

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
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Corkscrew Farms CDD

Balance Sheet

As of 9/30/2019

(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	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>6,665</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>37,795,000</u>	<u>37,801,665</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	(6,113)	(628,593)	(1,216,594)	(42)	(6,833,116)	0	0	(8,684,458)
Total Fund Equity & Other Credits	<u>(8,481)</u>	<u>1,515,471</u>	<u>2,243,123</u>	<u>(110,060)</u>	<u>259</u>	<u>41,876,818</u>	<u>0</u>	<u>45,517,130</u>
Total Liabilities & Fund Equity	<u><u>(1,816)</u></u>	<u><u>1,515,471</u></u>	<u><u>2,243,123</u></u>	<u><u>(110,060)</u></u>	<u><u>259</u></u>	<u><u>41,876,818</u></u>	<u><u>37,795,000</u></u>	<u><u>83,318,795</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2018 Through 9/30/2019
(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	33,750	250	1 %
District Engineer	10,000	10,433	(433)	(4)%
Disclosure Report	4,200	4,200	0	0 %
Trustee Fees	8,800	10,698	(1,898)	(22)%
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	2,342	(2,342)	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	8,093	1,908	19 %
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	88,088	5,122	5 %
Excess of Revenues Over (Under) Expenditures	0	(6,113)	(6,113)	0 %
Fund Balance, Beginning of Period	0	(2,368)	(2,368)	0 %
Fund Balance, End of Period	0	(8,481)	(6,112)	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2018 Through 9/30/2019

(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	1,117,025	762,082	(354,943)	(32)%
Debt Service Prepayments	0	2,106,988	2,106,988	0 %
Debt Service Assessments-Off Roll	0	67,993	67,993	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	26,859	26,859	0 %
Total Revenues	<u>1,117,025</u>	<u>3,443,489</u>	<u>2,326,464</u>	<u>208 %</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>(628,593)</u>	<u>(628,593)</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>1,515,471</u></u>	<u><u>1,515,471</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 9/30/2019

(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	59,876	59,876	0 %
Total Revenues	<u>1,384,013</u>	<u>4,249,691</u>	<u>2,865,678</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>(1,216,594)</u>	<u>(1,216,595)</u>	<u>(121,659,481)%</u>
Fund Balance, Beginning of Period	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	<u>1</u>	<u>2,243,123</u>	<u>2,243,122</u>	<u>224,312,157 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2018 Through 9/30/2019

(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	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</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>(42)</u>	<u>(42)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(110,018)	(110,018)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(110,060)</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2018 Through 9/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	45,887	45,887	0 %
Total Revenues	<u>0</u>	<u>45,887</u>	<u>45,887</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>(6,833,116)</u>	<u>(6,833,116)</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>259</u></u>	<u><u>259</u></u>	<u><u>0 %</u></u>

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash--Operating Account
Reconciliation ID: 09/30/2019
Reconciliation Date: 9/30/2019
Status: Locked

Bank Balance	552.93
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	552.93
Balance Per Books	<u>552.93</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: 09/30/2019

Reconciliation Date: 9/30/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1155	9/1/2019	System Generated Check/Voucher	2,812.50	Meritus Districts
1156	9/12/2019	System Generated Check/Voucher	227.50	Coleman, Yovanovich & Koester, P.
1157	9/19/2019	System Generated Check/Voucher	608.90	News-Press Media Group
Cleared Checks/Vouchers			3,648.90	