

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
Phone (813) 873-7300 ~ Fax (813) 873-7070

Corkscrew Farms CDD

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						
Cash--Operating 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 Liability 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	<u>2,808</u>	<u>1,804,162</u>	<u>42</u>	<u>30,743,173</u>	<u>47,600,000</u>	<u>92,228,636</u>
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	<u>5,278</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>47,600,000</u>	<u>47,605,278</u>
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	1,618,830	42	0	0	1,618,871

Corkscrew Farms CDD

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	<u>(2,470)</u>	<u>1,804,162</u>	<u>42</u>	<u>30,743,173</u>	<u>0</u>	<u>44,623,358</u>
Total Liabilities & Fund Equity	<u>2,808</u>	<u>1,804,162</u>	<u>42</u>	<u>30,743,173</u>	<u>47,600,000</u>	<u>92,228,636</u>

Corkscrew Farms CDD

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				
Undesignated Reserves	2,500	0	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 %

Corkscrew Farms CDD

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 Assessments-Developer	0	745,526	745,526	0 %
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	0	1,618,830	1,618,830	0 %
Fund Balance, End of Period	1	1,804,162	1,804,161	180,416,073 %

Corkscrew Farms CDD

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	<u>0</u>	<u>28,354</u>	<u>28,354</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>3,456,046</u>	<u>3,456,046</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>3,456,046</u></u>	<u><u>3,456,046</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 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	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 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	<u>800.00</u>
Reconciled Bank Balance	696.11
Balance Per Books	<u>696.11</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: 08/31/2018

Reconciliation Date: 8/31/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1079	8/9/2018	System Generated Check/Voucher	800.00	Grau and Associates
Outstanding Checks/Vouchers			800.00	

**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

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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/Vouchers			3,244.75	

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

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	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	<u>(72.00)</u>
Cleared Deposits				<u>1,871.15</u>



FCB Received

FLORIDA COMMUNITY BANK

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

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

Return Service Requested

SEP 06 2018

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

Page: 1 of 4
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	\$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
08-03	' NSF / Overdraft Fee FOR OVERDRAFT CHECK # 1078	31.00
08-08	' Overdraft Fee FOR CONTINUOUS OD ON 08-08-18	5.00
08-09	' Overdraft Fee FOR CONTINUOUS OD ON 08-09-18	5.00
08-09	' NSF / Overdraft Fee FOR OVERDRAFT CHECK # 1077	31.00

CREDITS

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

00008381-0025147-0001-0003-FIMC8006580901185543(00008381)-000025149



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



00008381-0025147-0001-0003-FIMC8006580901185543(00008381)-000025149



FLORIDA COMMUNITY BANK

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

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

Return Service Requested

CORKSCREW FARMS COMMUNITY DEVELOPMENT
August 31, 2018

Page: 2 of 4
XXXXXX9400

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		

00008381-0025149-0002-0003-FIMC8006580...:543(00008381)-000025151



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



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CORKSCREW FARMS COMMUNITY DEVELO

Account: *****9400

Page: 3 of 4

DEPOSIT TICKET FOR CLEARING, PRESS FINELY

DATE: 7/30/18

CHECKS:

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TOTAL: 309.25

CORKSCREW FARMS CDD
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2280

FCB
FLORIDA COMMUNITY BANK

08/10/2018 Deposit \$309.25

THIS STATE FOR BANK USE ONLY

CHECK
LESS DEPOSIT
CASH WITHDRAWN

DATE: 08/10/18

AMOUNT: 309.25

08/10/2018 Deposit \$309.25

DEPOSIT TICKET FOR CLEARING, PRESS FINELY

DATE: 8/7/18

CHECKS:

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TOTAL: 744.43

CORKSCREW FARMS CDD
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2280

FCB
FLORIDA COMMUNITY BANK

08/10/2018 Deposit \$744.43

THIS STATE FOR BANK USE ONLY

CHECK
LESS DEPOSIT
CASH WITHDRAWN

DATE: 08/10/18

AMOUNT: 744.43

08/10/2018 Deposit \$744.43

DEPOSIT TICKET FOR CLEARING, PRESS FINELY

DATE: 8/17/18

CHECKS:

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TOTAL: 889.47

CORKSCREW FARMS CDD
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2280

FCB
FLORIDA COMMUNITY BANK

08/20/2018 Deposit \$889.47

THIS STATE FOR BANK USE ONLY

CHECK
LESS DEPOSIT
CASH WITHDRAWN

DATE: 08/20/18

AMOUNT: 889.47

08/20/2018 Deposit \$889.47

CORKSCREW FARMS COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2280

DATE: 7/26/2018

AMOUNT: \$152.25

1077

08/09/2018 1077 \$152.25

THIS STATE FOR BANK USE ONLY

CHECK
LESS DEPOSIT
CASH WITHDRAWN

DATE: 08/09/18

AMOUNT: 152.25

08/09/2018 1077 \$152.25

CORKSCREW FARMS COMMUNITY DEVELOPMENT
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2280

DATE: 8/1/2018

AMOUNT: \$2,812.50

1078

08/03/2018 1078 \$2,812.50

THIS STATE FOR BANK USE ONLY

CHECK
LESS DEPOSIT
CASH WITHDRAWN

DATE: 08/03/18

AMOUNT: 2812.50

08/03/2018 1078 \$2,812.50

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