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

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
Assets								
CashOperating Account	20,538	0	0	0	0	0	0	20,538
Revenue - Series 2016 #3000	0	485,854	0	0	0	0	0	485,854
Interest - Series 2016 #3001	0	0	0	0	0	0	0	0
Sinking - Series 2016 #3002	0	0	0	0	0	0	0	0
Principal - Series 2016	0	0	0	0	0	0	0	0
Reserve - Series 2016 #3004	0	630,851	0	0	0	0	0	630,851
Prepayment - Series 2016 #3005	0	329,164	0	0	0	0	0	329,164
Capital Int- Series 2016 #3007	0	0	0	0	0	0	0	0
Const/Aquis - Series 2016 #3006	0	0	0	0	0	0	0	0
Cost of Issuance - Series 2016	0	0	0	0	0	0	0	0
Revenue - Series 2017 #2000	0	0	823,221	0	0	0	0	823,221
Interest - Series 2017 #2001	0	0	0	0	0	0	0	0
Reserve - Series 2017 #2003	0	0	1,058,470	0	0	0	0	1,058,470
Prepayment - Series 2017 #2004	0	0	1,525,132	0	0	0	0	1,525,132
Const/Aquis - Series 2017 #2005	0	0	0	0	262	0	0	262
Capitalized Interest - Series 2017 #2006	0	0	0	0	0	0	0	0
Costs of Issuance - Series 2017 #2007	0	0	0	0	0	0	0	0
Due from Developer	0	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0	0
Prepaid General Liabililty Insurance	0	0	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,414	0	0	0	0	0	0	1,414
Prepaid Property Insurance	0	0	0	0	0	0	0	0
Construction Work in Progress	0	0	0	0	0	41,876,818	0	41,876,818
Amount Available-Debt Service	0	0	0	0	0	0	4,067,671	4,067,671
Amount To Be Provided-Debt Service	0	0	0	0	0	0	30,257,329	30,257,329
Other	0	0	0	0	0	0	0	0
Total Assets	21,953	1,445,869	3,406,823	0	262	41,876,818	34,325,000	81,076,724
Liabilities								
Accounts Payable	1,050	0	0	0	0	0	0	1,050
Accounts Payable-Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0

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
Total Liabilities	1,050	0	0	0	0	0	34,325,000	34,326,050
Fund Equity & Other Credits								
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
Total Fund Equity & Other Credits	20,903	1,445,869	3,406,823	0	262	41,876,818	0	46,750,674
Total Liabilities & Fund Equity	21,953	1,445,869	3,406,823	0	262	41,876,818	34,325,000	81,076,724

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
Revenues				
Special Assessments - Service Charges				
Discounts & Collection Fees Operations & Maintenance-Tax Roll	(112,022) 205,232	0 95,975	112,022 (109,256)	(100)% (53)%
Contributions & Donations From Private Sources				
Developer Contribution	0	5,216	5,216	0 %
Total Revenues	93,210	101,192	7,982	9 %
Expenditures				
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 %
Total Expenditures	93,210	80,290	12,920	<u> </u>
Excess of Revenues Over (Under) Expenditures	0	20,902	20,902	0 %
Fund Balance, Beginning of Period				
	0	(2,368)	(2,368)	0 %
Fund Balance, End of Period	0	18,534	18,534	0 %

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
Revenues				
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 %
Total Revenues	921,175	2,003,257	1,082,082	117 %
Expenditures				
Debt Service Payments				
Interest	646,176	643,900	2,276	0 %
Principal	275,000	1,410,000	(1,135,000)	(413)%
Total Expenditures	921,176	2,053,900	(1,132,724)	(123)%
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	14,264	14,264	0 %
Interfund Transfer				
Interfund Transfer	0	(34,141)	(34,141)	0 %
Total Other Financing Sources	0	(19,877)	(19,877)	0 %
Excess of Revenues Over (Under) Expenditures	(1)	(70,520)	(70,519)	7,051,923 %
Fund Balance, Beginning of Period	0	1,516,390	1,516,390	0 %
	O	1,510,570	1,010,070	0 70
Fund Balance, End of Period	(1)	1,445,869	1,445,870	(144,587,034)%

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
Revenues				
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 %
Total Revenues	1,542,381	4,392,502	2,850,121	185 %
Expenditures				
Debt Service Payments				
Interest	1,182,382	1,194,092	(11,710)	(1)%
Principal _	360,000	2,055,000	(1,695,000)	(471)%
Total Expenditures	1,542,382	3,249,092	(1,706,710)	(111)%
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)	1,163,287	1,163,288	(116,328,820)%
Fund Balance, Beginning of Period				
	0	2,243,536	2,243,536	0 %
Fund Balance, End of Period	(1)	3,406,823	3,406,824	(340,682,381)%

Statement of Revenues & Expenditures

300 - Capital Project 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
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 9/30/2020 (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				
. aa ba.as, bagiiiiiig oi i oilod	0	259	259	0 %
Fund Balance, End of Period	0	262	262	0 %

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	0.00
Reconciled Bank Balance	20,538.32
Balance Per Books	20,538.32
Unreconciled Difference	0.00

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

Document Number	Document Date	Document Description	Document Amount	Payee
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/Vouch	ners		4,095.83	