	0		0	0 %
Fund Balance, Beginning of Period				
rana balance, beginning or renea	0	42	42	0 %
Fund Balance, End of Period	0	42	42	0 %

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Statement of Revenues & Expenditures

Capital Project Fund - Series 2017 - 301 From 10/1/2017 Through 8/31/2018 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	127,638	127,638	0 %
Total Revenues	0	127,638	127,638	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	14,834,465	(14,834,465)	0 %
Total Expenditures	0	15,016,465	(15,016,465)	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	8,622,406	8,622,406	0 %
Fund Balance, End of Period	0	8,622,406	8,622,406	0%

Corkscrew Farms CDD Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 08/31/2018 Reconciliation Date: 8/31/2018

Status: Locked

Bank Balance	696.11
Less Outstanding Checks/Vouchers	800.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	800.00
Reconciled Bank Balance	696.11
Balance Per Books	696.11
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

Corkscrew Farms CDD Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 08/31/2018 Reconciliation Date: 8/31/2018

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1079	8/9/2018	System Generated Check/Voucher	800.00	Grau and Associates
Outstanding Checks/V	ouchers		800.00	

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Corkscrew Farms CDD Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 08/31/2018 Reconciliation Date: 8/31/2018

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1077	7/26/2018	System Generated Check/Voucher	152.25	News-Press Media Group
1078	8/1/2018	System Generated Check/Voucher	2,812.50	Meritus Districts
1080	8/23/2018	System Generated Check/Voucher	280.00	Lee County Property Appraiser
Cleared Checks/Vouche	ers		3,244.75	

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Corkscrew Farms CDD Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 08/31/2018 Reconciliation Date: 8/31/2018

Status: Locked

Cleared Deposits

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	050	7/30/2018	Lot Closings CK 133468/133469	309.25
	051	8/8/2018	Lot Closings CK 137722/134723	744.43
	055	8/17/2018	Lot Closings CK 135549/135550	889.47
	056	8/31/2018	August Bank Activity	(72.00)
Cleared Deposits				1,871.15

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(866) 764-0006 • www.FloridaCommunityBank.com 26381 S. Tamiami Trail, Suite 200, Bonita Springs, FL 34134 SEP 0 6 2018 Return Service Requested

00008381-0025147-0001-0003-FIMC8006580901185543

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

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

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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	XXXXXX9400	Beginning balance	\$2,069.71
Enclosures	6	Total additions	1,943.15
		Total subtractions	3,316.75
		Ending balance	\$696.11

CHECKS

Number	Date	Amount	Number	Date	Amount
1077	08-09	152.25	1080 *	08-30	280.00
1078	08-03	2,812.50	* Skip in check sequence		

DEBITS

Date	Description	Subtractions
	'NSF / Overdraft Fee	31.00
	FOR OVERDRAFT CHECK # 1078	
08-08	' Overdraft Fee	5.00
	FOR CONTINUOUS OD ON 08-08-18	
08-09	' Overdraft Fee	5.00
	FOR CONTINUOUS OD ON 08-09-18	
08-09	' NSF / Overdraft Fee	31.00
	FOR OVERDRAFT CHECK # 1077	

CREDITS

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Date	Description	Additions
08-10	Deposit	309.25
08-10	Deposit	744.43
08-20	Deposit	889.47









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CORKSCREW FARMS COMMUNITY DEVELOPMENT August 31, 2018

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DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	2,069.71	08-09	-967.04	08-30	696.11
08-03	-773.79	08-10	86.64		
08-08	-778.79	08-20	976.11		





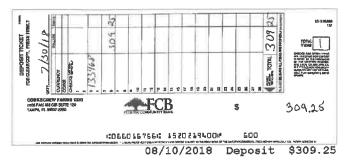


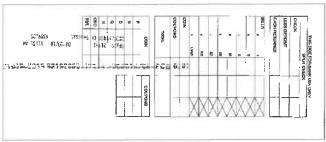


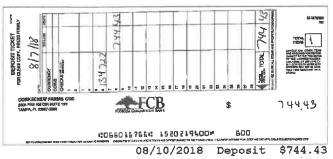
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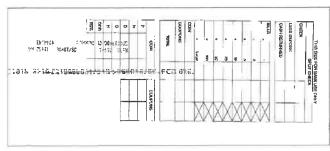
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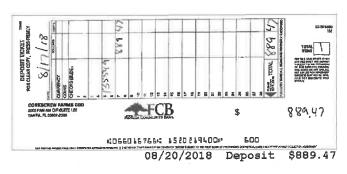
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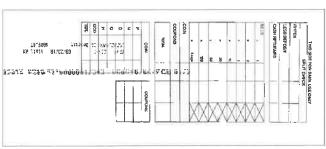






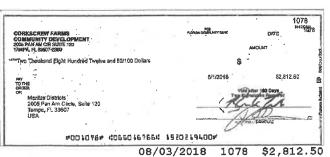














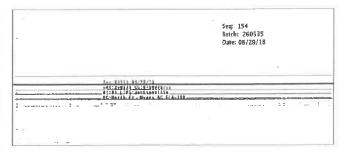


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