

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 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 11/30/2020

(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
<b>Assets</b>								
Cash--Operating Account	0	0	0	0	0	0	0	0
Cash--Busey Operating Account	11,888	0	0	0	0	0	0	11,888
Revenue - Series 2016 #3000	0	81,014	0	0	0	0	0	81,014
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	631,116	0	0	0	0	0	631,116
Prepayment - Series 2016 #3005	0	334,306	0	0	0	0	0	334,306
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	83,627	0	0	0	0	83,627
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	1,085,941	0	0	0	0	1,085,941
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	471	0	0	0	0	0	0	471
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
<b>Total Assets</b>	<b>12,359</b>	<b>1,046,436</b>	<b>2,228,038</b>	<b>0</b>	<b>262</b>	<b>41,876,818</b>	<b>31,925,000</b>	<b>77,088,912</b>
<b>Liabilities</b>								
Accounts Payable	12,623	0	0	0	0	0	0	12,623

# Corkscrew Farms CDD

## Balance Sheet

As of 11/30/2020

(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
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
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
<b>Total Liabilities</b>	<u>12,623</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>31,925,000</u>	<u>31,937,623</u>
<b>Fund Equity &amp; Other Credits</b>								
Unearned Revenues	0	0	0	0	0	0	0	0
Fund Balance-All Other Reserves	0	1,446,375	3,407,451	0	262	0	0	4,854,087
Fund Balance-Unreserved	10,929	0	0	0	0	0	0	10,929
Investment in General Fixed Assets	0	0	0	0	0	41,876,818	0	41,876,818
Other	(11,192)	(399,939)	(1,179,413)	0	0	0	0	(1,590,544)
<b>Total Fund Equity &amp; Other Credits</b>	<u>(263)</u>	<u>1,046,436</u>	<u>2,228,038</u>	<u>0</u>	<u>262</u>	<u>41,876,818</u>	<u>0</u>	<u>45,151,290</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u><u>12,359</u></u>	<u><u>1,046,436</u></u>	<u><u>2,228,038</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>77,088,912</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2020 Through 11/30/2020

(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	(104,375)	0	104,375	(100)%
Operations & Maintenance-Tax Roll	197,585	8,398	(189,187)	(96)%
<b>Total Revenues</b>	<u>93,210</u>	<u>8,398</u>	<u>(84,812)</u>	<u>(91)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	5,667	28,333	83 %
District Engineer	9,000	1,068	7,933	88 %
Disclosure Report	2,100	0	2,100	100 %
Trustee Fees	10,700	5,983	4,717	44 %
Auditing Services	6,100	0	6,100	100 %
Postage, Phone, Faxes, Copies	150	417	(267)	(178)%
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	200	1,238	(1,038)	(519)%
Bank Fees	100	0	100	100 %
Dues, Licenses, & Fees	260	1,500	(1,240)	(477)%
Office Supplies	0	113	(113)	0 %
Web Administration	1,500	250	1,250	83 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	9,600	1,855	7,745	81 %
Other Physical Environment				
Property & Casualty Insurance	13,000	0	13,000	100 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
<b>Total Expenditures</b>	<u>93,210</u>	<u>19,591</u>	<u>73,619</u>	<u>79 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>(11,192)</u>	<u>(11,192)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>8,560</u>	<u>8,560</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>(2,632)</u></u>	<u><u>(2,632)</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 11/30/2020

(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	837,825	66,763	(771,062)	(92)%
Debt Service Prepayments	0	282,603	282,603	0 %
Debt Service Assessments-Off Roll	0	81,296	81,296	0 %
Interest Earnings				
Interest Earnings	0	274	274	0 %
<b>Total Revenues</b>	<u>837,825</u>	<u>430,936</u>	<u>(406,889)</u>	<u>(49)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	582,825	295,875	286,950	49 %
Principal	255,000	535,000	(280,000)	(110)%
<b>Total Expenditures</b>	<u>837,825</u>	<u>830,875</u>	<u>6,950</u>	<u>1 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>(399,939)</u>	<u>(399,939)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>1,446,375</u>	<u>1,446,375</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>1,046,436</u></u>	<u><u>1,046,436</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 11/30/2020

(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	1,408,088	82,963	(1,325,125)	(94)%
Debt Service Prepayments	0	1,085,117	1,085,117	0 %
Debt Service Assessments-Off Roll	0	57,000	57,000	0 %
Interest Earnings				
Interest Earnings	0	832	832	0 %
<b>Total Revenues</b>	<u>1,408,088</u>	<u>1,225,912</u>	<u>(182,176)</u>	<u>(13)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	1,068,088	540,325	527,763	49 %
Principal	340,000	1,865,000	(1,525,000)	(449)%
<b>Total Expenditures</b>	<u>1,408,088</u>	<u>2,405,325</u>	<u>(997,237)</u>	<u>(71)%</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>(1,179,413)</u>	<u>(1,179,413)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>3,407,451</u>	<u>3,407,451</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>2,228,038</u>	<u>2,228,038</u>	<u>0 %</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2020 Through 11/30/2020

(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	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 11/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	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: 10102 Cash--Busey Operating Account**  
**Reconciliation ID: 11/30/2020**  
**Reconciliation Date: 11/30/2020**  
**Status: Locked**

Bank Balance	155,236.49
Less Outstanding Checks/Vouchers	143,348.54
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	11,887.95
Balance Per Books	<u>11,887.95</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: 10102 Cash--Busey Operating Account**

**Reconciliation ID: 11/30/2020**

**Reconciliation Date: 11/30/2020**

**Status: Locked**

**Outstanding Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1006	11/30/2020	Series 2016 FY21 Tax Dist ID 2	63,919.42	Corkscrew Farms CDD
1007	11/30/2020	Series 2017 FY21 Tax Dist ID 2	79,429.12	Corkscrew Farms CDD
Outstanding Checks/Vouchers			143,348.54	

**Corkscrew Farms CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10102 Cash--Busey Operating Account**

**Reconciliation ID: 11/30/2020**

**Reconciliation Date: 11/30/2020**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1000	11/16/2020	Series 2016 FY21 Tax Dist 1	2,557.66	Corkscrew Farms CDD
1001	11/16/2020	Series 2017 FY21 Tax Dist 1	3,178.26	Corkscrew Farms CDD
1240	11/16/2020	transfer to new operating account	(1,650.60)	Corkscrew Farms CDD
Cleared Checks/Vouchers			4,085.32	

**Corkscrew Farms CDD  
Reconcile Cash Accounts**

**Detail**

**Cash Account: 10102 Cash--Busey Operating Account**

**Reconciliation ID: 11/30/2020**

**Reconciliation Date: 11/30/2020**

**Status: Locked**

**Cleared 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	677.77	
CR254	11/16/2020	Tax Distribution - 11.16.20	6,057.66	
CR257	11/30/2020	Tax Distribution - 11.30.20	<u>151,389.23</u>	
Cleared Deposits			159,321.81	
			<u><u>159,321.81</u></u>	

**Corkscrew Farms CDD  
Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Cash--Operating Account**  
**Reconciliation ID: 11/30/2020**  
**Reconciliation Date: 11/30/2020**  
**Status: Locked**

Bank Balance	0.00
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	0.00
Balance Per Books	<u>0.00</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: 11/30/2020**

**Reconciliation Date: 11/30/2020**

**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1236	11/1/2020	System Generated Check/Voucher	350.70	Meritus Districts
1239	11/5/2020	System Generated Check/Voucher	1,500.00	ADA Site Compliance
1240	11/16/2020	transfer to new operating account	1,650.60	Corkscrew Farms CDD
Cleared Checks/Vouchers			4,143.07	
			4,143.07	