

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
August 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 8/31/2019
(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	13,875,000	13,875,000
Bond Payable - Series 2017	0	0	0	0	0	0	23,920,000	23,920,000
Total Liabilities	<u>228</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>37,795,000</u>	<u>37,795,228</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	2,144,064	3,459,716	(110,018)	6,833,376	0	0	12,327,139
Fund Balance-Unreserved	(2,368)	0	0	0	0	0	0	(2,368)
Investment in General Fixed Assets	0	0	0	0	0	41,876,818	0	41,876,818
Other	4,394	(741,822)	(1,219,119)	(42)	(6,833,193)	0	0	(8,789,781)
Total Fund Equity & Other Credits	<u>2,025</u>	<u>1,402,243</u>	<u>2,240,598</u>	<u>(110,060)</u>	<u>183</u>	<u>41,876,818</u>	<u>0</u>	<u>45,411,806</u>
Total Liabilities & Fund Equity	<u><u>2,253</u></u>	<u><u>1,402,243</u></u>	<u><u>2,240,598</u></u>	<u><u>(110,060)</u></u>	<u><u>183</u></u>	<u><u>41,876,818</u></u>	<u><u>37,795,000</u></u>	<u><u>83,207,034</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 8/31/2019
(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	30,938	3,063	9 %
District Engineer	10,000	9,268	733	7 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	8,800	10,278	(1,478)	(17)%
Auditing Services	5,500	5,846	(346)	(6)%
Postage, Phone, Faxes, Copies	150	112	38	25 %
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	6,793	3,208	32 %
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	77,582	15,628	17 %
Excess of Revenues Over (Under) Expenditures	0	4,394	4,394	0 %
Fund Balance, Beginning of Period	0	(2,368)	(2,368)	0 %
Fund Balance, End of Period	0	2,025	4,394	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 8/31/2019

(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	2,000,493	2,000,493	0 %
Debt Service Assessments-Off Roll	0	62,567	62,567	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	25,551	25,551	0 %
Total Revenues	<u>1,117,025</u>	<u>3,330,261</u>	<u>2,213,236</u>	<u>198 %</u>
Expenditures				
Debt Service Payments				
Interest	797,025	772,125	24,900	3 %
Principal	320,000	3,300,000	(2,980,000)	(931)%
Total Expenditures	<u>1,117,025</u>	<u>4,072,125</u>	<u>(2,955,100)</u>	<u>(265)%</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>(741,822)</u>	<u>(741,822)</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>1,402,243</u></u>	<u><u>1,402,243</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 8/31/2019

(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	57,351	57,351	0 %
Total Revenues	<u>1,384,013</u>	<u>4,247,166</u>	<u>2,863,153</u>	<u>207 %</u>
Expenditures				
Financial & Administrative				
Trustee Fees	0	5,000	(5,000)	0 %
Debt Service Payments				
Interest	1,384,012	1,386,284	(2,272)	(0)%
Principal	0	4,075,000	(4,075,000)	0 %
Total Expenditures	<u>1,384,012</u>	<u>5,466,284</u>	<u>(4,082,272)</u>	<u>(295)%</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>(1,219,119)</u>	<u>(1,219,120)</u>	<u>(121,911,979)%</u>
Fund Balance, Beginning of Period	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	<u>1</u>	<u>2,240,598</u>	<u>2,240,597</u>	<u>224,059,659 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2018 Through 8/31/2019

(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) Expenditures	0	(42)	(42)	0 %
Fund Balance, Beginning of Period	0	(110,018)	(110,018)	0 %
Fund Balance, End of Period	0	(110,060)	0	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2018 Through 8/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	45,810	45,810	0 %
Total Revenues	<u>0</u>	<u>45,810</u>	<u>45,810</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	6,879,003	(6,879,003)	0 %
Total Expenditures	<u>0</u>	<u>6,879,003</u>	<u>(6,879,003)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(6,833,193)</u>	<u>(6,833,193)</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>183</u></u>	<u><u>183</u></u>	<u><u>0 %</u></u>

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 08/31/2019
Reconciliation Date: 8/31/2019
Status: Locked

Bank Balance	4,201.83
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	4,201.83
Balance Per Books	<u>4,201.83</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: 08/31/2019

Reconciliation Date: 8/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1153	8/1/2019	System Generated Check/Voucher	357.50	Coleman, Yovanovich & Koester, P.
1154	8/1/2019	System Generated Check/Voucher	2,820.74	Meritus Districts
Cleared Checks/Vouchers			3,178.24	

Last statement: July 31, 2019
 This statement: August 31, 2019
 Total days in statement period: 31
 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]	\$4,201.83

Scm Checking	Account Number	2 Enclosures
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Beginning balance	7,380.07	Low balance	4,201.83
Deposits/Credits	0.00	Average balance	4,247.96
Withdrawals/Debits	3,178.24	Average collected balance	4,247.00
Ending balance	4,201.83		

Checks

Number	Date	Amount	Number	Date	Amount
1153	08-05	357.50	1154	08-01	2,820.74

Balance Summary

Date	Amount	Date	Amount	Date	Amount
07-31	7,380.07	08-01	4,559.33	08-05	4,201.83

1153
15-118926
1153

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

FOR
FLORIDA COMMUNITY BANK

DATE

AMOUNT

8/1/2019 \$357.50

***Three Hundred Fifty Seven and 50/100 Dollars

PAY TO THE ORDER OF:
Coleman, Yovanovich & Koester, P.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, FL 34103-3556

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

08/05/2019 1153 \$357.50

08/06/2019 2:57:54 PM 833 0000907 SLG10 5240 300814336 0 13

FOR DEPOSIT ONLY
NORTHERN TRUST BANK
NAPLES, FL 34103-3581
FOR DEPOSIT ONLY
COLEMAN, YOVANOVICH & KOESTER P.A.
34103-3556

1154
15-118926
1154

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

FOR
FLORIDA COMMUNITY BANK

DATE

AMOUNT

8/1/2019 \$2,820.74

***Two Thousand Eight Hundred Twenty and 74/100 Dollars

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

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

08/01/2019 1154 \$2,820.74

FOR DEPOSIT ONLY
NORTHERN TRUST BANK
NAPLES, FL 34103-3581
FOR DEPOSIT ONLY
DISTRICT MANAGEMENT
10185382
FOR DEPOSIT ONLY
NORTHERN TRUST BANK
DISTRICT MANAGEMENT
590038825