

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2022



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 1/31/2022

(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	0	0	0	0	15,040,000	15,040,000
Total Liabilities	<u>3,133</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>25,550,000</u>	<u>25,553,133</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	57,633	247,233	703,163	0	0	1,008,029
Total Fund Equity & Other Credits	<u>82,815</u>	<u>1,330,448</u>	<u>2,588,436</u>	<u>41,958,312</u>	<u>0</u>	<u>45,960,010</u>
Total Liabilities & Fund Equity	<u><u>85,948</u></u>	<u><u>1,330,448</u></u>	<u><u>2,588,436</u></u>	<u><u>41,958,312</u></u>	<u><u>25,550,000</u></u>	<u><u>71,513,144</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2020 Through 1/31/2022  
(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	197,585	187,504	(10,081)	(5)%
<b>Total Revenues</b>	<b>93,210</b>	<b>187,504</b>	<b>94,294</b>	<b>101 %</b>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000	45,333	(11,333)	(33)%
District Engineer	9,000	10,365	(1,365)	(15)%
Disclosure Report	2,100	1,525	575	27 %
Trustee Fees	10,700	17,152	(6,452)	(60)%
Auditing Services	6,100	6,458	(358)	(6)%
Postage, Phone, Faxes, Copies	150	459	(309)	(206)%
Public Officials Insurance	2,500	5,039	(2,539)	(102)%
Legal Advertising	200	4,241	(4,041)	(2,020)%
Bank Fees	100	0	100	100 %
Dues, Licenses, & Fees	260	3,000	(2,740)	(1,054)%
Office Supplies	0	113	(113)	0 %
Web Administration	1,500	2,000	(500)	(33)%
ADA Website Compliance	1,500	3,000	(1,500)	(100)%
Legal Counsel				
District Counsel	9,600	5,440	4,160	43 %
Other Physical Environment				
Property & Casualty Insurance	13,000	15,281	(2,281)	(18)%
Reserves				
Undesignated Reserves	2,500	0	2,500	100 %
<b>Total Expenditures</b>	<b>93,210</b>	<b>119,407</b>	<b>(26,197)</b>	<b>(28)%</b>
Excess of Revenues Over (Under) Expenditures	0	68,097	68,097	0 %
Fund Balance, Beginning of Period	0	12,349	12,349	0 %
Fund Balance, End of Period	0	80,446	80,446	0 %

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2020 Through 1/31/2022

(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	837,825	1,485,540	647,715	77 %
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	1,107	1,107	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	15,194	15,194	0 %
<b>Total Revenues</b>	<u>837,825</u>	<u>2,687,623</u>	<u>1,849,798</u>	<u>221 %</u>
Expenditures				
Debt Service Payments				
Interest	582,825	833,356	(250,531)	(43)%
Principal	255,000	1,955,000	(1,700,000)	(667)%
<b>Total Expenditures</b>	<u>837,825</u>	<u>2,788,356</u>	<u>(1,950,531)</u>	<u>(233)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(15,194)	(15,194)	0 %
<b>Total Other Financing Sources</b>	<u>0</u>	<u>(15,194)</u>	<u>(15,194)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	0	(115,927)	(115,927)	0 %
Fund Balance, Beginning of Period				
	0	1,446,375	1,446,375	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>1,330,448</u>	<u>1,330,448</u>	<u>0 %</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2020 Through 1/31/2022

(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	1,408,088	1,845,998	437,910	31 %
Debt Service Prepayments	0	4,961,288	4,961,288	0 %
Debt Service Assessments-Off Roll	0	262,000	262,000	0 %
Interest Earnings				
Interest Earnings	0	2,909	2,909	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	72,264	72,264	0 %
<b>Total Revenues</b>	<u>1,408,088</u>	<u>7,144,459</u>	<u>5,736,371</u>	<u>407 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	1,068,088	1,427,416	(359,328)	(34)%
Prepayment	0	255,000	(255,000)	0 %
Principal	340,000	6,565,000	(6,225,000)	(1,831)%
<b>Total Expenditures</b>	<u>1,408,088</u>	<u>8,247,416</u>	<u>(6,839,328)</u>	<u>(486)%</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>0</u>	<u>(1,102,695)</u>	<u>(1,102,695)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>3,691,131</u>	<u>3,691,131</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>2,588,436</u></u>	<u><u>2,588,436</u></u>	<u><u>0 %</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2020 Through 1/31/2022

(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	0	81,494	(81,494)	0 %
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

301 - Capital Project Fund - Series 2017

From 10/1/2020 Through 1/31/2022

(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>
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	0	262	262	0 %
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>



Corkscrew Farms CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash--Busey Operating Account  
Reconciliation ID: 01/31/2022  
Reconciliation Date: 1/31/2022  
Status: Locked

Bank Balance	150,189.22
Less Outstanding Checks/Vouchers	64,241.02
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	85,948.20
Balance Per Books	<u>85,948.20</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: 01/31/2022

Reconciliation Date: 1/31/2022

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
1080	1/14/2022	Series 2016 FY22 Tax Dist ID 5	11,403.73	Corkscrew Farms CDD
1081	1/14/2022	Series 2017 FY22 Tax Dist ID 5	14,170.79	Corkscrew Farms CDD
Outstanding Checks/Vouchers			64,241.02	
			64,241.02	

Corkscrew Farms CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account  
Reconciliation ID: 01/31/2022  
Reconciliation Date: 1/31/2022  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR313	1/14/2022	CSF Tax Distribution - 1.14.2022	27,009.04	
Cleared Deposits			27,009.04	