

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 12/31/2021

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Debt Service Fund - Series 2017	General Fixed Assets	General Long-Term Debt	Total
Due To Debt Service Fund	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0
Due To Developer	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0
Bonds Payable - Series 2016	0	0	0	0	10,510,000	10,510,000
Bond Payable - Series 2017	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,040,000</u>	<u>15,040,000</u>
Total Liabilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>25,550,000</u>	<u>25,550,000</u>
Fund Equity & Other Credits						
Unearned Revenues	0	0	0	0	0	0
Fund Balance-All Other Reserves	0	1,083,214	0	0	0	1,083,214
Fund Balance-Unreserved	25,182	0	1,885,273	0	0	1,910,455
Investment in General Fixed Assets	0	0	0	41,958,312	0	41,958,312
Other	<u>59,803</u>	<u>235,825</u>	<u>433,853</u>	<u>0</u>	<u>0</u>	<u>729,482</u>
Total Fund Equity & Other Credits	<u>84,985</u>	<u>1,319,039</u>	<u>2,319,127</u>	<u>41,958,312</u>	<u>0</u>	<u>45,681,463</u>
Total Liabilities & Fund Equity	<u><u>84,985</u></u>	<u><u>1,319,039</u></u>	<u><u>2,319,127</u></u>	<u><u>41,958,312</u></u>	<u><u>25,550,000</u></u>	<u><u>71,231,463</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

General Fund - 001

From 10/1/2021 Through 12/31/2021

(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	197,585	90,829	(106,756)	(54)%
Total Revenues	93,210	90,829	(2,381)	(3)%
Expenditures				
Financial & Administrative				
District Manager	34,000	8,500	25,500	75 %
District Engineer	9,000	1,585	7,415	82 %
Disclosure Report	4,200	825	3,375	80 %
Trustee Fees	10,700	5,983	4,717	44 %
Auditing Services	6,600	58	6,542	99 %
Postage, Phone, Faxes, Copies	150	15	135	90 %
Public Officials Insurance	2,724	2,563	161	6 %
Legal Advertising	1,000	349	651	65 %
Bank Fees	100	0	100	100 %
Dues, Licenses, & Fees	1,500	1,500	0	0 %
Office Supplies	126	0	126	100 %
Web Administration	1,500	375	1,125	75 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	9,600	0	9,600	100 %
Other Physical Environment				
Property & Casualty Insurance	8,260	7,772	488	6 %
Reserves				
Undesignated Reserves	2,250	0	2,250	100 %
Total Expenditures	93,210	31,026	62,184	67 %
Excess of Revenues Over (Under) Expenditures	0	59,803	59,803	0 %
Fund Balance, Beginning of Period	0	22,813	22,813	0 %
Fund Balance, End of Period	0	82,616	82,616	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2016 - 200

From 10/1/2021 Through 12/31/2021

(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	739,550	717,023	(22,527)	(3)%
Interest Earnings				
Interest Earnings	0	15	15	0 %
Total Revenues	739,550	717,038	(22,512)	(3)%
Expenditures				
Debt Service Payments				
Interest	504,550	256,213	248,338	49 %
Principal	235,000	225,000	10,000	4 %
Total Expenditures	739,550	481,213	258,338	35 %
Excess of Revenues Over (Under) Expenditures	0	235,825	235,825	0 %
Fund Balance, Beginning of Period	0	1,083,214	1,083,214	0 %
Fund Balance, End of Period	0	1,319,039	1,319,039	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Debt Service Fund - Series 2017 - 201

From 10/1/2021 Through 12/31/2021

(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	1,041,669	891,005	(150,664)	(14)%
Debt Service Prepayments	0	566,169	566,169	0 %
Debt Service Assessments-Off Roll	0	205,000	205,000	0 %
Interest Earnings				
Interest Earnings	0	32	32	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	72,264	72,264	0 %
Total Revenues	<u>1,041,669</u>	<u>1,734,469</u>	<u>692,800</u>	<u>67 %</u>
Expenditures				
Debt Service Payments				
Interest	781,669	395,616	386,053	49 %
Prepayment	0	255,000	(255,000)	0 %
Principal	260,000	650,000	(390,000)	(150)%
Total Expenditures	<u>1,041,669</u>	<u>1,300,616</u>	<u>(258,947)</u>	<u>(25)%</u>
Excess of Revenues Over (Under) Expenditures	0	433,853	433,853	0 %
Fund Balance, Beginning of Period	0	1,885,273	1,885,273	0 %
Fund Balance, End of Period	<u>0</u>	<u>2,319,127</u>	<u>2,319,127</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

Capital Project Fund - Series 2016 - 300

From 10/1/2021 Through 12/31/2021

(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
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 12.31.2021
Reconciliation Date: 12/31/2021
Status: Locked

Bank Balance	123,180.18
Less Outstanding Checks/Vouchers	38,666.50
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	84,513.68
Balance Per Books	<u>84,513.68</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: 12.31.2021

Reconciliation Date: 12/31/2021

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.
1078	12/29/2021	Series 2017 FY22 Tax Dist ID 4	20,610.50	Corkscrew Farms CDD
1079	12/29/2021	Series 2016 FY22 Tax Dist ID 4	16,586.00	Corkscrew Farms CDD
Outstanding Checks/Vouchers			38,666.50	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1065	10/7/2021	Series 2017 FY21 Tax Dist ID Excess Fees	72.17	Corkscrew Farms CDD
1066	10/7/2021	Series 2016 FY21 Tax Dist ID Excess Fees	58.08	Corkscrew Farms CDD
1061	11/5/2021	System Generated Check/Voucher	175.00	Florida Dept of Economic Opportunity
1067	11/9/2021	Series 2016 FY22 Tax Dist ID 1	13,450.08	Corkscrew Farms CDD
1068	11/9/2021	Series 2017 FY22 Tax Dist ID 1	16,713.67	Corkscrew Farms CDD
1070	11/20/2021	Series 2016 FY22 Tax Dist ID	142,557.70	Corkscrew Farms CDD
1071	11/20/2021	Series 2017 FY22 Tax Dist ID	177,148.55	Corkscrew Farms CDD
1069	11/22/2021	System Generated Check/Voucher	348.86	News-Press Media Group
1072	12/2/2021	System Generated Check/Voucher	10,335.00	Egis Insurance Advisors, LLC
1073	12/2/2021	System Generated Check/Voucher	1,325.00	Lee County Property Appraiser
1075	12/8/2021	Series 2017 FY22 Tax Dist ID	676,459.88	Corkscrew Farms CDD
1076	12/8/2021	Series 2016 FY22 Tax Dist ID	544,371.17	Corkscrew Farms CDD
1074	12/16/2021	System Generated Check/Voucher	960.00	Barraco and Associates
1077	12/22/2021	System Generated Check/Voucher	3,483.63	Meritus Districts
Cleared Checks/Vouchers			1,587,458.79	
			1,587,458.79	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account

Reconciliation ID: 12.31.2021

Reconciliation Date: 12/31/2021

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR311	12/8/2021	Tax Distribution - 12.08.21	1,289,309.74	
CR315	12/10/2021	Developer Funding - 12.10.2021	0.00	
CR312	12/29/2021	CSF Tax Distribution - 12.29.21	39,282.92	
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Cleared Deposits			1,328,592.66	
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