

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 7/31/2018

(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	2,227	0	0	0	0	2,227
Revenue - Series 2016 #3000	0	116,138	0	0	0	116,138
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	904,364	0	0	0	904,364
Prepayment - Series 2016 #3005	0	1,165,342	0	0	0	1,165,342
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	83
Reserve - Series 2017 #2003	0	0	0	0	0	1,356,309
Prepayment - Series 2017 #2004	0	0	0	0	0	8,896
Const/Aquis - Series 2017 #2005	0	0	0	0	0	11,191,472
Capitalized Interest - Series 2017 #2006	0	0	0	0	0	2,092,142
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	1,912	0	0	0	0	1,912
Prepaid D & O Insurance	904	0	0	0	0	904
Construction Work in Progress	0	0	0	28,161,695	0	28,161,695
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>5,043</u>	<u>2,185,843</u>	<u>42</u>	<u>28,161,695</u>	<u>47,600,000</u>	<u>92,601,525</u>
Liabilities						
Accounts Payable	1,345	0	0	0	0	1,345
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>1,345</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>47,600,000</u>	<u>47,601,345</u>
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	1,534,518	42	0	0	1,534,559

Corkscrew Farms CDD

Balance Sheet

As of 7/31/2018

(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-Unreserved	9,925	0	0	0	0	9,925
Investment in General Fixed Assets	0	0	0	28,161,695	0	28,161,695
Other	<u>(6,227)</u>	<u>651,325</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,294,001</u>
Total Fund Equity & Other Credits	<u>3,698</u>	<u>2,185,843</u>	<u>42</u>	<u>28,161,695</u>	<u>0</u>	<u>45,000,180</u>
Total Liabilities & Fund Equity	<u><u>5,043</u></u>	<u><u>2,185,843</u></u>	<u><u>42</u></u>	<u><u>28,161,695</u></u>	<u><u>47,600,000</u></u>	<u><u>92,601,525</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

General Fund - 001

From 10/1/2017 Through 7/31/2018

(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	13,146	(176,410)	(93)%
Contributions & Donations From Private Sources				
Developer Contribution	0	183,725	183,725	0 %
Total Revenues	93,210	217,012	123,802	133 %
Expenditures				
Financial & Administrative				
District Manager	34,000	28,125	5,875	17 %
District Engineer	12,500	7,908	4,593	37 %
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	1,382	1,118	45 %
Property & Casualty Insurance	0	3,507	(3,507)	0 %
Legal Advertising	0	5,355	(5,355)	0 %
Bank Fees	300	10	290	97 %
Dues, Licenses, & Fees	260	175	85	33 %
Legal Counsel				
District Counsel	12,500	6,775	5,725	46 %
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	223,239	(130,029)	(140)%
Excess of Revenues Over (Under) Expenditures	0	(6,227)	(6,227)	0 %
Fund Balance, Beginning of Period	0	9,925	9,925	0 %
Fund Balance, End of Period	0	3,698	3,698	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2016 - 200

From 10/1/2017 Through 7/31/2018

(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	2,305,154	2,305,154	0 %
Debt Service Assessments-Off Roll	0	237,675	237,675	0 %
Debt Service Assessments-Developer	0	745,526	745,526	0 %
Interest Earnings				
Interest Earnings	0	11,304	11,304	0 %
Total Revenues	1,274,563	3,629,310	2,354,747	185 %
Expenditures				
Debt Service Payments				
Interest	924,562	907,984	16,578	2 %
Principal	350,000	2,070,000	(1,720,000)	(491)%
Total Expenditures	1,274,562	2,977,984	(1,703,422)	(134)%
Excess of Revenues Over (Under) Expenditures	1	651,325	651,324	65,132,440 %
Fund Balance, Beginning of Period				
	0	1,534,518	1,534,518	0 %
Fund Balance, End of Period	1	2,185,843	2,185,842	218,584,207 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2017 - 201

From 10/1/2017 Through 7/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	24,682	24,682	0 %
Total Revenues	0	24,682	24,682	0 %
Expenditures				
Debt Service Payments				
Interest	0	496,018	(496,018)	0 %
Total Expenditures	0	496,018	(496,018)	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	3,457,430	3,457,430	0 %
Fund Balance, End of Period	0	3,457,430	3,457,430	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Capital Project Fund - Series 2016 - 300

From 10/1/2017 Through 7/31/2018

(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 7/31/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	115,227	115,227	0 %
Total Revenues	0	115,227	115,227	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	12,252,987	(12,252,987)	0 %
Total Expenditures	0	12,434,987	(12,434,987)	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	11,191,472	11,191,472	0 %
Fund Balance, End of Period	0	11,191,472	11,191,472	0 %

Corkscrew Farms CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 07/31/2018
Reconciliation Date: 7/31/2018
Status: Locked

Bank Balance	2,069.71
Less Outstanding Checks/Vouchers	152.25
Plus Deposits in Transit	309.25
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	2,226.71
Balance Per Books	<u>2,226.71</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: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1077	7/26/2018	System Generated Check/Voucher	152.25	News-Press Media Group
Outstanding Checks/Vouchers			152.25	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Outstanding 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
Outstanding Deposits				309.25

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1074	7/1/2018	System Generated Check/Voucher	2,812.50	Meritus Districts
1075	7/6/2018	System Generated Check/Voucher	845.00	Coleman, Yovanovich & Koester, P.
1076	7/13/2018	System Generated Check/Voucher	860.00	Barraco and Associates
Cleared Checks/Vouchers			<u>4,517.50</u>	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR047	6/29/2018	Lot Closings CK 131421/131564/131423/13156	1,009.00
	049	7/16/2018	Lot Closings CK 132362/132363 07/09/2018	1,066.45
Cleared Deposits				<u>2,075.45</u>



FLORIDA COMMUNITY BANK
 (866) 764-0006 • www.FloridaCommunityBank.com
 26381 S. Tamiami Trail, Suite 200, Bonita Springs, FL 34134
 Return Service Requested

00005745-0013317-0001-0002-FIMC8006580731182300

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

Last statement: June 30, 2018
 This statement: July 31, 2018
 Total days in statement period: 31

Page: 1 of 2
 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	\$4,511.76
Enclosures	5	Total additions	2,075.45
		Total subtractions	4,517.50
		Ending balance	\$2,069.71

CHECKS

Number	Date	Amount	Number	Date	Amount
1074	07-03	2,812.50	1076	07-24	860.00
1075	07-13	845.00			

CREDITS

Date	Description	Additions
07-03	Deposit	1,009.00
07-20	Deposit	1,066.45

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
06-30	4,511.76	07-13	1,863.26	07-24	2,069.71
07-03	2,708.26	07-20	2,929.71		

00005745-0013317-0001-0002-FIMC8006580731182300(00005745)-000013319



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



CORKSCREW FARMS COMMUNITY DEVELO

Account: *****9400

Page: 2 of 2

DEPOSIT TICKET FOR CLEAR COPY, PLEASE PRINT

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CORKSCREW FARMS CDD
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2380

FCB
FLORIDA COMMUNITY BANK

TOTAL ITEMS: 2

TOTAL AMOUNT: \$ 1009.00

⑆066016766⑆ ⑆520219400⑆ 500

07/03/2018 Deposit \$1,009.00

THIS SIDE FOR BANK USE ONLY

CHECK
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DEPOSIT TICKET FOR CLEAR COPY, PLEASE PRINT

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CORKSCREW FARMS CDD
2005 PAN AM CIR SUITE 120
TAMPA, FL 33607-2380

FCB
FLORIDA COMMUNITY BANK

TOTAL ITEMS: 1

TOTAL AMOUNT: \$ 1066.45

⑆066016766⑆ ⑆520219400⑆ 500

07/20/2018 Deposit \$1,066.45

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CHECK
LIST DEPOSIT
CASH DEPOSIT
CASH WITHHELD

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

FOR FLORIDA COMMUNITY BANK DATE: 7/1/2018

AMOUNT: \$ 2,812.50

Pay to the order of: Menius Districts
2005 Pan Am Circle, Suite 120
Tampa, FL 33607
USA

⑆001074⑆ ⑆066016766⑆ ⑆520219400⑆

07/03/2018 1074 \$2,812.50

THIS SIDE FOR BANK USE ONLY

PAY TO THE ORDER OF
CASH
TAMPA, FL 33607
FOR FLORIDA COMMUNITY BANK
DISTRICT MANAGEMENT SERVICES LLC
11501 W. WINDY HILL BLVD
TAMPA, FL 33613
⑆001074⑆ ⑆066016766⑆ ⑆520219400⑆

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

FOR FLORIDA COMMUNITY BANK DATE: 7/9/2018

AMOUNT: \$ 845.00

Pay to the order of: Coleman Yovanovitch & Koester, P.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, FL 34103-3555

⑆001075⑆ ⑆066016766⑆ ⑆520219400⑆

07/13/2018 1075 \$845.00

07/12/2018 2:57:38 PM 630 0000907 9EAL2 5240 301134251 0 22

07/12/2018 2:57:24 PM 633 0000807 9EAL2 0000 301134251 0 22

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

FOR FLORIDA COMMUNITY BANK DATE: 7/13/2018

AMOUNT: \$ 860.00

Pay to the order of: Barraco and Associates
2271 McGregor Boulevard
Suite 100
Fort Myers, FL 33901
USA

⑆001076⑆ ⑆066016766⑆ ⑆520219400⑆

07/24/2018 1076 \$860.00

⑆265270413⑆ ⑆20180723⑆
BANK IBERIABANK
40995 23

IBERIABANK ⑆265270413⑆ ⑆40995⑆ ⑆0723⑆ ⑆18⑆

PAY TO THE ORDER OF
PORT ANTONIO, FL 32907-4807
FOR IBERIABANK
AMERICAN BANK CENTER INC
1000 BANK CENTER
FORT MYERS, FL 33901