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 Phone (813) 873-7300 ~ Fax (813) 873-7070

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
Assets								
CashOperating Account	553	0	0	0	0	0	0	553
Revenue - Series 2016 #3000	0	462,153	0	0	0	0	0	462,153
Interest - Series 2016 #3001	0	0	0	0	0	0	0	0
Sinking - Series 2016 #3002	0	0	0	0	0	0	0	0
Reserve - Series 2016 #3004	0	694,284	0	0	0	0	0	694,284
Prepayment - Series 2016 #3005	0	359,034	0	0	0	0	0	359,034
Capital Int- Series 2016 #3007	0	0	0	0	0	0	0	0
Const/Aquis - Series 2016 #3006	0	0	0	0	0	0	0	0
Cost of Issuance - Series 2016	0	0	0	0	0	0	0	0
Revenue - Series 2017 #2000	0	0	341,714	0	0	0	0	341,714
Interest - Series 2017 #2001	0	0	0	0	0	0	0	0
Reserve - Series 2017 #2003	0	0	1,160,133	0	0	0	0	1,160,133
Prepayment - Series 2017 #2004	0	0	14,720	0	0	0	0	14,720
Const/Aquis - Series 2017 #2005	0	0	0	0	259	0	0	259
Capitalized Interest - Series 2017 #2006	0	0	726,556	0	0	0	0	726,556
Costs of Issuance - Series 2017 #2007	0	0	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liabililty Insurance	0	0	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Construction Work in Progress	0	0	0	0	0	41,876,818	0	41,876,818
Amount Available-Debt Service	0	0	0	0	0	0	1,525,732	1,525,732
Amount To Be Provided-Debt Service	0	0	0	0	0	0	36,269,268	36,269,268
Other	0	0	0	0	0	0	0	0
Total Assets	553	1,515,471	2,243,123	0	259	41,876,818	37,795,000	83,431,224
Liabilities								
Accounts Payable	2,465	0	0	0	0	0	0	2,465
Accounts Payable-Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	4,200	0	0	0	0	0	0	4,200
Other Current Liabilities	0	0	0	0	0	0	0	0

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	6,665	0	0_	0	0	0	37,795,000	37,801,665
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	(8,481)	1,515,471	2,243,123	(110,060)	259	41,876,818	0	45,517,130
Total Liabilities & Fund Equity	(1,816)	1,515,471	2,243,123	(110,060)	259	41,876,818	37,795,000	83,318,795

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	15 000	(0 (00	50.04
Property & Casualty Insurance Reserves	15,000	6,302	8,698	58 %
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 %

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	1,117,025	3,443,489	2,326,464	208 %
Expenditures				
Debt Service Payments				
Interest	797,025	772,125	24,900	3 %
Principal	320,000	3,300,000	(2,980,000)	(931)%
Total Expenditures	1,117,025	4,072,125	(2,955,100)	(265)%
Other Financing Sources				
Interfund Transfer	0	10	40	0.04
Interfund Transfer	<u> </u>	43	43	0 %
Total Other Financing Sources	0	43	43	0 %
Excess of Revenues Over (Under) Expenditures	0	(628,593)	(628,593)	0 %
Fund Balance, Beginning of Period	0	2,144,064	2,144,064	0 %
	5	2,177,007	2,177,007	0 /0
Fund Balance, End of Period	0	1,515,471	1,515,471	0 %

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 Interest Earnings	0	3,847,031	3,847,031	0 %
Interest Earnings	0	59,876	59,876	0 %
Total Revenues	1,384,013	4,249,691	2,865,678	207 %
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	1,384,012	5,466,284	(4,082,272)	(295)%
Excess of Revenues Over (Under) Expenditures	1	(1,216,594)	(1,216,595)	(121,659,481)%
Fund Balance, Beginning of Period				
·	0	3,459,716	3,459,716	0 %
Fund Balance, End of Period	1	2,243,123	2,243,122	224,312,157 %

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	0	1	1	0 %
Other Financing Sources Interfund Transfer				
Interfund Transfer	0	(43)	(43)	0 %
Total Other Financing Sources	0	(43)	(43)	0 %
5				
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 %

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	0	45,887	45,887	0 %
Expenditures Other Physical Environment				
Improvements Other Than Buildings	0	6,879,003	(6,879,003)	0 %
Total Expenditures	0	6,879,003	(6,879,003)	0 %
Excess of Revenues Over (Under) Expenditures	0	(6,833,116)	(6,833,116)	0 %
Fund Balance, Beginning of Period	0	6,833,376	6,833,376	0 %
Fund Balance, End of Period	0	259	259	0 %

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	0.00
Reconciled Bank Balance	552.93
Balance Per Books	552.93_
Unreconciled Difference	0.00

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

Document Number	Document Date	Document Description	Document Amount	Рауее
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/Vouch	ners		3,648.90	