

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 29, 2020



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

## Balance Sheet

As of 2/29/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Capital Project Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Bonds Payable - Series 2016	0	0	0	0	13,330,000	13,330,000
Bond Payable - Series 2017	0	0	0	0	23,900,000	23,900,000
Total Liabilities	<u>98</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>37,230,000</u>	<u>37,230,098</u>
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	0	1,516,390	(110,060)	0	0	3,650,125
Fund Balance-Unreserved	(2,368)	0	0	0	0	(2,368)
Investment in General Fixed Assets	0	0	0	41,876,818	0	41,876,818
Other	33,483	(14,882)	0	0	0	594,693
Total Fund Equity & Other Credits	<u>31,115</u>	<u>1,501,507</u>	<u>(110,060)</u>	<u>41,876,818</u>	<u>0</u>	<u>46,119,267</u>
Total Liabilities & Fund Equity	<u><u>31,212</u></u>	<u><u>1,501,507</u></u>	<u><u>(110,060)</u></u>	<u><u>41,876,818</u></u>	<u><u>37,230,000</u></u>	<u><u>83,349,364</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2019 Through 2/29/2020  
(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	69,510	(135,722)	(66)%
Contributions & Donations From Private Sources				
Developer Contribution	0	5,216	5,216	0 %
<b>Total Revenues</b>	<u>93,210</u>	<u>74,727</u>	<u>(18,483)</u>	<u>(20)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	14,167	19,833	58 %
District Engineer	9,500	3,791	5,710	60 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,800	7,398	1,402	16 %
Auditing Services	6,500	3,046	3,454	53 %
Postage, Phone, Faxes, Copies	150	17	133	89 %
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	2,125	(625)	(42)%
Legal Counsel				
District Counsel	10,000	878	9,123	91 %
Other Physical Environment				
Property & Casualty Insurance	7,000	6,964	36	1 %
Reserves				
Undesignated Reserves	1,800	0	1,800	100 %
<b>Total Expenditures</b>	<u>93,210</u>	<u>41,244</u>	<u>51,966</u>	<u>56 %</u>
Excess of Revenues Over (Under) Expenditures	0	33,483	33,483	0 %
Fund Balance, Beginning of Period	0	(2,368)	(2,368)	0 %
Fund Balance, End of Period	<u>0</u>	<u>31,115</u>	<u>31,115</u>	<u>0 %</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2019 Through 2/29/2020

(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	552,572	(368,603)	(40)%
Debt Service Prepayments	0	482,887	482,887	0 %
Debt Service Assessments-Off Roll	0	145,070	145,070	0 %
Interest Earnings				
Interest Earnings	0	5,825	5,825	0 %
<b>Total Revenues</b>	<u>921,175</u>	<u>1,186,355</u>	<u>265,180</u>	<u>29 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	646,176	331,359	314,817	49 %
Principal	275,000	850,000	(575,000)	(209)%
<b>Total Expenditures</b>	<u>921,176</u>	<u>1,181,359</u>	<u>(260,183)</u>	<u>(28)%</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>
Excess of Revenues Over (Under) Expenditures	(1)	(14,882)	(14,881)	1,488,131 %
Fund Balance, Beginning of Period	0	1,516,390	1,516,390	0 %
<b>Fund Balance, End of Period</b>	<u>(1)</u>	<u>1,501,507</u>	<u>1,501,508</u>	<u>(150,150,826)%</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2019 Through 2/29/2020

(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	686,651	(855,730)	(55)%
Debt Service Prepayments	0	437,179	437,179	0 %
Debt Service Assessments-Off Roll	0	174,000	174,000	0 %
Interest Earnings				
Interest Earnings	0	11,362	11,362	0 %
Total Revenues	1,542,381	1,309,192	(233,189)	(15)%
<b>Expenditures</b>				
Financial & Administrative				
Trustee Fees	0	160,000	(160,000)	0 %
Debt Service Payments				
Interest	1,182,382	592,978	589,404	50 %
Principal	360,000	0	360,000	100 %
Total Expenditures	1,542,382	752,978	789,404	51 %
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	19,877	19,877	0 %
Total Other Financing Sources	0	19,877	19,877	0 %
Excess of Revenues Over (Under) Expenditures	(1)	576,091	576,092	(57,609,203)%
Fund Balance, Beginning of Period	0	2,243,536	2,243,536	0 %
Fund Balance, End of Period	(1)	2,819,627	2,819,628	(281,962,764)%

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2019 Through 2/29/2020

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
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 2/29/2020

(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
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>0</u>	<u>261</u>	<u>261</u>	<u>0 %</u>



Corkscrew Farms CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 02/29/2020  
Reconciliation Date: 2/29/2020  
Status: Locked

Bank Balance	64,610.96
Less Outstanding Checks/Vouchers	35,743.99
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	28,866.97
Balance Per Books	<u>28,866.97</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: 02/29/2020

Reconciliation Date: 2/29/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1196	2/14/2020	Series 2016 FY20 Tax Dist ID 6	14,535.74	Corkscrew Farms CDD
1197	2/14/2020	Series 2017 FY20 Tax Dist ID 6	18,062.75	Corkscrew Farms CDD
1195	2/20/2020	System Generated Check/Voucher	3,145.50	Barraco and Associates
Outstanding Checks/Vouchers			<u>35,743.99</u>	

Corkscrew Farms CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 02/29/2020

Reconciliation Date: 2/29/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1187	1/16/2020	Series 2017 FY20 Tax Dist ID 5	11,383.50	Corkscrew Farms CDD
1188	1/16/2020	Series 2016 FY20 Tax Dist ID 5	9,160.71	Corkscrew Farms CDD
1190	2/3/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1191	2/3/2020	System Generated Check/Voucher	2,816.18	Meritus Districts
1192	2/6/2020	System Generated Check/Voucher	5,656.88	U.S. Bank
1193	2/13/2020	System Generated Check/Voucher	2,500.00	Grau and Associates
1194	2/13/2020	System Generated Check/Voucher	729.15	Meritus Districts
Cleared Checks/Vouchers			33,746.42	
			33,746.42	

Corkscrew Farms CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 02/29/2020  
Reconciliation Date: 2/29/2020  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR174	2/12/2020	Tax Distribution - 02.12.2020	<u>34,427.00</u>
Cleared Deposits				<u>34,427.00</u>