

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 6/30/2021

(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	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	10,795,000	10,795,000
Bond Payable - Series 2017	0	0	0	0	0	0	17,095,000	17,095,000
Total Liabilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>27,890,000</u>	<u>27,890,000</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	28,660	(287,796)	(1,239,507)	66,300	(262)	0	0	(1,432,605)
Total Fund Equity & Other Credits	<u>43,378</u>	<u>1,158,579</u>	<u>2,451,623</u>	<u>66,300</u>	<u>0</u>	<u>41,876,818</u>	<u>0</u>	<u>45,596,698</u>
Total Liabilities & Fund Equity	<u><u>43,378</u></u>	<u><u>1,158,579</u></u>	<u><u>2,451,623</u></u>	<u><u>66,300</u></u>	<u><u>0</u></u>	<u><u>41,876,818</u></u>	<u><u>27,890,000</u></u>	<u><u>73,486,698</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

General Fund - 001
From 10/1/2020 Through 6/30/2021
(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	95,178	808	1 %
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
Total Revenues	<u>93,210</u>	<u>95,178</u>	<u>1,968</u>	<u>2 %</u>
Expenditures				
Financial & Administrative				
District Manager	34,000	25,500	8,500	25 %
District Engineer	10,000	4,033	5,968	60 %
Disclosure Report	4,200	525	3,675	88 %
Trustee Fees	8,800	9,283	(483)	(5)%
Auditing Services	5,500	6,400	(900)	(16)%
Postage, Phone, Faxes, Copies	150	431	(281)	(187)%
Public Officials Insurance	2,500	2,476	24	1 %
Legal Advertising	0	2,238	(2,238)	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	1,125	(1,125)	0 %
ADA Website Compliance	0	1,500	(1,500)	0 %
Legal Counsel				
District Counsel	10,000	3,885	6,115	61 %
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>66,518</u>	<u>26,692</u>	<u>29 %</u>
Excess of Revenues Over (Under) Expenditures	0	28,660	28,660	0 %
Fund Balance, Beginning of Period	0	12,349	12,349	0 %
Fund Balance, End of Period	<u>0</u>	<u>41,009</u>	<u>41,009</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2016 - 200

From 10/1/2020 Through 6/30/2021

(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	756,618	(360,407)	(32)%
Debt Service Prepayments	0	1,062,547	1,062,547	0 %
Debt Service Assessments-Off Roll	0	123,235	123,235	0 %
Interest Earnings				
Interest Earnings	0	1,036	1,036	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	15,194	15,194	0 %
Total Revenues	<u>1,117,025</u>	<u>1,958,629</u>	<u>841,604</u>	<u>75 %</u>
Expenditures				
Debt Service Payments				
Interest	797,025	576,425	220,600	28 %
Principal	320,000	1,670,000	(1,350,000)	(422)%
Total Expenditures	<u>1,117,025</u>	<u>2,246,425</u>	<u>(1,129,400)</u>	<u>(101)%</u>
Excess of Revenues Over (Under) Expenditures	0	(287,796)	(287,796)	0 %
Fund Balance, Beginning of Period				
	0	1,446,375	1,446,375	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,158,579</u>	<u>1,158,579</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2017 - 201

From 10/1/2020 Through 6/30/2021

(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	940,208	(443,805)	(32)%
Debt Service Prepayments	0	3,542,853	3,542,853	0 %
Debt Service Assessments-Off Roll	0	57,000	57,000	0 %
Interest Earnings				
Interest Earnings	0	2,704	2,704	0 %
Total Revenues	<u>1,384,013</u>	<u>4,542,765</u>	<u>3,158,752</u>	<u>228 %</u>
Expenditures				
Debt Service Payments				
Interest	1,384,012	1,017,534	366,478	26 %
Principal	0	4,765,000	(4,765,000)	0 %
Total Expenditures	<u>1,384,012</u>	<u>5,782,534</u>	<u>(4,398,522)</u>	<u>(318)%</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>(1,239,507)</u>	<u>(1,239,508)</u>	<u>(123,950,849)%</u>
Fund Balance, Beginning of Period	0	3,691,131	3,691,131	0 %
Fund Balance, End of Period	<u>1</u>	<u>2,451,623</u>	<u>2,451,622</u>	<u>245,162,243 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Capital Project Fund - Series 2016 - 300

From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contribution	0	66,300	66,300	0 %
Total Revenues	0	66,300	66,300	0 %
Excess of Revenues Over (Under) Expenditures	0	66,300	66,300	0 %
Fund Balance, Beginning of Period	0	(110,060)	(110,060)	0 %
Fund Balance, End of Period	0	(43,760)	(43,760)	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Capital Project Fund - Series 2017 - 301

From 10/1/2020 Through 6/30/2021

(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: 06/30/2021
Reconciliation Date: 6/30/2021
Status: Locked

Bank Balance	47,311.33
Less Outstanding Checks/Vouchers	6,761.76
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	40,549.57
Balance Per Books	<u>40,549.57</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: 06/30/2021
Reconciliation Date: 6/30/2021
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.
1043	6/15/2021	Series 2016 FY21 Tax Dist ID 10	2,258.35	Corkscrew Farms CDD
1044	6/15/2021	Series 2017 FY21 Tax Dist ID 10	2,806.32	Corkscrew Farms CDD
1045	6/24/2021	System Generated Check/Voucher	227.09	News-Press Media Group
Outstanding Checks/Vouchers			6,761.76	
			6,761.76	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 06/30/2021
Reconciliation Date: 6/30/2021
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: 06/30/2021

Reconciliation Date: 6/30/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1038	5/14/2021	Series 2017 FY21 Tax Dist ID 9	2,248.47	Corkscrew Farms CDD
1039	5/14/2021	Series 2016 FY21 Tax Dist ID 9	1,809.42	Corkscrew Farms CDD
1040	6/1/2021	System Generated Check/Voucher	2,962.04	Meritus Districts
1041	6/3/2021	System Generated Check/Voucher	980.00	Coleman, Yovanovich & Koester, P.
1042	6/3/2021	due to developer per FY20 audit	5,216.46	The Place at Corkscrew, LLC
Cleared Checks/Vouchers			13,216.39	
			13,216.39	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 06/30/2021
Reconciliation Date: 6/30/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR292	6/15/2021	Tax Distribution - 06.15.21	<u>5,348.76</u>	
Cleared Deposits			<u>5,348.76</u>	