

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30 2019



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775  
Phone (813) 873-7300 ~ Fax (813) 873-7070



# Corkscrew Farms CDD

## Balance Sheet

As of 6/30/2019

(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
Bonds Payable - Series 2016	0	0	0	0	0	0	14,360,000	14,360,000
Bond Payable - Series 2017	0	0	0	0	0	0	24,125,000	24,125,000
Total Liabilities	<u>950</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>38,485,000</u>	<u>38,485,950</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	2,144,064	3,459,716	42	6,833,376	0	0	12,437,199
Fund Balance-Unreserved	(2,368)	0	0	0	0	0	0	(2,368)
Investment in General Fixed Assets	0	0	0	0	0	41,704,464	0	41,704,464
Other	1,455	(493,325)	(1,017,317)	(42)	(6,661,548)	0	0	(8,170,777)
Total Fund Equity & Other Credits	<u>(913)</u>	<u>1,650,739</u>	<u>2,442,400</u>	<u>0</u>	<u>171,828</u>	<u>41,704,464</u>	<u>0</u>	<u>45,968,517</u>
Total Liabilities & Fund Equity	<u><u>37</u></u>	<u><u>1,650,739</u></u>	<u><u>2,442,400</u></u>	<u><u>0</u></u>	<u><u>171,828</u></u>	<u><u>41,704,464</u></u>	<u><u>38,485,000</u></u>	<u><u>84,454,467</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2018 Through 6/30/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Discounts & Collection Fees	(104,375)	0	104,375	(100)%
Operations & Maintenance-Tax Roll	94,371	64,247	(30,124)	(32)%
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
Contributions & Donations From Private Sources				
Developer Contribution	0	7,729	7,729	0 %
<b>Total Revenues</b>	<b>93,210</b>	<b>71,976</b>	<b>(21,234)</b>	<b>(23)%</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	25,313	8,688	26 %
District Engineer	10,000	9,268	733	7 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	8,800	9,437	(637)	(7)%
Auditing Services	5,500	5,846	(346)	(6)%
Postage, Phone, Faxes, Copies	150	101	49	33 %
Public Officials Insurance	2,500	2,300	200	8 %
Legal Advertising	0	1,733	(1,733)	0 %
Bank Fees	300	0	300	100 %
Dues, Licenses, & Fees	260	1,063	(803)	(309)%
Web Administration	0	2,950	(2,950)	0 %
Legal Counsel				
District Counsel	10,000	6,208	3,793	38 %
Other Physical Environment				
Property & Casualty Insurance	15,000	6,302	8,698	58 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
<b>Total Expenditures</b>	<b>93,210</b>	<b>70,520</b>	<b>22,690</b>	<b>24 %</b>
Excess of Revenues Over (Under) Expenditures	0	1,455	1,455	0 %
Fund Balance, Beginning of Period	0	(2,368)	(2,368)	0 %
Fund Balance, End of Period	0	(913)	1,456	0 %

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 6/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	1,117,025	762,082	(354,943)	(32)%
Debt Service Prepayments	0	1,773,796	1,773,796	0 %
Debt Service Assessments-Off Roll	0	51,017	51,017	0 %
Debt Service Assessments-Developer	0	538,614	538,614	0 %
Special Assessments - Service Charges				
Debt Service Prepayments	0	(59,047)	(59,047)	0 %
Interest Earnings				
Interest Earnings	0	21,560	21,560	0 %
<b>Total Revenues</b>	<u>1,117,025</u>	<u>3,088,023</u>	<u>1,970,998</u>	<u>176 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	797,025	766,391	30,634	4 %
Principal	320,000	2,815,000	(2,495,000)	(780)%
<b>Total Expenditures</b>	<u>1,117,025</u>	<u>3,581,391</u>	<u>(2,464,366)</u>	<u>(221)%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	43	43	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>43</u>	<u>43</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>(493,325)</u>	<u>(493,325)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>2,144,064</u>	<u>2,144,064</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>1,650,739</u></u>	<u><u>1,650,739</u></u>	<u><u>0 %</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2018 Through 6/30/2019

(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	342,784	(1,041,229)	(75)%
Debt Service Prepayments	0	3,847,031	3,847,031	0 %
Interest Earnings				
Interest Earnings	0	51,626	51,626	0 %
Total Revenues	<u>1,384,013</u>	<u>4,241,441</u>	<u>2,857,428</u>	<u>206 %</u>
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,000	(5,000)	0 %
Debt Service Payments				
Interest	1,384,012	1,383,758	254	0 %
Principal	0	3,870,000	(3,870,000)	0 %
Total Expenditures	<u>1,384,012</u>	<u>5,258,758</u>	<u>(3,874,746)</u>	<u>(280)%</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>(1,017,317)</u>	<u>(1,017,318)</u>	<u>(101,731,788)%</u>
Fund Balance, Beginning of Period	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	<u>1</u>	<u>2,442,400</u>	<u>2,442,399</u>	<u>244,239,850 %</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2018 Through 6/30/2019

(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 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(43)	(43)	0 %
Total Other Financing Sources	0	(43)	(43)	0 %
Excess of Revenues Over (Under) Expenditures	0	(42)	(42)	0 %
Fund Balance, Beginning of Period	0	42	42	0 %
Fund Balance, End of Period	0	0	0	0 %

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2018 Through 6/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	45,102	45,102	0 %
Total Revenues	<u>0</u>	<u>45,102</u>	<u>45,102</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	6,706,649	(6,706,649)	0 %
Total Expenditures	<u>0</u>	<u>6,706,649</u>	<u>(6,706,649)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(6,661,548)</u>	<u>(6,661,548)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	6,833,376	6,833,376	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>171,828</u></u>	<u><u>171,828</u></u>	<u><u>0 %</u></u>



**Corkscrew Farms CDD  
Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Cash--Operating Account**  
**Reconciliation ID: 06/30/219**  
**Reconciliation Date: 6/30/2019**  
**Status: Locked**

Bank Balance	2,461.20
Less Outstanding Checks/Vouchers	1,315.48
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	1,145.72
Balance Per Books	<u>1,145.72</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: 06/30/219**

**Reconciliation Date: 6/30/2019**

**Status: Locked**

**Outstanding Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1147	6/14/2019	Series 2016 FY19 Tax Dist ID 10	907.35	Corkscrew Farms CDD
1148	6/14/2019	Series 2017 FY19 Tax Dist ID 10	408.13	Corkscrew Farms CDD
Outstanding Checks/Vouchers			1,315.48	

**Corkscrew Farms CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash--Operating Account**

**Reconciliation ID: 06/30/219**

**Reconciliation Date: 6/30/2019**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1144	5/20/2019	Series 2016 FY19 Tax Dist ID 9	764.51	Corkscrew Farms CDD
1145	5/20/2019	Series 2017 FY19 Tax Dist ID 9	343.87	Corkscrew Farms CDD
1146	6/1/2019	System Generated Check/Voucher	2,814.00	Meritus Districts
1149	6/20/2019	System Generated Check/Voucher	1,450.00	ADA Site Compliance
1150	6/20/2019	System Generated Check/Voucher	536.25	Coleman, Yovanovich & Koester, P.
Cleared Checks/Vouchers			<hr/> 5,908.63 <hr/> <hr/>	

**Corkscrew Farms CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash--Operating Account**  
**Reconciliation ID: 06/30/219**  
**Reconciliation Date: 6/30/2019**  
**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR113	6/14/2019	FY 2019 Tax Dist ID 10	<u>1,391.97</u>
Cleared Deposits				<u>1,391.97</u>

Last statement: May 31, 2019  
 This statement: June 30, 2019  
 Total days in statement period: 30  
 165 031

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CORKSCREW FARMS COMMUNITY DEVELOPMENT 2  
 2005 PAN AM CIR SUITE 120  
 TAMPA FL 33607-2380

Direct inquiries to:  
 800-334-9007

### Summary of Account Balance

Account	Number	Ending Balance
Scm Checking	[REDACTED]	\$2,461.20

<b>Scm Checking</b>	Account Number [REDACTED]	5 Enclosures
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Beginning balance	6,977.86	Low balance	2,461.20
Deposits/Credits	1,391.97	Average balance	4,131.20
Withdrawals/Debits	5,908.63	Average collected balance	4,131.00
Ending balance	2,461.20		

#### Checks

Number	Date	Amount	Number	Date	Amount
1144	06-11	764.51	1149 *	06-28	1,450.00
1145	06-11	343.87	1150	06-24	536.25
1146	06-03	2,814.00			

\* Skip in check sequence

#### Deposits/Other Credits

Date	Transaction Type	Description	Amount
06-14	Preauthorized Credit	Lee County Tax DB10 190614 DBTAX	1,391.97

#### Balance Summary

Date	Amount	Date	Amount	Date	Amount
05-31	6,977.86	06-11	3,055.48	06-24	3,911.20
06-03	4,163.86	06-14	4,447.45	06-28	2,461.20