

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2020



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 6/30/2020  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Capital Project Fund - Series 2016	General Fixed Assets	General Long-Term Debt	Total
Other Current Liabilities	0	0	0	0	0	0
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
<b>Total Liabilities</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>37,230,000</u>	<u>37,230,000</u>
<b>Fund Equity &amp; Other Credits</b>						
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	36,162	(107,939)	0	0	0	758,292
<b>Total Fund Equity &amp; Other Credits</b>	<u>33,794</u>	<u>1,408,450</u>	<u>(110,060)</u>	<u>41,876,818</u>	<u>0</u>	<u>46,282,866</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u><u>33,794</u></u>	<u><u>1,408,450</u></u>	<u><u>(110,060)</u></u>	<u><u>41,876,818</u></u>	<u><u>37,230,000</u></u>	<u><u>83,512,866</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2019 Through 6/30/2020  
(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	95,975	(109,256)	(53)%
Contributions & Donations From Private Sources				
Developer Contribution	0	5,216	5,216	0 %
<b>Total Revenues</b>	<b>93,210</b>	<b>101,192</b>	<b>7,982</b>	<b>9 %</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	25,500	8,500	25 %
District Engineer	9,500	4,181	5,320	56 %
Disclosure Report	8,400	2,100	6,300	75 %
Trustee Fees	8,800	9,283	(483)	(5)%
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	779	1,721	69 %
Bank Fees	300	0	300	100 %
Dues, Licenses, & Fees	260	1,500	(1,240)	(477)%
Web Administration	1,500	2,625	(1,125)	(75)%
Legal Counsel				
District Counsel	10,000	2,278	7,723	77 %
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>	<b>93,210</b>	<b>65,030</b>	<b>28,180</b>	<b>30 %</b>
Excess of Revenues Over (Under) Expenditures	0	36,162	36,162	0 %
Fund Balance, Beginning of Period	0	(2,368)	(2,368)	0 %
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>33,794</b>	<b>33,794</b>	<b>0 %</b>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2019 Through 6/30/2020

(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	762,957	(158,218)	(17)%
Debt Service Prepayments	0	751,724	751,724	0 %
Debt Service Assessments-Off Roll	0	154,681	154,681	0 %
Interest Earnings				
Interest Earnings	0	8,098	8,098	0 %
<b>Total Revenues</b>	<u>921,175</u>	<u>1,677,460</u>	<u>756,285</u>	<u>82 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	646,176	640,522	5,654	1 %
Principal	275,000	1,125,000	(850,000)	(309)%
<b>Total Expenditures</b>	<u>921,176</u>	<u>1,765,522</u>	<u>(844,346)</u>	<u>(92)%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	14,264	14,264	0 %
Interfund Transfer	0	(34,141)	(34,141)	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>(107,939)</u>	<u>(107,938)</u>	<u>10,793,828 %</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>1,408,450</u>	<u>1,408,451</u>	<u>(140,845,129)%</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2019 Through 6/30/2020

(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	948,084	(594,297)	(39)%
Debt Service Prepayments	0	1,935,880	1,935,880	0 %
Debt Service Assessments-Off Roll	0	174,000	174,000	0 %
Interest Earnings				
Interest Earnings	0	(132,562)	(132,562)	0 %
<b>Total Revenues</b>	<b>1,542,381</b>	<b>2,925,402</b>	<b>1,383,021</b>	<b>90 %</b>
<b>Expenditures</b>				
Financial & Administrative				
Trustee Fees	0	160,000	(160,000)	0 %
Debt Service Payments				
Interest	1,182,382	1,180,213	2,169	0 %
Principal	360,000	775,000	(415,000)	(115)%
<b>Total Expenditures</b>	<b>1,542,382</b>	<b>2,115,213</b>	<b>(572,831)</b>	<b>(37)%</b>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	19,877	19,877	0 %
<b>Total Other Financing Sources</b>	<b>0</b>	<b>19,877</b>	<b>19,877</b>	<b>0 %</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>(1)</b>	<b>830,067</b>	<b>830,068</b>	<b>(83,006,819)%</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>2,243,536</b>	<b>2,243,536</b>	<b>0 %</b>
<b>Fund Balance, End of Period</b>	<b>(1)</b>	<b>3,073,603</b>	<b>3,073,604</b>	<b>(307,360,380)%</b>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2019 Through 6/30/2020

(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 6/30/2020

(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>2</u>	<u>2</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>2</u>	<u>2</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>259</u>	<u>259</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>261</u></u>	<u><u>261</u></u>	<u><u>0 %</u></u>



Corkscrew Farms CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 06/30/2020  
Reconciliation Date: 6/30/2020  
Status: Locked

Bank Balance	39,021.27
Less Outstanding Checks/Vouchers	5,687.19
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	33,334.08
Balance Per Books	<u>33,334.08</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: 06/30/2020  
Reconciliation Date: 6/30/2020  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1217	6/15/2020	Series 2017 FY20 Tax Dist ID 10	3,151.26	Corkscrew Farms CDD
1218	6/15/2020	Series 2016 FY20 Tax Dist ID 10	2,535.93	Corkscrew Farms CDD
Outstanding Checks/Vouchers			5,687.19	
			5,687.19	

Corkscrew Farms CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 06/30/2020

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1214	5/15/2020	Series 2016 FY20 Tax Dist ID 9	1,385.60	Corkscrew Farms CDD
1215	5/15/2020	Series 2017 FY20 Tax Dist ID 9	1,721.81	Corkscrew Farms CDD
1216	6/1/2020	System Generated Check/Voucher	2,958.33	Meritus Districts
1219	6/18/2020	System Generated Check/Voucher	945.00	Coleman, Yovanovich & Koester, P.
1220	6/25/2020	System Generated Check/Voucher	452.18	News-Press Media Group
Cleared Checks/Vouchers			<u>7,462.92</u>	

Corkscrew Farms CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 06/30/2020  
Reconciliation Date: 6/30/2020  
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR205	6/15/2020	Tax Distribution - 06.15.20	<u>6,006.20</u>
Cleared Deposits				<u>6,006.20</u>