

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 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 11/30/2019

(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
<b>Assets</b>								
Cash--Operating Account	535,991	0	0	0	0	0	0	535,991
Revenue - Series 2016 #3000	0	238,193	0	0	0	0	0	238,193
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	694,877	0	0	0	0	0	694,877
Prepayment - Series 2016 #3005	0	249,054	0	0	0	0	0	249,054
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	629,179	0	0	0	0	629,179
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	79,683	0	0	0	0	79,683
Const/Aquis - Series 2017 #2005	0	0	0	0	260	0	0	260
Capitalized Interest - Series 2017 #2006	0	0	136,887	0	0	0	0	136,887
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	33,162,329	33,162,329
Other	0	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>535,991</b>	<b>1,182,124</b>	<b>2,005,882</b>	<b>0</b>	<b>260</b>	<b>41,876,818</b>	<b>37,230,000</b>	<b>82,831,074</b>
<b>Liabilities</b>								
Accounts Payable	18,160	0	0	0	0	0	0	18,160
Accounts Payable-Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	506,873	0	0	0	0	0	0	506,873
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 11/30/2019

(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	13,330,000	13,330,000
Bond Payable - Series 2017	0	0	0	0	0	0	23,900,000	23,900,000
Total Liabilities	<u>525,034</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>37,230,000</u>	<u>37,755,034</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	(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	10,957	(334,266)	(237,654)	0	1	0	0	(560,962)
Total Fund Equity & Other Credits	<u>8,588</u>	<u>1,182,124</u>	<u>2,005,882</u>	<u>(110,060)</u>	<u>260</u>	<u>41,876,818</u>	<u>0</u>	<u>44,963,612</u>
Total Liabilities & Fund Equity	<u><u>533,622</u></u>	<u><u>1,182,124</u></u>	<u><u>2,005,882</u></u>	<u><u>(110,060)</u></u>	<u><u>260</u></u>	<u><u>41,876,818</u></u>	<u><u>37,230,000</u></u>	<u><u>82,718,645</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2019 Through 11/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
Discounts & Collection Fees	(112,022)	0	112,022	(100)%
Operations & Maintenance-Tax Roll	205,232	28,966	(176,265)	(86)%
Contributions & Donations From Private Sources				
Developer Contribution	0	5,216	5,216	0 %
<b>Total Revenues</b>	<u>93,210</u>	<u>34,183</u>	<u>(59,027)</u>	<u>(63)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	5,625	28,375	83 %
District Engineer	9,500	645	8,855	93 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,800	6,455	2,345	27 %
Auditing Services	6,500	546	5,954	92 %
Postage, Phone, Faxes, Copies	150	10	140	93 %
Public Officials Insurance	2,500	2,358	142	6 %
Legal Advertising	2,500	327	2,173	87 %
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	374	9,626	96 %
Other Physical Environment				
Property & Casualty Insurance	7,000	5,212	1,788	26 %
Reserves				
Undesignated Reserves	1,800	0	1,800	100 %
<b>Total Expenditures</b>	<u>93,210</u>	<u>23,226</u>	<u>69,984</u>	<u>75 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>10,957</u>	<u>10,957</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>(2,368)</u>	<u>(2,368)</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>8,588</u></u>	<u><u>8,588</u></u>	<u><u>0 %</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2019 Through 11/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	921,175	230,269	(690,906)	(75)%
Debt Service Prepayments	0	188,200	188,200	0 %
Debt Service Assessments-Off Roll	0	136,722	136,722	0 %
Interest Earnings				
Interest Earnings	0	3,146	3,146	0 %
<b>Total Revenues</b>	<u>921,175</u>	<u>558,337</u>	<u>(362,838)</u>	<u>(39)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	646,176	327,725	318,451	49 %
Principal	275,000	545,000	(270,000)	(98)%
<b>Total Expenditures</b>	<u>921,176</u>	<u>872,725</u>	<u>48,451</u>	<u>5 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	(19,877)	(19,877)	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>(19,877)</u>	<u>(19,877)</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>(1)</u>	<u>(334,266)</u>	<u>(334,265)</u>	<u>33,426,453 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>1,516,390</u>	<u>1,516,390</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u>(1)</u>	<u>1,182,124</u>	<u>1,182,125</u>	<u>(118,212,504)%</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2019 Through 11/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	1,542,381	286,142	(1,256,239)	(81)%
Debt Service Assessments-Off Roll	0	57,631	57,631	0 %
Interest Earnings				
Interest Earnings	0	4,886	4,886	0 %
<b>Total Revenues</b>	<u>1,542,381</u>	<u>348,659</u>	<u>(1,193,722)</u>	<u>(77)%</u>
<b>Expenditures</b>				
Financial & Administrative				
Trustee Fees	0	15,000	(15,000)	0 %
Debt Service Payments				
Interest	1,182,382	591,191	591,191	50 %
Principal	360,000	0	360,000	100 %
<b>Total Expenditures</b>	<u>1,542,382</u>	<u>606,191</u>	<u>936,191</u>	<u>61 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	19,877	19,877	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>19,877</u>	<u>19,877</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>(1)</u>	<u>(237,654)</u>	<u>(237,653)</u>	<u>23,765,284 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>2,243,536</u>	<u>2,243,536</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u>(1)</u>	<u>2,005,882</u>	<u>2,005,883</u>	<u>(200,588,277)%</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2019 Through 11/30/2019

(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	0	(110,060)	(110,060)	0 %

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2019 Through 11/30/2019

(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>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	259	259	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>260</u></u>	<u><u>260</u></u>	<u><u>0 %</u></u>



**Corkscrew Farms CDD  
Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Cash--Operating Account**  
**Reconciliation ID: 11/30/2019**  
**Reconciliation Date: 11/30/2019**  
**Status: Locked**

Bank Balance	545,987.25
Less Outstanding Checks/Vouchers	9,996.37
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	535,990.88
Balance Per Books	<u>535,990.88</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: 11/30/2019**

**Reconciliation Date: 11/30/2019**

**Status: Locked**

**Outstanding Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1166	10/30/2019	Series 2017 FY19 Tax Dist ID UnRev	142.33	Corkscrew Farms CDD
1167	10/30/2019	Series 2016 FY19 Tax Dist ID UnRev	316.43	Corkscrew Farms CDD
1168	11/18/2019	Series 2017 FY20 Tax Dist ID 1	5,284.77	Corkscrew Farms CDD
1169	11/18/2019	Series 2016 FY20 Tax Dist ID 1	4,252.84	Corkscrew Farms CDD
Outstanding Checks/Vouchers			9,996.37	
			9,996.37	

**Corkscrew Farms CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash--Operating Account**

**Reconciliation ID: 11/30/2019**

**Reconciliation Date: 11/30/2019**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1170	11/21/2019	System Generated Check/Voucher	326.72	News-Press Media Group
Cleared Checks/Vouchers			326.72	

**Corkscrew Farms CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash--Operating Account**

**Reconciliation ID: 11/30/2019**

**Reconciliation Date: 11/30/2019**

**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR137	11/8/2019	Reimbursement Cypress Shadows Invoice 2816440	0.00
	CR144	11/8/2019	Reimbursement Cypress Shadows Invoice 2816440	245.54
	CR145	11/18/2019	FY 2020 Tax Dist ID 1	0.00
	CR147	11/18/2019	FY 2020 Tax Dist ID 1	10,072.60
	CR148	11/21/2019	Tax Distribution - 11.21.19	<u>535,304.78</u>
Cleared Deposits				<u><u>545,622.92</u></u>