

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2020



Meritus Districts
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Corkscrew Farms CDD

Balance Sheet

As of 10/31/2020

(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
Assets								
Cash--Operating Account	5,376	0	0	0	0	0	0	5,376
Revenue - Series 2016 #3000	0	3,532	0	0	0	0	0	3,532
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	630,982	0	0	0	0	0	630,982
Prepayment - Series 2016 #3005	0	129,695	0	0	0	0	0	129,695
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	1,015	0	0	0	0	1,015
Interest - Series 2017 #2001	0	0	0	0	0	0	0	0
Sinking - Series 2017 #2002	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	657,603	0	0	0	0	657,603
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 Liability Insurance	0	0	0	0	0	0	0	0
Prepaid D & O Insurance	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	943	0	0	0	0	0	0	943
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	27,857,329	27,857,329
Other	0	0	0	0	0	0	0	0
Total Assets	6,319	764,210	1,717,089	0	262	41,876,818	31,925,000	76,289,697
Liabilities								
Accounts Payable	1,851	0	0	0	0	0	0	1,851
Accounts Payable-Other	0	0	0	0	0	0	0	0

Corkscrew Farms CDD

Balance Sheet

As of 10/31/2020

(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
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0
Bonds Payable - Series 2016	0	0	0	0	0	0	11,930,000	11,930,000
Bond Payable - Series 2017	0	0	0	0	0	0	19,995,000	19,995,000
Total Liabilities	<u>1,851</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>31,925,000</u>	<u>31,926,851</u>
Fund Equity & Other Credits								
Unearned Revenues	0	0	0	0	0	0	0	0
Fund Balance-All Other Reserves	0	1,446,375	3,407,451	0	262	0	0	4,854,087
Fund Balance-Unreserved	10,981	0	0	0	0	0	0	10,981
Investment in General Fixed Assets	0	0	0	0	0	41,876,818	0	41,876,818
Other	(6,513)	(682,165)	(1,690,362)	0	0	0	0	(2,379,040)
Total Fund Equity & Other Credits	<u>4,468</u>	<u>764,210</u>	<u>1,717,089</u>	<u>0</u>	<u>262</u>	<u>41,876,818</u>	<u>0</u>	<u>44,362,846</u>
Total Liabilities & Fund Equity	<u><u>6,319</u></u>	<u><u>764,210</u></u>	<u><u>1,717,089</u></u>	<u><u>0</u></u>	<u><u>262</u></u>	<u><u>41,876,818</u></u>	<u><u>31,925,000</u></u>	<u><u>76,289,697</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2020 Through 10/31/2020

(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	(104,375)	0	104,375	(100)%
Operations & Maintenance-Tax Roll	197,585	36	(197,549)	(100)%
Total Revenues	<u>93,210</u>	<u>36</u>	<u>(93,174)</u>	<u>(100)%</u>
Expenditures				
Financial & Administrative				
District Manager	34,000	2,833	31,167	92 %
District Engineer	9,000	0	9,000	100 %
Disclosure Report	2,100	0	2,100	100 %
Trustee Fees	10,700	471	10,229	96 %
Auditing Services	6,100	0	6,100	100 %
Postage, Phone, Faxes, Copies	150	351	(201)	(134)%
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	200	0	200	100 %
Bank Fees	100	0	100	100 %
Dues, Licenses, & Fees	260	175	85	33 %
Office Supplies	0	113	(113)	0 %
Web Administration	1,500	125	1,375	92 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	9,600	980	8,620	90 %
Other Physical Environment				
Property & Casualty Insurance	13,000	0	13,000	100 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	<u>93,210</u>	<u>6,549</u>	<u>86,661</u>	<u>93 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(6,513)</u>	<u>(6,513)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>8,612</u>	<u>8,612</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>2,099</u></u>	<u><u>2,099</u></u>	<u><u>0 %</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2020 Through 10/31/2020

(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	837,825	286	(837,539)	(100)%
Debt Service Prepayments	0	77,994	77,994	0 %
Debt Service Assessments-Off Roll	0	70,294	70,294	0 %
Interest Earnings				
Interest Earnings	0	135	135	0 %
Total Revenues	<u>837,825</u>	<u>148,710</u>	<u>(689,115)</u>	<u>(82)%</u>
Expenditures				
Debt Service Payments				
Interest	582,825	295,875	286,950	49 %
Principal	255,000	535,000	(280,000)	(110)%
Total Expenditures	<u>837,825</u>	<u>830,875</u>	<u>6,950</u>	<u>1 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(682,165)</u>	<u>(682,165)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>1,446,375</u>	<u>1,446,375</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>764,210</u></u>	<u><u>764,210</u></u>	<u><u>0 %</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2020 Through 10/31/2020

(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	1,408,088	356	(1,407,732)	(100)%
Debt Service Prepayments	0	657,194	657,194	0 %
Debt Service Assessments-Off Roll	0	57,000	57,000	0 %
Interest Earnings				
Interest Earnings	0	413	413	0 %
Total Revenues	<u>1,408,088</u>	<u>714,963</u>	<u>(693,125)</u>	<u>(49)%</u>
Expenditures				
Debt Service Payments				
Interest	1,068,088	540,325	527,763	49 %
Principal	340,000	1,865,000	(1,525,000)	(449)%
Total Expenditures	<u>1,408,088</u>	<u>2,405,325</u>	<u>(997,237)</u>	<u>(71)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(1,690,362)</u>	<u>(1,690,362)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>3,407,451</u>	<u>3,407,451</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,717,089</u></u>	<u><u>1,717,089</u></u>	<u><u>0 %</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2020 Through 10/31/2020

(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	0	(110,060)	(110,060)	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2020 Through 10/31/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	0	0	0	0 %
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	262	262	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: 10/31/2020
Reconciliation Date: 10/31/2020
Status: Locked

Bank Balance	4,143.07
Less Outstanding Checks/Vouchers	641.77
Plus Deposits in Transit	1,874.92
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	5,376.22
Balance Per Books	<u>5,376.22</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: 10/31/2020

Reconciliation Date: 10/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1237	10/27/2020	Series 2016 FY20 Tax Dist ID Excess Fees	286.17	Corkscrew Farms CDD
1238	10/27/2020	Series 2017 FY20 Tax Dist ID Excess Fees	355.60	Corkscrew Farms CDD
Outstanding Checks/Vouchers			641.77	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 10/31/2020

Reconciliation Date: 10/31/2020

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR242	9/30/2020	Tax Distribution - 09.30.2020	1,197.15	
CR243	10/27/2020	Tax Distribution - 10.27.2020	<u>677.77</u>	
Outstanding Deposits			1,874.92	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash--Operating Account

Reconciliation ID: 10/31/2020

Reconciliation Date: 10/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1229	10/1/2020	System Generated Check/Voucher	4,008.33	Meritus Districts
1230	10/8/2020	System Generated Check/Voucher	175.00	Florida Dept of Economic Opportunity
1231	10/8/2020	System Generated Check/Voucher	9,985.00	Egis Insurance Advisors, LLC
1232	10/14/2020	Series 2016 FY20 Tax Dist ID 15	505.46	Corkscrew Farms CDD
1233	10/14/2020	Series 2017 FY20 Tax Dist ID 15	628.11	Corkscrew Farms CDD
1234	10/22/2020	System Generated Check/Voucher	980.00	Coleman, Yovanovich & Koester, P.
1235	10/22/2020	System Generated Check/Voucher	113.35	Kaeser & Blair, Inc.
Cleared Checks/Vouchers			16,395.25	
			16,395.25	