

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
February 28, 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 2/28/2021

(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
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Due To Developer	5,216	0	0	0	0	0	0	5,216
Other Current Liabilities	0	0	0	0	0	0	0	0
Bonds Payable - Series 2016	0	0	0	0	0	0	11,580,000	11,580,000
Bond Payable - Series 2017	0	0	0	0	0	0	18,475,000	18,475,000
<b>Total Liabilities</b>	<u>9,006</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>30,055,000</u>	<u>30,064,006</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	4,733	0	0	0	0	0	0	4,733
Investment in General Fixed Assets	0	0	0	0	0	41,876,818	0	41,876,818
Other	54,706	186,149	(569,479)	0	(262)	0	0	(328,887)
<b>Total Fund Equity &amp; Other Credits</b>	<u>59,438</u>	<u>1,632,523</u>	<u>2,837,972</u>	<u>0</u>	<u>0</u>	<u>41,876,818</u>	<u>0</u>	<u>46,406,751</u>
<b>Total Liabilities &amp; Fund Equity</b>	<u><u>68,445</u></u>	<u><u>1,632,523</u></u>	<u><u>2,837,972</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>41,876,818</u></u>	<u><u>30,055,000</u></u>	<u><u>76,470,758</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

General Fund - 001  
From 10/1/2020 Through 2/28/2021  
(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	93,731	(639)	(1)%
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
<b>Total Revenues</b>	<u>93,210</u>	<u>93,731</u>	<u>521</u>	<u>1 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	14,167	19,833	58 %
District Engineer	10,000	3,388	6,613	66 %
Disclosure Report	4,200	525	3,675	88 %
Trustee Fees	8,800	12,112	(3,312)	(38)%
Auditing Services	5,500	0	5,500	100 %
Postage, Phone, Faxes, Copies	150	426	(276)	(184)%
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	625	(625)	0 %
ADA Website Compliance	0	1,500	(1,500)	0 %
Legal Counsel				
District Counsel	10,000	2,660	7,340	73 %
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>39,025</u>	<u>54,185</u>	<u>58 %</u>
Excess of Revenues Over (Under) Expenditures	0	54,706	54,706	0 %
Fund Balance, Beginning of Period	0	2,364	2,364	0 %
Fund Balance, End of Period	<u>0</u>	<u>57,069</u>	<u>57,069</u>	<u>0 %</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

Debt Service Fund - Series 2016 - 200

From 10/1/2020 Through 2/28/2021

(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	745,116	(371,909)	(33)%
Debt Service Prepayments	0	530,767	530,767	0 %
Debt Service Assessments-Off Roll	0	94,640	94,640	0 %
Interest Earnings				
Interest Earnings	0	676	676	0 %
Total Revenues	<u>1,117,025</u>	<u>1,371,199</u>	<u>254,174</u>	<u>23 %</u>
Expenditures				
Debt Service Payments				
Interest	797,025	300,050	496,975	62 %
Principal	320,000	885,000	(565,000)	(177)%
Total Expenditures	<u>1,117,025</u>	<u>1,185,050</u>	<u>(68,025)</u>	<u>(6)%</u>
Excess of Revenues Over (Under) Expenditures	0	186,149	186,149	0 %
Fund Balance, Beginning of Period	0	1,446,375	1,446,375	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,632,523</u>	<u>1,632,523</u>	<u>0 %</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

Debt Service Fund - Series 2017 - 201

From 10/1/2020 Through 2/28/2021

(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	925,914	(458,099)	(33)%
Debt Service Prepayments	0	2,389,514	2,389,514	0 %
Debt Service Assessments-Off Roll	0	57,000	57,000	0 %
Interest Earnings				
Interest Earnings	0	2,019	2,019	0 %
<b>Total Revenues</b>	<u>1,384,013</u>	<u>3,374,446</u>	<u>1,990,433</u>	<u>144 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	1,384,012	559,188	824,825	60 %
Principal	0	3,385,000	(3,385,000)	0 %
<b>Total Expenditures</b>	<u>1,384,012</u>	<u>3,944,188</u>	<u>(2,560,176)</u>	<u>(185)%</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>(569,479)</u>	<u>(569,480)</u>	<u>(56,947,998)%</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>2,837,972</u></u>	<u><u>2,837,971</u></u>	<u><u>283,797,094 %</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

Capital Project Fund - Series 2016 - 300

From 10/1/2020 Through 2/28/2021

(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 2/28/2021

(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 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(262)	(262)	0 %
Total Other Financing Sources	0	(262)	(262)	0 %
Excess of Revenues Over (Under) Expenditures	0	(262)	(262)	0 %
Fund Balance, Beginning of Period	0	262	262	0 %
Fund Balance, End of Period	0	0	0	0 %



Corkscrew Farms CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash--Busey Operating Account  
Reconciliation ID: 02/28/2021  
Reconciliation Date: 2/28/2021  
Status: Locked

Bank Balance	68,444.79
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	68,444.79
Balance Per Books	<u>68,444.79</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: 02/28/2021

Reconciliation Date: 2/28/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1020	2/1/2021	System Generated Check/Voucher	2,961.33	Meritus Districts
1021	2/11/2021	System Generated Check/Voucher	5,656.88	U.S. Bank
1022	2/16/2021	Series 2016 FY21 Tax Dist ID 6	7,168.71	Corkscrew Farms CDD
1023	2/16/2021	Series 2017 FY21 Tax Dist ID 6	8,908.16	Corkscrew Farms CDD
1024	2/18/2021	System Generated Check/Voucher	525.00	Meritus Districts
Cleared Checks/Vouchers			<hr/> 25,220.08 <hr/> <hr/>	

Corkscrew Farms CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account  
Reconciliation ID: 02/28/2021  
Reconciliation Date: 2/28/2021  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR274	2/16/2021	Tax Distribution - 02.16.21	<u>16,978.66</u>	
Cleared Deposits			<u>16,978.66</u>	