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

### 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
Assets						
CashOperating Account	28,867	0	0	0	0	28,867
Revenue - Series 2016 #3000	0	564,668	0	0	0	564,668
Interest - Series 2016 #3001	0	0	0	0	0	0
Sinking - Series 2016 #3002	0	0	0	0	0	0
Reserve - Series 2016 #3004	0	678,864	0	0	0	678,864
Prepayment - Series 2016 #3005	5 0	257,976	0	0	0	257,976
Capital Int- Series 2016 #3007	0	0	0	0	0	0
Const/Aquis - Series 2016 #3006	<b>б</b> О	0	0	0	0	0
Cost of Issuance - Series 2016	0	0	0	0	0	0
Revenue - Series 2017 #2000	0	0	0	0	0	1,026,902
Interest - Series 2017 #2001	0	0	0	0	0	0
Reserve - Series 2017 #2003	0	0	0	0	0	1,159,561
Prepayment - Series 2017 #2004	1 0	0	0	0	0	497,632
Const/Aquis - Series 2017 #2005	5 0	0	0	0	0	261
Capitalized Interest - Series 2017 #2006	0	0	0	0	0	135,531
Costs of Issuance - Series 2017 #2007	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0
Prepaid General Liabililty Insurance	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0
Prepaid Trustee Fees	4,714	0	0	0	0	4,714
Prepaid Property Insurance	0	0	0	0	0	0
Construction Work in Progress	0	0	0	41,876,818	0	41,876,818
Amount Available-Debt Service	0	0	0	0	4,067,671	4,067,671
Amount To Be Provided-Debt Service	0	0	0	0	33,162,329	33,162,329
Other	0	0	0	0	0	0
Total Assets	33,581	1,501,507	0	41,876,818	37,230,000	83,461,793
Liabilities						
Accounts Payable	98	0	0	0	0	98
Accounts Payable-Other	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0

### 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	98_	0	0	0	37,230,000	37,230,098
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	31,115	1,501,507	(110,060)	41,876,818	0	46,119,267
Total Liabilities & Fund Equity	31,212	1,501,507	(110,060)	41,876,818	37,230,000	83,349,364

### 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
Revenues				
Special Assessments - Service Charges				
Discounts & Collection Fees Operations & Maintenance-Tax Roll	(112,022) 205,232	0 69,510	112,022 (135,722)	(100)% (66)%
Contributions & Donations From Private Sources				
Developer Contribution	0	5,216	5,216	0 %
Total Revenues	93,210	74,727	(18,483)	(20)%
Expenditures				
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 Reserves	7,000	6,964	36	1 %
Undesignated Reserves	1,800	0	1,800	100 %
Total Expenditures	93,210	41,244	51,966	56 %
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	0	31,115	31,115	0 %

### Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016 From 10/1/2019 Through 2/29/2020 (In Whole Numbers)

RollDebt Service Prepayments0482,887482,8870Debt Service Assessments-Off0145,070145,0700RollInterest Earnings05,8255,8250Total Revenues921,1751,186,355265,18029Expenditures Debt Service Payments </th <th>_</th> <th>Total Budget - Original</th> <th>Current Period Actual</th> <th>Total Budget Variance - Original</th> <th>Percent Total Budget Remaining - Original</th>	_	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
ImprovementsDebt Service Assessments-Tax921,175552,572(368,603)(40)RollDebt Service Prepayments0482,887482,8870Debt Service Assessments-Off0145,070145,0700RollInterest Earnings05,8255,8250Total Revenues921,1751,186,355265,18029Expenditures Debt Service Payments29	venues				
RollDebt Service Prepayments0482,887482,8870Debt Service Assessments-Off0145,070145,0700RollInterest Earnings05,8255,8250Total Revenues921,1751,186,355265,18029Expenditures Debt Service PaymentsExpenditures11					
Debt Service Assessments-Off0145,070145,0700RollInterest EarningsInterest EarningsOTotal Revenues921,1751,186,355265,18029ExpendituresDebt Service Payments		921,175	552,572	(368,603)	(40)%
Roll  Interest Earnings    Interest Earnings  0  5,825  5,825  0    Total Revenues  921,175  1,186,355  265,180  29    Expenditures  Debt Service Payments  1  <	Debt Service Prepayments	0	482,887	482,887	0 %
Interest Earnings05,8250Total Revenues921,1751,186,355265,18029Expenditures Debt Service Payments222		0	145,070	145,070	0 %
Total Revenues921,1751,186,355265,18029Expenditures Debt Service Payments	Interest Earnings				
Expenditures Debt Service Payments	Interest Earnings	0	5,825	5,825	0 %
Debt Service Payments	Total Revenues	921,175	1,186,355	265,180	29 %
	penditures				
Interest 646.176 331.359 314.817 40	Debt Service Payments				
	Interest	646,176	331,359	314,817	49 %
Principal <u>275,000</u> <u>850,000</u> (575,000) (209)	Principal	275,000	850,000	(575,000)	(209)%
Total Expenditures    921,176    1,181,359    (260,183)    (28)	Total Expenditures	921,176	1,181,359	(260,183)	(28)%
Other Financing Sources	er Financing Sources				
Interfund Transfer	Interfund Transfer				
Interfund Transfer0(19,877)(19,877)0	Interfund Transfer	0	(19,877)	(19,877)	0 %
Total Other Financing Sources    0    (19,877)    0	Total Other Financing Sources	0	(19,877)	(19,877)	0 %
Excess of Revenues Over (Under)  (1)  (14,882)  (14,881)  1,488,131    Expenditures		(1)	(14,882)	(14,881)	1,488,131 %
Fund Balance, Beginning of Period	nd Balance, Beginning of Period				
		0	1,516,390	1,516,390	0 %
Fund Balance, End of Period    (1)    1,501,507    1,501,508    (150,150,826)	nd Balance, End of Period	(1)	1,501,507	1,501,508	(150,150,826)%

### 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
Revenues				
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)%
Expenditures				
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 %
Other Financing Sources Interfund Transfer				
Interfund Transfer	0	19,877	19,877	0 %
Total Other Financing Sources	0	19,877	19,877	0 %
	0			0 /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)%

Statement of Revenues & Expenditures

300 - Capital Project 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
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 %

Statement of Revenues & Expenditures

301 - Capital Project 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
Revenues				
Interest Earnings	_			
Interest Earnings	0	1	1	0 %
Total Revenues	0	1	1	0 %
Excess of Revenues Over (Under) Expenditures	0	1	1	0 %
Fund Balance, Beginning of Period				
·	0	259	259	0 %
Fund Balance, End of Period	0	261	261	0 %

### 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	0.00
Reconciled Bank Balance	28,866.97
Balance Per Books	28,866.97
Unreconciled Difference	0.00

Click the Next Page toolbar button to view details.

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### Detail

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

### Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Рауее
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/Vo	ouchers		35,743.99	

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### Detail

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

#### Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Рауее
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/Vouch	iers		33,746.42	

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### Detail

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

### **Cleared Deposits**

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