

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
August 31, 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 8/31/2020  
(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
Other Current Liabilities	0	0	0	0	0	0	0	0
Bonds Payable - Series 2016	0	0	0	0	0	0	12,465,000	12,465,000
Bond Payable - Series 2017	0	0	0	0	0	0	21,860,000	21,860,000
<b>Total Liabilities</b>	<b>490</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34,325,000</b>	<b>34,325,490</b>
<b>Fund Equity &amp; Other Credits</b>								
Unearned Revenues	0	0	0	0	0	0	0	0
Fund Balance-All Other Reserves	0	1,516,390	2,243,536	0	259	0	0	3,760,185
Fund Balance-Unreserved	1	0	0	0	0	0	0	1
Investment in General Fixed Assets	0	0	0	0	0	41,876,818	0	41,876,818
Other	26,029	(206,688)	839,229	0	2	0	0	658,572
<b>Total Fund Equity &amp; Other Credits</b>	<b>26,030</b>	<b>1,309,702</b>	<b>3,082,764</b>	<b>0</b>	<b>262</b>	<b>41,876,818</b>	<b>0</b>	<b>46,295,575</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>26,520</b>	<b>1,309,702</b>	<b>3,082,764</b>	<b>0</b>	<b>262</b>	<b>41,876,818</b>	<b>34,325,000</b>	<b>80,621,065</b>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2019 Through 8/31/2020  
(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	31,167	2,833	8 %
District Engineer	9,500	5,069	4,431	47 %
Disclosure Report	8,400	3,150	5,250	63 %
Trustee Fees	8,800	10,226	(1,426)	(16)%
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	1,623	877	35 %
Bank Fees	300	0	300	100 %
Dues, Licenses, & Fees	260	1,500	(1,240)	(477)%
Web Administration	1,500	2,875	(1,375)	(92)%
Legal Counsel				
District Counsel	10,000	2,768	7,233	72 %
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>75,163</b>	<b>18,047</b>	<b>19 %</b>
Excess of Revenues Over (Under) Expenditures	0	26,029	26,029	0 %
Fund Balance, Beginning of Period	0	(2,368)	(2,368)	0 %
Fund Balance, End of Period	0	23,661	23,661	0 %

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2019 Through 8/31/2020

(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	931,638	931,638	0 %
Debt Service Assessments-Off Roll	0	164,115	164,115	0 %
Interest Earnings				
Interest Earnings	0	8,379	8,379	0 %
<b>Total Revenues</b>	<u>921,175</u>	<u>1,867,089</u>	<u>945,914</u>	<u>103 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	646,176	643,900	2,276	0 %
Principal	275,000	1,410,000	(1,135,000)	(413)%
<b>Total Expenditures</b>	<u>921,176</u>	<u>2,053,900</u>	<u>(1,132,724)</u>	<u>(123)%</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>(206,688)</u>	<u>(206,687)</u>	<u>20,668,706 %</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>1,309,702</u>	<u>1,309,703</u>	<u>(130,970,251)%</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2019 Through 8/31/2020

(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	2,928,773	2,928,773	0 %
Debt Service Assessments-Off Roll	0	174,000	174,000	0 %
Interest Earnings				
Interest Earnings	0	17,587	17,587	0 %
<b>Total Revenues</b>	<u>1,542,381</u>	<u>4,068,444</u>	<u>2,526,063</u>	<u>164 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	1,182,382	1,194,092	(11,710)	(1)%
Principal	360,000	2,055,000	(1,695,000)	(471)%
<b>Total Expenditures</b>	<u>1,542,382</u>	<u>3,249,092</u>	<u>(1,706,710)</u>	<u>(111)%</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)	839,229	839,230	(83,922,984)%
Fund Balance, Beginning of Period	0	2,243,536	2,243,536	0 %
<b>Fund Balance, End of Period</b>	<u>(1)</u>	<u>3,082,764</u>	<u>3,082,765</u>	<u>(308,276,545)%</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2019 Through 8/31/2020

(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	<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 8/31/2020

(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	0	259	259	0 %
Fund Balance, End of Period	<u>0</u>	<u>262</u>	<u>262</u>	<u>0 %</u>



Corkscrew Farms CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 08/31/2020  
Reconciliation Date: 8/31/2020  
Status: Locked

Bank Balance	24,634.15
Less Outstanding Checks/Vouchers	0.00
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	24,634.15
Balance Per Books	<u>24,634.15</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: 08/31/2020

Reconciliation Date: 8/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1223	8/1/2020	System Generated Check/Voucher	2,958.33	Meritus Districts
1224	8/20/2020	System Generated Check/Voucher	1,050.00	Meritus Districts
1225	8/20/2020	System Generated Check/Voucher	844.52	News-Press Media Group
Cleared Checks/Vouchers			<u>4,852.85</u>	