

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 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 9/30/2020  
(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>	<u>1,050</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>34,325,000</u>	<u>34,326,050</u>
<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	20,902	(70,520)	1,163,287	0	2	0	0	1,113,671
<b>Total Fund Equity &amp; Other Credits</b>	<u>20,903</u>	<u>1,445,869</u>	<u>3,406,823</u>	<u>0</u>	<u>262</u>	<u>41,876,818</u>	<u>0</u>	<u>46,750,674</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u><u>21,953</u></u>	<u><u>1,445,869</u></u>	<u><u>3,406,823</u></u>	<u><u>0</u></u>	<u><u>262</u></u>	<u><u>41,876,818</u></u>	<u><u>34,325,000</u></u>	<u><u>81,076,724</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2019 Through 9/30/2020  
(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	34,000	0	0 %
District Engineer	9,500	5,069	4,431	47 %
Disclosure Report	8,400	4,200	4,200	50 %
Trustee Fees	8,800	10,698	(1,898)	(22)%
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	3,000	(1,500)	(100)%
Legal Counsel				
District Counsel	10,000	3,415	6,585	66 %
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>80,290</b>	<b>12,920</b>	<b>14 %</b>
Excess of Revenues Over (Under) Expenditures	0	20,902	20,902	0 %
Fund Balance, Beginning of Period	0	(2,368)	(2,368)	0 %
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>18,534</b>	<b>18,534</b>	<b>0 %</b>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2019 Through 9/30/2020

(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	1,060,887	1,060,887	0 %
Debt Service Assessments-Off Roll	0	170,893	170,893	0 %
Interest Earnings				
Interest Earnings	0	8,520	8,520	0 %
<b>Total Revenues</b>	<u>921,175</u>	<u>2,003,257</u>	<u>1,082,082</u>	<u>117 %</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>(70,520)</u>	<u>(70,519)</u>	<u>7,051,923 %</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>1,445,869</u>	<u>1,445,870</u>	<u>(144,587,034)%</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2019 Through 9/30/2020

(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	3,252,395	3,252,395	0 %
Debt Service Assessments-Off Roll	0	174,000	174,000	0 %
Interest Earnings				
Interest Earnings	0	18,023	18,023	0 %
<b>Total Revenues</b>	<u>1,542,381</u>	<u>4,392,502</u>	<u>2,850,121</u>	<u>185 %</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)	1,163,287	1,163,288	(116,328,820)%
Fund Balance, Beginning of Period	0	2,243,536	2,243,536	0 %
<b>Fund Balance, End of Period</b>	<u>(1)</u>	<u>3,406,823</u>	<u>3,406,824</u>	<u>(340,682,381)%</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2019 Through 9/30/2020

(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 9/30/2020

(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>262</u></u>	<u><u>262</u></u>	<u><u>0 %</u></u>



Corkscrew Farms CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash--Operating Account  
Reconciliation ID: 09/30/2020  
Reconciliation Date: 9/30/2020  
Status: Locked

Bank Balance	20,538.32
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	20,538.32
Balance Per Books	<u>20,538.32</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: 09/30/2020

Reconciliation Date: 9/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1226	9/1/2020	System Generated Check/Voucher	2,958.33	Meritus Districts
1227	9/8/2020	System Generated Check/Voucher	490.00	Coleman, Yovanovich & Koester, P.
1228	9/17/2020	System Generated Check/Voucher	647.50	Coleman, Yovanovich & Koester, P.
Cleared Checks/Vouchers			<u>4,095.83</u>	