

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 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 2/28/2022

(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	37,197	0	0	0	0	37,197
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	14,365,000	14,365,000
Total Liabilities	37,197	0	0	0	24,875,000	24,912,197
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	53,678	252,738	163,176	0	0	469,592
Total Fund Equity & Other Credits	78,860	1,335,952	2,048,449	41,958,312	0	45,421,573
Total Liabilities & Fund Equity	116,057	1,335,952	2,048,449	41,958,312	24,875,000	70,333,769

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 2/28/2022
(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	188,195	(9,390)	(5)%
Total Revenues	93,210	188,195	94,985	102 %
Expenditures				
Financial & Administrative				
District Manager	34,000	48,167	(14,167)	(42)%
District Engineer	9,000	10,365	(1,365)	(15)%
Disclosure Report	2,100	1,700	400	19 %
Trustee Fees	10,700	17,152	(6,452)	(60)%
Auditing Services	6,100	7,958	(1,858)	(30)%
Postage, Phone, Faxes, Copies	150	472	(322)	(215)%
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	2,125	(625)	(42)%
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 %
Total Expenditures	93,210	124,053	(30,843)	(33)%
Excess of Revenues Over (Under) Expenditures	0	64,143	64,143	0 %
Fund Balance, Beginning of Period	0	12,349	12,349	0 %
Fund Balance, End of Period	0	76,491	76,491	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2020 Through 2/28/2022

(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	1,491,036	653,211	78 %
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	1,116	1,116	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	15,194	15,194	0 %
Total Revenues	<u>837,825</u>	<u>2,693,127</u>	<u>1,855,302</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)%
Total Expenditures	<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 %
Total Other Financing Sources	<u>0</u>	<u>(15,194)</u>	<u>(15,194)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	0	(110,423)	(110,423)	0 %
Fund Balance, Beginning of Period				
	0	1,446,375	1,446,375	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,335,952</u>	<u>1,335,952</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2020 Through 2/28/2022

(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	1,408,088	1,852,828	444,740	32 %
Debt Service Prepayments	0	5,089,456	5,089,456	0 %
Debt Service Assessments-Off Roll	0	262,000	262,000	0 %
Interest Earnings				
Interest Earnings	0	2,924	2,924	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	72,264	72,264	0 %
Total Revenues	<u>1,408,088</u>	<u>7,279,471</u>	<u>5,871,383</u>	<u>417 %</u>
Expenditures				
Debt Service Payments				
Interest	1,068,088	1,427,416	(359,328)	(34)%
Prepayment	0	255,000	(255,000)	0 %
Principal	340,000	7,240,000	(6,900,000)	(2,029)%
Total Expenditures	<u>1,408,088</u>	<u>8,922,416</u>	<u>(7,514,328)</u>	<u>(534)%</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	0	(1,642,682)	(1,642,682)	0 %
Fund Balance, Beginning of Period				
	0	3,691,131	3,691,131	0 %
Fund Balance, End of Period				
	<u>0</u>	<u>2,048,449</u>	<u>2,048,449</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

300 - Capital Project Fund - Series 2016

From 10/1/2020 Through 2/28/2022

(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 2/28/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	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) Expenditures	0	(262)	(262)	0 %
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: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Bank Balance	95,801.47
Less Outstanding Checks/Vouchers	(20,254.93)
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	116,056.40
Balance Per Books	<u>116,056.40</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: 02/28/2022
 Reconciliation Date: 2/28/2022
 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
1085	2/14/2022	Series 2016 FY22 Tax Dist ID 6	5,495.86	Corkscrew Farms CDD
1085	2/14/2022	Series 2016 FY22 Tax Dist ID 6	(5,495.86)	Corkscrew Farms CDD
1086	2/14/2022	Series 2017 FY22 Tax Dist ID 6	(6,829.40)	Corkscrew Farms CDD
1086	2/14/2022	Series 2017 FY22 Tax Dist ID 6	6,829.40	Corkscrew Farms CDD
1087	2/14/2022	Series 2016 FY22 Tax Dist ID 6	1,471.36	Corkscrew Farms CDD
1088	2/14/2022	Series 2017 FY22 Tax Dist ID 6	10,853.90	Corkscrew Farms CDD
1084	2/24/2022	System Generated Check/Voucher	3,146.31	Meritus Districts
Outstanding Checks/Vouchers			(20,254.93)	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1082	2/3/2022	System Generated Check/Voucher	1,500.00	Grau and Associates
1083	2/3/2022	System Generated Check/Voucher	3,133.33	Meritus Districts
Cleared Checks/Vouchers			<u>67,404.35</u>	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 02/28/2022
Reconciliation Date: 2/28/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR326	2/14/2022	CSF Tax Distribution - 2.14.2022	13,016.60	
Cleared Deposits			13,016.60	