

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2021



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 1/31/2021

(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
<b>Total Liabilities</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>31,925,000</u>	<u>31,925,000</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	65,757	386,788	103,788	0	(262)	0	0	556,071
<b>Total Fund Equity &amp; Other Credits</b>	<u>76,686</u>	<u>1,833,163</u>	<u>3,511,239</u>	<u>0</u>	<u>0</u>	<u>41,876,818</u>	<u>0</u>	<u>47,297,906</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u><u>76,686</u></u>	<u><u>1,833,163</u></u>	<u><u>3,511,239</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>41,876,818</u></u>	<u><u>31,925,000</u></u>	<u><u>79,222,906</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

General Fund - 001

From 10/1/2020 Through 1/31/2021

(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	94,371	92,829	(1,541)	(2)%
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
<b>Total Revenues</b>	<u>93,210</u>	<u>92,829</u>	<u>(381)</u>	<u>(0)%</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	11,333	22,667	67 %
District Engineer	10,000	1,068	8,933	89 %
Disclosure Report	4,200	0	4,200	100 %
Trustee Fees	8,800	6,455	2,345	27 %
Auditing Services	5,500	0	5,500	100 %
Postage, Phone, Faxes, Copies	150	423	(273)	(182)%
Public Officials Insurance	2,500	0	2,500	100 %
Legal Advertising	0	2,011	(2,011)	0 %
Bank Fees	300	0	300	100 %
Dues, Licenses, & Fees	260	1,500	(1,240)	(477)%
Office Supplies	0	113	(113)	0 %
Web Administration	0	500	(500)	0 %
ADA Website Compliance	0	1,500	(1,500)	0 %
Legal Counsel				
District Counsel	10,000	2,170	7,830	78 %
Other Physical Environment				
Property & Casualty Insurance	15,000	0	15,000	100 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
<b>Total Expenditures</b>	<u>93,210</u>	<u>27,072</u>	<u>66,138</u>	<u>71 %</u>
Excess of Revenues Over (Under) Expenditures	0	65,757	65,757	0 %
Fund Balance, Beginning of Period	0	8,560	8,560	0 %
Fund Balance, End of Period	<u>0</u>	<u>74,317</u>	<u>74,317</u>	<u>0 %</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

Debt Service Fund - Series 2016 - 200

From 10/1/2020 Through 1/31/2021

(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	1,117,025	737,947	(379,078)	(34)%
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	540	540	0 %
Total Revenues	1,117,025	1,217,663	100,638	9 %
Expenditures				
Debt Service Payments				
Interest	797,025	295,875	501,150	63 %
Principal	320,000	535,000	(215,000)	(67)%
Total Expenditures	1,117,025	830,875	286,150	26 %
Excess of Revenues Over (Under) Expenditures	0	386,788	386,788	0 %
Fund Balance, Beginning of Period	0	1,446,375	1,446,375	0 %
Fund Balance, End of Period	0	1,833,163	1,833,163	0 %

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

Debt Service Fund - Series 2017 - 201

From 10/1/2020 Through 1/31/2021

(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	1,384,013	917,006	(467,007)	(34)%
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	1,629	1,629	0 %
<b>Total Revenues</b>	<u>1,384,013</u>	<u>2,508,851</u>	<u>1,124,838</u>	<u>81 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	1,384,012	540,325	843,687	61 %
Principal	0	1,865,000	(1,865,000)	0 %
<b>Total Expenditures</b>	<u>1,384,012</u>	<u>2,405,325</u>	<u>(1,021,313)</u>	<u>(74)%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interfund Transfer	0	262	262	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>262</u>	<u>262</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>1</u>	<u>103,788</u>	<u>103,787</u>	<u>10,378,712 %</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><u>1</u></u>	<u><u>3,511,239</u></u>	<u><u>3,511,238</u></u>	<u><u>351,123,804 %</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

Capital Project Fund - Series 2016 - 300

From 10/1/2020 Through 1/31/2021

(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

Capital Project Fund - Series 2017 - 301

From 10/1/2020 Through 1/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>(262)</u>	<u>(262)</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>(262)</u>	<u>(262)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(262)</u>	<u>(262)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>262</u>	<u>262</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0 %</u></u>



Corkscrew Farms CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash--Busey Operating Account  
Reconciliation ID: 01/31/2021  
Reconciliation Date: 1/31/2021  
Status: Locked

Bank Balance	76,686.21
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	76,686.21
Balance Per Books	<u>76,686.21</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: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Cleared 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
1014	1/4/2021	System Generated Check/Voucher	2,958.33	Meritus Districts
1017	1/7/2021	System Generated Check/Voucher	315.00	Coleman, Yovanovich & Koester, P.
1018	1/15/2021	Series 2017 FY21 Tax Dist ID 5	13,646.88	Corkscrew Farms CDD
1019	1/15/2021	Series 2016 FY21 Tax Dist ID 5	10,982.13	Corkscrew Farms CDD
Cleared Checks/Vouchers			1,508,499.59	
			1,508,499.59	

Corkscrew Farms CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account  
Reconciliation ID: 01/31/2021  
Reconciliation Date: 1/31/2021  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR268	1/12/2021	Tax Distribution - 01.12.21	<u>26,010.50</u>	
Cleared Deposits			<u>26,010.50</u>	