

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 10/31/2019

(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
Assets								
Cash--Operating Account	691	0	0	0	0	0	0	691
Revenue - Series 2016 #3000	0	598,322	0	0	0	0	0	598,322
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	694,577	0	0	0	0	0	694,577
Prepayment - Series 2016 #3005	0	451,297	0	0	0	0	0	451,297
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	342,606	0	0	0	0	342,606
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	93,433	0	0	0	0	93,433
Const/Aquis - Series 2017 #2005	0	0	0	0	260	0	0	260
Capitalized Interest - Series 2017 #2006	0	0	727,303	0	0	0	0	727,303
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 Liability 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	4,067,671	4,067,671
Amount To Be Provided-Debt Service	0	0	0	0	0	0	33,727,329	33,727,329
Other	0	0	0	0	0	0	0	0
Total Assets	691	1,744,197	2,323,474	0	260	41,876,818	37,795,000	83,740,439
Liabilities								
Accounts Payable	9,886	0	0	0	0	0	0	9,886
Accounts Payable-Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	459	0	0	0	0	0	0	459
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0

Corkscrew Farms CDD

Balance Sheet

As of 10/31/2019

(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>10,345</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>37,795,000</u>	<u>37,805,345</u>
Fund Equity & Other Credits								
Fund Balance-All Other Reserves	0	1,516,390	2,243,536	(110,060)	259	0	0	3,650,125
Fund Balance-Unreserved	(7,897)	0	0	0	0	0	0	(7,897)
Investment in General Fixed Assets	0	0	0	0	0	41,876,818	0	41,876,818
Other	(4,126)	227,807	79,939	0	0	0	0	303,620
Total Fund Equity & Other Credits	<u>(12,023)</u>	<u>1,744,197</u>	<u>2,323,474</u>	<u>(110,060)</u>	<u>260</u>	<u>41,876,818</u>	<u>0</u>	<u>45,822,665</u>
Total Liabilities & Fund Equity	<u><u>(1,678)</u></u>	<u><u>1,744,197</u></u>	<u><u>2,323,474</u></u>	<u><u>(110,060)</u></u>	<u><u>260</u></u>	<u><u>41,876,818</u></u>	<u><u>37,795,000</u></u>	<u><u>83,628,011</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2019 Through 10/31/2019

(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	(112,022)	0	112,022	(100)%
Operations & Maintenance-Tax Roll	205,232	0	(205,232)	(100)%
Contributions & Donations From Private Sources				
Developer Contribution	0	10,000	10,000	0 %
Total Revenues	93,210	10,000	(83,210)	(89)%
Expenditures				
Financial & Administrative				
District Manager	34,000	2,813	31,188	92 %
District Engineer	9,500	645	8,855	93 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,800	1,414	7,386	84 %
Auditing Services	6,500	0	6,500	100 %
Postage, Phone, Faxes, Copies	150	9	141	94 %
Public Officials Insurance	2,500	2,358	142	6 %
Legal Advertising	2,500	0	2,500	100 %
Bank Fees	300	0	300	100 %
Dues, Licenses, & Fees	260	175	85	33 %
Web Administration	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	10,000	0	10,000	100 %
Other Physical Environment				
Property & Casualty Insurance	7,000	5,212	1,788	26 %
Reserves				
Undesignated Reserves	1,800	0	1,800	100 %
Total Expenditures	93,210	14,126	79,084	85 %
Excess of Revenues Over (Under) Expenditures	0	(4,126)	(4,126)	0 %
Fund Balance, Beginning of Period	0	(7,897)	(7,897)	0 %
Fund Balance, End of Period	0	(12,023)	(12,023)	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2019 Through 10/31/2019

(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	921,175	0	(921,175)	(100)%
Debt Service Prepayments	0	111,685	111,685	0 %
Debt Service Assessments-Off Roll	0	134,555	134,555	0 %
Interest Earnings				
Interest Earnings	0	1,445	1,445	0 %
Total Revenues	<u>921,175</u>	<u>247,685</u>	<u>(673,490)</u>	<u>(73)%</u>
Expenditures				
Debt Service Payments				
Interest	646,176	0	646,176	100 %
Principal	275,000	0	275,000	100 %
Total Expenditures	<u>921,176</u>	<u>0</u>	<u>921,176</u>	<u>100 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(19,877)	(19,877)	0 %
Total Other Financing Sources	<u>0</u>	<u>(19,877)</u>	<u>(19,877)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>227,807</u>	<u>227,808</u>	<u>(22,780,811)%</u>
Fund Balance, Beginning of Period	0	1,516,390	1,516,390	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>1,744,197</u>	<u>1,744,198</u>	<u>(174,419,768)%</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2019 Through 10/31/2019

(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	1,542,381	0	(1,542,381)	(100)%
Debt Service Assessments-Off Roll	0	57,631	57,631	0 %
Interest Earnings				
Interest Earnings	0	2,430	2,430	0 %
Total Revenues	<u>1,542,381</u>	<u>60,061</u>	<u>(1,482,320)</u>	<u>(96)%</u>
Expenditures				
Debt Service Payments				
Interest	1,182,382	0	1,182,382	100 %
Principal	360,000	0	360,000	100 %
Total Expenditures	<u>1,542,382</u>	<u>0</u>	<u>1,542,382</u>	<u>100 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	19,877	19,877	0 %
Total Other Financing Sources	<u>0</u>	<u>19,877</u>	<u>19,877</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>79,939</u>	<u>79,940</u>	<u>(7,993,981)%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>2,243,536</u>	<u>2,243,536</u>	<u>0 %</u>
Fund Balance, End of Period	<u>(1)</u>	<u>2,323,474</u>	<u>2,323,475</u>	<u>(232,347,542)%</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2019 Through 10/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	(110,060)	(110,060)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(110,060)</u>	<u>(110,060)</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2019 Through 10/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	259	259	0 %
Fund Balance, End of Period	0	260	260	0 %

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 10/31/2019

Reconciliation Date: 10/31/2019

Status: Locked

Bank Balance	691.05
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	691.05
Balance Per Books	<u>691.05</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: 10/31/2019

Reconciliation Date: 10/31/2019

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1158	10/10/2019	System Generated Check/Voucher	1,165.00	Barraco and Associates
1159	10/10/2019	System Generated Check/Voucher	1,300.00	Coleman, Yovanovich & Koester, P.
1160	10/10/2019	System Generated Check/Voucher	175.00	Florida Dept of Economic Opportunity
1161	10/10/2019	System Generated Check/Voucher	500.00	Grau and Associates
1162	10/10/2019	System Generated Check/Voucher	7,012.50	Meritus Districts
1164	10/15/2019	Series 2016 FY19 Tax Dist ID Int	601.84	Corkscrew Farms CDD
1165	10/15/2019	Series 2017 FY19 Tax Dist ID Int	270.71	Corkscrew Farms CDD
1163	10/17/2019	System Generated Check/Voucher	245.54	News-Press Media Group
Cleared Checks/Vouchers			11,270.59	
			11,270.59	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 10/31/2019

Reconciliation Date: 10/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR127	10/3/2019	Place at Corkscrew LLC Wire	10,000.00
	CR131	10/18/2019	FY 2019 Tax Dist ID Int	923.28
	CR133	10/30/2019	FY 2019 Tax Dist ID UnRev	0.00
	CR135	10/30/2019	FY 2019 Tax Dist ID UnRev	485.43
				<hr/>
Cleared Deposits				11,408.71
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