

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, FL 33607-1775
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Corkscrew Farms CDD

Balance Sheet

As of 8/31/2021

(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	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	10,735,000	10,735,000
Bond Payable - Series 2017	0	0	0	0	0	0	15,945,000	15,945,000
Total Liabilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>26,680,000</u>	<u>26,680,000</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	41,958,312	0	41,958,312
Other	18,438	(363,166)	(1,805,866)	(0)	(262)	0	0	(2,150,856)
Total Fund Equity & Other Credits	<u>33,156</u>	<u>1,083,209</u>	<u>1,885,265</u>	<u>0</u>	<u>0</u>	<u>41,958,312</u>	<u>0</u>	<u>44,959,941</u>
Total Liabilities & Fund Equity	<u><u>33,156</u></u>	<u><u>1,083,209</u></u>	<u><u>1,885,265</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>41,958,312</u></u>	<u><u>26,680,000</u></u>	<u><u>71,639,941</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

General Fund - 001
From 10/1/2020 Through 8/31/2021
(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	95,240	870	1 %
Operation & Maintenance-Off Roll	103,215	0	(103,215)	(100)%
Total Revenues	93,210	95,240	2,030	2 %
Expenditures				
Financial & Administrative				
District Manager	34,000	31,167	2,833	8 %
District Engineer	10,000	5,583	4,418	44 %
Disclosure Report	4,200	525	3,675	88 %
Trustee Fees	8,800	10,226	(1,426)	(16)%
Auditing Services	5,500	6,400	(900)	(16)%
Postage, Phone, Faxes, Copies	150	442	(292)	(194)%
Public Officials Insurance	2,500	2,476	24	1 %
Legal Advertising	0	3,892	(3,892)	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	1,375	(1,375)	0 %
ADA Website Compliance	0	1,500	(1,500)	0 %
Legal Counsel				
District Counsel	10,000	4,095	5,905	59 %
Other Physical Environment				
Property & Casualty Insurance	15,000	7,509	7,491	50 %
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
Total Expenditures	93,210	76,802	16,408	18 %
Excess of Revenues Over (Under) Expenditures	0	18,438	18,438	0 %
Fund Balance, Beginning of Period	0	12,349	12,349	0 %
Fund Balance, End of Period	0	30,787	30,787	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2016 - 200

From 10/1/2020 Through 8/31/2021

(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	757,113	(359,912)	(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	1,083	1,083	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	15,194	15,194	0 %
Total Revenues	<u>1,117,025</u>	<u>1,959,171</u>	<u>842,146</u>	<u>75 %</u>
Expenditures				
Debt Service Payments				
Interest	797,025	577,144	219,881	28 %
Principal	320,000	1,730,000	(1,410,000)	(441)%
Total Expenditures	<u>1,117,025</u>	<u>2,307,144</u>	<u>(1,190,119)</u>	<u>(107)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(15,194)	(15,194)	0 %
Total Other Financing Sources	<u>0</u>	<u>(15,194)</u>	<u>(15,194)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(363,166)</u>	<u>(363,166)</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>1,083,209</u></u>	<u><u>1,083,209</u></u>	<u><u>0 %</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2017 - 201

From 10/1/2020 Through 8/31/2021

(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	940,823	(443,190)	(32)%
Debt Service Prepayments	0	4,139,987	4,139,987	0 %
Debt Service Assessments-Off Roll	0	57,000	57,000	0 %
Interest Earnings				
Interest Earnings	0	2,862	2,862	0 %
Total Revenues	<u>1,384,013</u>	<u>5,140,672</u>	<u>3,756,659</u>	<u>271 %</u>
Expenditures				
Debt Service Payments				
Interest	1,384,012	1,031,800	352,212	25 %
Principal	0	5,915,000	(5,915,000)	0 %
Total Expenditures	<u>1,384,012</u>	<u>6,946,800</u>	<u>(5,562,788)</u>	<u>(402)%</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>(1,805,866)</u>	<u>(1,805,867)</u>	<u>(180,586,705)%</u>
Fund Balance, Beginning of Period	0	3,691,131	3,691,131	0 %
Fund Balance, End of Period	<u>1</u>	<u>1,885,265</u>	<u>1,885,264</u>	<u>188,526,387 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Capital Project Fund - Series 2016 - 300

From 10/1/2020 Through 8/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Contributions & Donations From Private Sources				
Developer Contribution	<u>0</u>	<u>66,300</u>	<u>66,300</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>66,301</u>	<u>66,301</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>81,494</u>	<u>(81,494)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>81,494</u>	<u>(81,494)</u>	<u>0 %</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0</u>	<u>15,194</u>	<u>15,194</u>	<u>0 %</u>
Total Other Financing Sources	<u>0</u>	<u>15,194</u>	<u>15,194</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(0)</u>	<u>(0)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(110,060)	(110,060)	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(110,060)</u></u>	<u><u>(110,060)</u></u>	<u><u>0 %</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Capital Project Fund - Series 2017 - 301

From 10/1/2020 Through 8/31/2021

(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: 08/31/2021
Reconciliation Date: 8/31/2021
Status: Locked

Bank Balance	34,394.59
Less Outstanding Checks/Vouchers	3,124.21
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	31,270.38
Balance Per Books	<u>31,270.38</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: 08/31/2021

Reconciliation Date: 8/31/2021

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.
1052	8/26/2021	System Generated Check/Voucher	1,654.21	News-Press Media Group
Outstanding Checks/Vouchers			3,124.21	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 08/31/2021
Reconciliation Date: 8/31/2021
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: 08/31/2021

Reconciliation Date: 8/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1047	7/15/2021	Series 2016 FY21 Tax Dist ID 11	495.19	Corkscrew Farms CDD
1048	7/15/2021	Series 2017 FY21 Tax Dist ID 11	615.35	Corkscrew Farms CDD
1049	8/2/2021	System Generated Check/Voucher	1,550.00	Barraco and Associates
1050	8/2/2021	System Generated Check/Voucher	2,964.66	Meritus Districts
1051	8/9/2021	System Generated Check/Voucher	210.00	Coleman, Yovanovich & Koester, P.
Cleared Checks/Vouchers			<u>5,835.20</u>	