

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31 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 7/31/2019

(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>358</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>38,485,000</u>	<u>38,485,358</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	7,862	(335,210)	(1,014,535)	(42)	(6,661,022)	0	0	(8,002,946)
Total Fund Equity & Other Credits	<u>5,494</u>	<u>1,808,855</u>	<u>2,445,182</u>	<u>0</u>	<u>172,354</u>	<u>41,704,464</u>	<u>0</u>	<u>46,136,348</u>
Total Liabilities & Fund Equity	<u><u>5,851</u></u>	<u><u>1,808,855</u></u>	<u><u>2,445,182</u></u>	<u><u>0</u></u>	<u><u>172,354</u></u>	<u><u>41,704,464</u></u>	<u><u>38,485,000</u></u>	<u><u>84,621,705</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 7/31/2019
(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	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	17,729	17,729	0 %
Total Revenues	93,210	81,976	(11,234)	(12)%
Expenditures				
Financial & Administrative				
District Manager	34,000	28,125	5,875	17 %
District Engineer	10,000	9,268	733	7 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	8,800	9,857	(1,057)	(12)%
Auditing Services	5,500	5,846	(346)	(6)%
Postage, Phone, Faxes, Copies	150	104	46	31 %
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	6,565	3,435	34 %
Other Physical Environment				
Property & Casualty Insurance	15,000	6,302	8,698	58 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	93,210	74,114	19,096	20 %
Excess of Revenues Over (Under) Expenditures	0	7,862	7,862	0 %
Fund Balance, Beginning of Period	0	(2,368)	(2,368)	0 %
Fund Balance, End of Period	0	5,494	7,863	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 7/31/2019

(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	1,117,025	762,082	(354,943)	(32)%
Debt Service Prepayments	0	1,922,467	1,922,467	0 %
Debt Service Assessments-Off Roll	0	58,592	58,592	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	23,430	23,430	0 %
Total Revenues	<u>1,117,025</u>	<u>3,246,138</u>	<u>2,129,113</u>	<u>191 %</u>
Expenditures				
Debt Service Payments				
Interest	797,025	766,391	30,634	4 %
Principal	320,000	2,815,000	(2,495,000)	(780)%
Total Expenditures	<u>1,117,025</u>	<u>3,581,391</u>	<u>(2,464,366)</u>	<u>(221)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	43	43	0 %
Total Other Financing Sources	<u>0</u>	<u>43</u>	<u>43</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(335,210)</u>	<u>(335,210)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>2,144,064</u>	<u>2,144,064</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,808,855</u></u>	<u><u>1,808,855</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 7/31/2019

(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	54,409	54,409	0 %
Total Revenues	<u>1,384,013</u>	<u>4,244,223</u>	<u>2,860,210</u>	<u>207 %</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>(1,014,535)</u>	<u>(1,014,536)</u>	<u>(101,453,550)%</u>
Fund Balance, Beginning of Period	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	<u>1</u>	<u>2,445,182</u>	<u>2,445,181</u>	<u>244,518,088 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2018 Through 7/31/2019

(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)	0	(42)	(42)	0 %
Expenditures				
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 7/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	45,627	45,627	0 %
Total Revenues	0	45,627	45,627	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	6,706,649	(6,706,649)	0 %
Total Expenditures	0	6,706,649	(6,706,649)	0 %
Excess of Revenues Over (Under) Expenditures	0	(6,661,022)	(6,661,022)	0 %
Fund Balance, Beginning of Period	0	6,833,376	6,833,376	0 %
Fund Balance, End of Period	0	172,354	172,354	0 %

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Bank Balance	7,380.07
Less Outstanding Checks/Vouchers	0.00
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	7,380.07
Balance Per Books	<u>7,380.07</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: 07/31/2019
Reconciliation Date: 7/31/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1151	7/1/2019	System Generated Check/Voucher	950.00	Barraco and Associates
1152	7/18/2019	System Generated Check/Voucher	2,815.65	Meritus Districts
Cleared Checks/Vouchers			5,081.13	
			5,081.13	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 07/31/2019

Reconciliation Date: 7/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR118	7/12/2019	The Place at Corkscrew Farms Wire 504667572	10,000.00
Cleared Deposits				10,000.00
				<hr/> <hr/>

Last statement: June 30, 2019
 This statement: July 31, 2019
 Total days in statement period: 31
 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]	\$7,380.07

Scm Checking	Account Number [REDACTED]	4 Enclosures
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Beginning balance	2,461.20	Low balance	1,511.20
Deposits/Credits	10,000.00	Average balance	6,693.82
Withdrawals/Debits	5,081.13	Average collected balance	6,693.00
Ending balance	7,380.07		

Checks

Number	Date	Amount	Number	Date	Amount
1147	07-17	907.35	1152	07-22	2,815.65
1148	07-17	408.13	<i>* Skip in check sequence</i>		
1151 *	07-10	950.00			

Deposits/Other Credits

Date	Transaction Type	Description	Amount
07-12	Domestic Wire IN	The Place At CorksEw THE PLACE AT CORKS CREW	10,000.00

Balance Summary

Date	Amount	Date	Amount	Date	Amount
06-30	2,461.20	07-12	11,511.20	07-22	7,380.07
07-10	1,511.20	07-17	10,195.72		

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

FCB FLORIDA COMMUNITY BANK DATE 1147 07-14-2019

AMOUNT \$ 907.35

6/14/2019

Pay TO THE ORDER OF: Corkscrew Farms CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607
 USA

Void after 180 Days
 Two Signatures Required

Security Features Included

⑈001147⑈ ⑆066016786⑆ 1520219400⑈

07/17/2019 1147 \$907.35

DATE ENDORSEMENTS GUARANTEED
 IN BANK ACCOUNT
 112257
 2302116
 58 3000 700
 57 0002 00

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

FCB FLORIDA COMMUNITY BANK DATE 1148 07-14-2019

AMOUNT \$ 408.13

6/14/2019

Pay TO THE ORDER OF: Corkscrew Farms CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607
 USA

Void after 180 Days
 Two Signatures Required

Security Features Included

⑈001148⑈ ⑆066016786⑆ 1520219400⑈

07/17/2019 1148 \$408.13

DATE ENDORSEMENTS GUARANTEED
 IN BANK ACCOUNT
 112257
 2302116
 58 3000 700
 57 0002 00

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

FCB FLORIDA COMMUNITY BANK DATE 1151 07-10-2019

AMOUNT \$ 950.00

7/1/2019

Pay TO THE ORDER OF: Barraco and Associates
 2271 McGregor Boulevard
 Suite 100
 Fort Myers, FL 33901
 USA

Void after 180 Days
 Two Signatures Required

Security Features Included

⑈001151⑈ ⑆066016786⑆ 1520219400⑈

07/10/2019 1151 \$950.00

265270413 20180709
 BANK IBERIABANK
 40905 7

PAY TO THE ORDER OF
 KATH WELLS, FL 33607
 FOR DEPOSIT ONLY
 BANK OF AMERICA
 OPERATING ACCOUNT

IBERIABANK <265270413> 40905 7 07/09/19

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

FCB FLORIDA COMMUNITY BANK DATE 1152 07-22-2019

AMOUNT \$ 2,815.65

7/18/2019

Pay TO THE ORDER OF: Meritus Districts
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607
 USA

Void after 180 Days
 Two Signatures Required

Security Features Included

⑈001152⑈ ⑆066016786⑆ 1520219400⑈

07/22/2019 1152 \$2,815.65

PAY TO THE ORDER OF
 FOR DEPOSIT ONLY
 DISTRICT MANAGEMENT
 10180 082
 10180 082
 FOR DEPOSIT ONLY
 DISTRICT MANAGEMENT
 500661910