

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 3/31/2021

(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
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
Total Liabilities	<u>5,216</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>30,055,000</u>	<u>30,060,216</u>
Fund Equity & Other Credits								
Unearned Revenues	0	0	0	0	0	0	0	0
Fund Balance-All Other Reserves	0	1,446,375	3,691,131	0	262	0	0	5,137,767
Fund Balance-Unreserved	14,718	0	0	0	0	0	0	14,718
Investment in General Fixed Assets	0	0	0	0	0	41,876,818	0	41,876,818
Other	40,612	733,407	(495,152)	0	(262)	0	0	278,605
Total Fund Equity & Other Credits	<u>55,330</u>	<u>2,179,782</u>	<u>3,195,979</u>	<u>0</u>	<u>0</u>	<u>41,876,818</u>	<u>0</u>	<u>47,307,907</u>
Total Liabilities & Fund Equity	<u><u>60,546</u></u>	<u><u>2,179,782</u></u>	<u><u>3,195,979</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>77,368,124</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

General Fund - 001

From 10/1/2020 Through 3/31/2021

(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	94,371	94,081	(290)	(0)%
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
Total Revenues	<u>93,210</u>	<u>94,081</u>	<u>871</u>	<u>1 %</u>
Expenditures				
Financial & Administrative				
District Manager	34,000	17,000	17,000	50 %
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	1,500	4,000	73 %
Postage, Phone, Faxes, Copies	150	426	(276)	(184)%
Public Officials Insurance	2,500	2,476	24	1 %
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	750	(750)	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	7,509	7,491	50 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	<u>93,210</u>	<u>53,469</u>	<u>39,741</u>	<u>43 %</u>
Excess of Revenues Over (Under) Expenditures	0	40,612	40,612	0 %
Fund Balance, Beginning of Period	0	12,349	12,349	0 %
Fund Balance, End of Period	<u>0</u>	<u>52,961</u>	<u>52,961</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2016 - 200

From 10/1/2020 Through 3/31/2021

(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	747,896	(369,129)	(33)%
Debt Service Prepayments	0	1,047,353	1,047,353	0 %
Debt Service Assessments-Off Roll	0	122,418	122,418	0 %
Interest Earnings				
Interest Earnings	0	790	790	0 %
Total Revenues	<u>1,117,025</u>	<u>1,918,457</u>	<u>801,432</u>	<u>72 %</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	733,407	733,407	0 %
Fund Balance, Beginning of Period	0	1,446,375	1,446,375	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,179,782</u>	<u>2,179,782</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2017 - 201

From 10/1/2020 Through 3/31/2021

(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	1,384,013	929,368	(454,645)	(33)%
Debt Service Prepayments	0	2,460,078	2,460,078	0 %
Debt Service Assessments-Off Roll	0	57,000	57,000	0 %
Interest Earnings				
Interest Earnings	0	2,326	2,326	0 %
Total Revenues	<u>1,384,013</u>	<u>3,448,773</u>	<u>2,064,760</u>	<u>149 %</u>
Expenditures				
Debt Service Payments				
Interest	1,384,012	559,188	824,825	60 %
Principal	0	3,385,000	(3,385,000)	0 %
Total Expenditures	<u>1,384,012</u>	<u>3,944,188</u>	<u>(2,560,176)</u>	<u>(185)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	262	262	0 %
Total Other Financing Sources	<u>0</u>	<u>262</u>	<u>262</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>1</u>	<u>(495,152)</u>	<u>(495,153)</u>	<u>(49,515,341)%</u>
Fund Balance, Beginning of Period	0	3,691,131	3,691,131	0 %
Fund Balance, End of Period	<u>1</u>	<u>3,195,979</u>	<u>3,195,978</u>	<u>319,597,751 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Capital Project Fund - Series 2016 - 300

From 10/1/2020 Through 3/31/2021

(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 3/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	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)	0	(262)	(262)	0 %
Expenditures				
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: 03/31/2021
Reconciliation Date: 3/31/2021
Status: Locked

Bank Balance	62,016.17
Less Outstanding Checks/Vouchers	1,470.00
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	60,546.17
Balance Per Books	<u>60,546.17</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: 03/31/2021
Reconciliation Date: 3/31/2021
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1027	3/4/2021	System Generated Check/Voucher	1,470.00	Coleman, Yovanovich & Koester, P.
Outstanding Checks/Vouchers			1,470.00	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 03/31/2021
Reconciliation Date: 3/31/2021
Status: Locked

Outstanding Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
001	9/30/2020	Year End Adjustments	<u>0.00</u>
Outstanding Other Cash Items			<u>0.00</u>

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account

Reconciliation ID: 03/31/2021

Reconciliation Date: 3/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1025	3/1/2021	System Generated Check/Voucher	2,958.33	Meritus Districts
1026	3/4/2021	System Generated Check/Voucher	2,320.00	Barraco and Associates
1028	3/4/2021	System Generated Check/Voucher	1,500.00	Grau and Associates
1029	3/15/2021	Series 2017 FY21 Tax Dist ID 7	3,454.55	Corkscrew Farms CDD
1030	3/15/2021	Series 2016 FY21 Tax Dist ID 7	2,780.00	Corkscrew Farms CDD
Cleared Checks/Vouchers			13,012.88	
			13,012.88	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 03/31/2021
Reconciliation Date: 3/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR278	3/15/2021	Tax Distribution - 03.15.21	<u>6,584.26</u>	
Cleared Deposits			<u>6,584.26</u>	