

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2020

(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	0	0	0	0	0	0	0	0
Cash--Busey Operating Account	78,578	0	0	0	0	0	0	78,578
Revenue - Series 2016 #3000	0	747,098	0	0	0	0	0	747,098
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	616,255	0	0	0	0	0	616,255
Prepayment - Series 2016 #3005	0	458,694	0	0	0	0	0	458,694
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	904,023	0	0	0	0	904,023
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	984,023	0	0	0	0	984,023
Prepayment - Series 2017 #2004	0	0	1,608,885	0	0	0	0	1,608,885
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	0	0	0	0	0	0	0	0
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	78,578	1,822,046	3,496,931	0	262	41,876,818	31,925,000	79,199,635
Liabilities								
Accounts Payable	315	0	0	0	0	0	0	315

Corkscrew Farms CDD

Balance Sheet

As of 12/31/2020

(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
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
Total Liabilities	<u>315</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>31,925,000</u>	<u>31,925,315</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	10,929	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	67,334	375,671	89,480	0	0	0	0	532,486
Total Fund Equity & Other Credits	<u>78,263</u>	<u>1,822,046</u>	<u>3,496,931</u>	<u>0</u>	<u>262</u>	<u>41,876,818</u>	<u>0</u>	<u>47,274,320</u>
Total Liabilities & Fund Equity	<u><u>78,578</u></u>	<u><u>1,822,046</u></u>	<u><u>3,496,931</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>79,199,635</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2020 Through 12/31/2020

(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	91,448	(106,137)	(54)%
Total Revenues	93,210	91,448	(1,762)	(2)%
Expenditures				
Financial & Administrative				
District Manager	34,000	8,500	25,500	75 %
District Engineer	9,000	1,068	7,933	88 %
Disclosure Report	2,100	0	2,100	100 %
Trustee Fees	10,700	6,455	4,245	40 %
Auditing Services	6,100	0	6,100	100 %
Postage, Phone, Faxes, Copies	150	423	(273)	(182)%
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	200	2,011	(1,811)	(905)%
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	375	1,125	75 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	9,600	2,170	7,430	77 %
Other Physical Environment				
Property & Casualty Insurance	13,000	0	13,000	100 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	93,210	24,114	69,096	74 %
Excess of Revenues Over (Under) Expenditures	0	67,334	67,334	0 %
Fund Balance, Beginning of Period	0	8,560	8,560	0 %
Fund Balance, End of Period	0	75,894	75,894	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2020 Through 12/31/2020

(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	726,965	(110,860)	(13)%
Debt Service Prepayments	0	391,998	391,998	0 %
Debt Service Assessments-Off Roll	0	87,178	87,178	0 %
Interest Earnings				
Interest Earnings	0	406	406	0 %
Total Revenues	<u>837,825</u>	<u>1,206,546</u>	<u>368,721</u>	<u>44 %</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>375,671</u>	<u>375,671</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>1,822,046</u></u>	<u><u>1,822,046</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 12/31/2020

(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	903,359	(504,729)	(36)%
Debt Service Prepayments	0	1,533,216	1,533,216	0 %
Debt Service Assessments-Off Roll	0	57,000	57,000	0 %
Interest Earnings				
Interest Earnings	0	1,230	1,230	0 %
Total Revenues	<u>1,408,088</u>	<u>2,494,805</u>	<u>1,086,717</u>	<u>77 %</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>89,480</u>	<u>89,480</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>3,496,931</u></u>	<u><u>3,496,931</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 12/31/2020

(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 12/31/2020

(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: 10102 Cash--Busey Operating Account
Reconciliation ID: 12/31/2020
Reconciliation Date: 12/31/2020
Status: Locked

Bank Balance	1,559,175.30
Less Outstanding Checks/Vouchers	1,480,597.25
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	78,578.05
Balance Per Books	<u>78,578.05</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: 12/31/2020

Reconciliation Date: 12/31/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1012	12/16/2020	Series 2016 FY21 Tax Dist ID 3	644,055.42	Corkscrew Farms CDD
1013	12/16/2020	Series 2017 FY21 Tax Dist ID 3	800,331.98	Corkscrew Farms CDD
1015	12/29/2020	Series 2016 FY21 Tax Dist ID 4	16,146.05	Corkscrew Farms CDD
1016	12/29/2020	Series 2017 FY21 Tax Dist ID 4	20,063.80	Corkscrew Farms CDD
Outstanding Checks/Vouchers			1,480,597.25	
			1,480,597.25	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10102 Cash--Busey Operating Account

Reconciliation ID: 12/31/2020

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1002	12/1/2020	System Generated Check/Voucher	52.00	Grau and Associates
1003	12/1/2020	System Generated Check/Voucher	1,325.00	Lee County Property Appraiser
1004	12/1/2020	System Generated Check/Voucher	3,024.91	Meritus Districts
1005	12/1/2020	System Generated Check/Voucher	5,040.63	U.S. Bank
1008	12/17/2020	System Generated Check/Voucher	1,067.50	Barraco and Associates
1009	12/17/2020	System Generated Check/Voucher	875.00	Coleman, Yovanovich & Koester, P.
1010	12/17/2020	System Generated Check/Voucher	2,963.69	Meritus Districts
1011	12/17/2020	System Generated Check/Voucher	2,010.63	News-Press Media Group
Cleared Checks/Vouchers			159,707.90	
			159,707.90	

**Corkscrew Farms CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10102 Cash--Busey Operating Account

Reconciliation ID: 12/31/2020

Reconciliation Date: 12/31/2020

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR259	12/16/2020	Tax Distribution - 12.16.20	1,525,405.79	
CR260	12/29/2020	Tax Distribution - 12.29.20	<u>38,240.92</u>	
Cleared Deposits			<u>1,563,646.71</u>	