# Corkscrew Farms Community Development District

Financial Statements (Unaudited)

Period Ending April 30, 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 4/30/2020
(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	43,860	0	0	0	0	43,860
Revenue - Series 2016 #3000	0	777,041	0	0	0	777,041
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	664,424	0	0	0	664,424
Prepayment - Series 2016 #3005	0	449,127	0	0	0	449,127
Capital Int- Series 2016 #3007	0	0	0	0	0	0
Const/Aquis - Series 2016 #3006	0	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	1,284,921
Interest - Series 2017 #2001	0	0	0	0	0	0
Reserve - Series 2017 #2003	0	0	0	0	0	1,152,267
Prepayment - Series 2017 #2004	0	0	0	0	0	925,472
Const/Aquis - Series 2017 #2005	0	0	0	0	0	261
Capitalized Interest - Series 2017 #2006	0	0	0	0	0	135,766
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	4,243	0	0	0	0	4,243
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	48,102	1,890,591	0	41,876,818	37,230,000	84,544,198
Liabilities						
Accounts Payable	1,535	0	0	0	0	1,535
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 4/30/2020
(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	1,535	0	0	0	37,230,000	37,231,535_
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	46,567	374,202	0	0	0	1,675,660
Total Fund Equity & Other Credits	44,198	1,890,591	(110,060)	41,876,818	0	47,200,234
Total Liabilities & Fund Equity	45,733	1,890,591	(110,060)	41,876,818	37,230,000	84,431,769

## Statement of Revenues & Expenditures

001 - General Fund From 10/1/2019 Through 4/30/2020 (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 95,482	112,022 (109,750)	(100)% (53)%
Contributions & Donations From Private Sources				
Developer Contribution	0	5,216	5,216	0 %
Total Revenues	93,210	100,699	7,489	8 %
Expenditures				
Financial & Administrative				
District Manager	34,000	19,833	14,167	42 %
District Engineer	9,500	4,181	5,320	56 %
Disclosure Report	8,400	0	8,400	100 %
Trustee Fees	8,800	7,869	931	11 %
Auditing Services	6,500	7,446	(946)	(15)%
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	1,500	(1,240)	(477)%
Web Administration	1,500	2,375	(875)	(58)%
Legal Counsel				
District Counsel	10,000	1,263	8,738	87 %
Other Physical Environment				
Property & Casualty Insurance	7,000	6,964	36	1 %
Reserves				
Undesignated Reserves	1,800	0	1,800	100 %
Total Expenditures	93,210	54,132	39,078	42 %
Excess of Revenues Over (Under) Expenditures	0	46,567	46,567	0 %
Fund Balance, Beginning of Period				
	0	(2,368)	(2,368)	0 %
Fund Balance, End of Period	0	44,198	44,198	0 %

## Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016 From 10/1/2019 Through 4/30/2020 (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	921,175	759,035	(162,140)	(18)%
Debt Service Prepayments	0	658,665	658,665	0 %
Debt Service Assessments-Off Roll	0	150,050	150,050	0 %
Interest Earnings				
Interest Earnings	0	7,688	7,688	0 %
Total Revenues	921,175	1,575,439	654,264	71 %
Expenditures				
Debt Service Payments				
Interest	646,176	331,359	314,817	49 %
Principal	275,000	850,000	(575,000)	(209)%
Total Expenditures	921,176	1,181,359	(260,183)	(28)%
Other Financing Sources				
Interfund Transfer Interfund Transfer	0	(10.077)	(10.077)	0.0/
•	0	<u>(19,877)</u> (19,877)	<u>(19,877)</u> (19,877)	0 %
Total Other Financing Sources	<u> </u>	(19,877)	(19,877)	
Excess of Revenues Over (Under) Expenditures	(1)	374,202	374,203	(37,420,289)%
Fund Palance Reginning of Period				
Fund Balance, Beginning of Period	0	1,516,390	1,516,390	0 %
Fund Balance, End of Period	(1)	1,890,591	1,890,592	(189,059,246)%

## Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017 From 10/1/2019 Through 4/30/2020 (In Whole Numbers)

-	Total Budget - Original		Total Budget Variance - Original	Percent Total Budget Remaining - Original	
Revenues					
Special Assessments - Capital Improvements					
Debt Service Assessments-Tax Roll	1,542,381	943,211	(599,170)	(39)%	
Debt Service Prepayments	0	704,785	704,785	0 %	
Debt Service Assessments-Off Roll	0	174,000	174,000	0 %	
Interest Earnings					
Interest Earnings	0_	165,995	165,995	0 %	
Total Revenues	1,542,381	1,987,991	445,610	29 %	
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	<u>51 %</u>	
Other Financing Sources					
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)	1,254,890	1,254,891	(125,489,108)%	
Fund Balance, Beginning of Period	0	2,243,536	2,243,536	0 %	
Fund Balance, End of Period	(1)	3,498,426	3,498,427	(349,842,669)%	

## Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016 From 10/1/2019 Through 4/30/2020 (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				
ů ů	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 4/30/2020 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	0	2	2	0 %
Excess of Revenues Over (Under) Expenditures	0	2	2	0 %
Fund Balance, Beginning of Period				
,	0	259	259	0 %
Fund Balance, End of Period	0	261	261	0 %

#### Corkscrew Farms CDD Reconcile Cash Accounts

#### Summary

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 04/30/2020 Reconciliation Date: 4/30/2020

Status: Locked

Bank Balance	43,859.61
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Tids Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	0.00
Tas of Militas casponise Roms	
Reconciled Bank Balance	43,859.61
	10.050 //
Balance Per Books	43,859.61
Unreconciled Difference	0.00
On Cooncided Direction	

Click the Next Page toolbar button to view details.

#### Corkscrew Farms CDD Reconcile Cash Accounts

#### Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 04/30/2020 Reconciliation Date: 4/30/2020

Status: Locked

#### Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1203	4/1/2020	System Generated Check/Voucher	175.00	Coleman, Yovanovich & Koester, P.
1204	4/1/2020	System Generated Check/Voucher	2,958.33	Meritus Districts
1205	4/7/2020	System Generated Check/Voucher	390.00	Barraco and Associates
1206	4/13/2020	System Generated Check/Voucher	1,900.00	Grau and Associates
1207	4/15/2020	Series 2016 FY20 Tax Dist ID 8	2,718.25	Corkscrew Farms CDD
1208	4/15/2020	Series 2017 FY20 Tax Dist ID 8	3,377.82	Corkscrew Farms CDD
Cleared Checks/Vouche	ers		11,519.40	

#### Corkscrew Farms CDD Reconcile Cash Accounts

#### Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 04/30/2020 Reconciliation Date: 4/30/2020

Status: Locked

**Cleared Deposits** 

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	CR186	4/15/2020	Tax Distribution - 04.15.20	6,438.02
Cleared Deposits				6,438.02