

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
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Corkscrew Farms CDD

Balance Sheet

As of 4/30/2022

(In Whole Numbers)

| | General Fund | Debt Service Fund - Series 2016 | Debt Service Fund - Series 2017 | Capital Project Fund - Series 2016 | General Fixed Assets | General Long-Term Debt | Total |
|------------------------------------|----------------------|---------------------------------------|---------------------------------------|--|--------------------------|------------------------------|--------------------------|
| Due To Debt Service Fund | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Accrued Expenses Payable | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Due To Developer | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Current Liabilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bonds Payable - Series 2016 | 0 | 0 | 0 | 0 | 0 | 10,510,000 | 10,510,000 |
| Bond Payable - Series 2017 | 0 | 0 | 0 | 0 | 0 | 14,365,000 | 14,365,000 |
| Total Liabilities | <u>3,134</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> | <u>24,875,000</u> | <u>24,878,134</u> |
| Fund Equity & Other Credits | | | | | | | |
| Unearned Revenues | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fund Balance-All Other Reserves | 0 | 1,083,214 | 0 | 0 | 0 | 0 | 1,083,214 |
| Fund Balance-Unreserved | 25,182 | 0 | 1,885,273 | 0 | 0 | 0 | 1,910,455 |
| Investment in General Fixed Assets | 0 | 0 | 0 | 0 | 41,958,312 | 0 | 41,958,312 |
| Other | 48,767 | 267,846 | 318,146 | (6) | 0 | 0 | 634,753 |
| Total Fund Equity & Other Credits | <u>73,949</u> | <u>1,351,060</u> | <u>2,203,419</u> | <u>(6)</u> | <u>41,958,312</u> | <u>0</u> | <u>45,586,734</u> |
| Total Liabilities & Fund Equity | <u><u>77,083</u></u> | <u><u>1,351,060</u></u> | <u><u>2,203,419</u></u> | <u><u>(6)</u></u> | <u><u>41,958,312</u></u> | <u><u>24,875,000</u></u> | <u><u>70,464,868</u></u> |

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund
From 10/1/2020 Through 4/30/2022
(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 | 190,093 | (7,492) | (4)% |
| Total Revenues | 93,210 | 190,093 | 96,883 | 104 % |
| Expenditures | | | | |
| Financial & Administrative | | | | |
| District Manager | 34,000 | 53,833 | (19,833) | (58)% |
| District Engineer | 9,000 | 10,365 | (1,365) | (15)% |
| Disclosure Report | 2,100 | 2,050 | 50 | 2 % |
| Trustee Fees | 10,700 | 17,623 | (6,923) | (65)% |
| Auditing Services | 6,100 | 7,958 | (1,858) | (30)% |
| Postage, Phone, Faxes, Copies | 150 | 473 | (323) | (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 | 2,375 | (875) | (58)% |
| ADA Website Compliance | 1,500 | 3,000 | (1,500) | (100)% |
| Legal Counsel | | | | |
| District Counsel | 9,600 | 5,510 | 4,090 | 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 | 130,861 | (37,651) | (40)% |
| Excess of Revenues Over (Under) Expenditures | 0 | 59,232 | 59,232 | 0 % |
| Fund Balance, Beginning of Period | 0 | 12,349 | 12,349 | 0 % |
| Fund Balance, End of Period | 0 | 71,580 | 71,580 | 0 % |

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2020 Through 4/30/2022

(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 | 1,506,121 | 668,296 | 80 % |
| 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 | 1,139 | 1,139 | 0 % |
| Contributions & Donations From Private Sources | | | | |
| Developer Contribution | 0 | 15,194 | 15,194 | 0 % |
| Total Revenues | <u>837,825</u> | <u>2,708,235</u> | <u>1,870,410</u> | <u>223 %</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 | (95,315) | (95,315) | 0 % |
| Fund Balance, Beginning of Period | | | | |
| | 0 | 1,446,375 | 1,446,375 | 0 % |
| Fund Balance, End of Period | <u>0</u> | <u>1,351,060</u> | <u>1,351,060</u> | <u>0 %</u> |

Corkscrew Farms CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2020 Through 4/30/2022

(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 | 1,871,574 | 463,486 | 33 % |
| Debt Service Prepayments | 0 | 5,225,656 | 5,225,656 | 0 % |
| Debt Service Assessments-Off Roll | 0 | 262,000 | 262,000 | 0 % |
| Interest Earnings | | | | |
| Interest Earnings | 0 | 2,948 | 2,948 | 0 % |
| Contributions & Donations From Private Sources | | | | |
| Developer Contribution | 0 | 72,264 | 72,264 | 0 % |
| Total Revenues | <u>1,408,088</u> | <u>7,434,442</u> | <u>6,026,354</u> | <u>428 %</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 | <u>0</u> | <u>(1,487,712)</u> | <u>(1,487,712)</u> | <u>0 %</u> |
| Fund Balance, Beginning of Period | <u>0</u> | <u>3,691,131</u> | <u>3,691,131</u> | <u>0 %</u> |
| Fund Balance, End of Period | <u><u>0</u></u> | <u><u>2,203,419</u></u> | <u><u>2,203,419</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 4/30/2022

(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 | 0 | 15,194 | 15,194 | 0 % |
| Debt Proceeds | | | | |
| Debt Service Prepayments | <u>0</u> | <u>(6)</u> | <u>(6)</u> | <u>0 %</u> |
| Total Other Financing Sources | <u>0</u> | <u>15,187</u> | <u>15,187</u> | <u>0 %</u> |
| Excess of Revenues Over (Under) Expenditures | <u>0</u> | <u>(6)</u> | <u>(6)</u> | <u>0 %</u> |
| Fund Balance, Beginning of Period | 0 | (110,060) | (110,060) | 0 % |
| Fund Balance, End of Period | <u>0</u> | <u>(110,066)</u> | <u>(110,066)</u> | <u>0 %</u> |

Corkscrew Farms CDD

Statement of Revenues & Expenditures

301 - Capital Project Fund - Series 2017

From 10/1/2020 Through 4/30/2022

(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: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

| | |
|----------------------------------|--------------------|
| Bank Balance | 100,191.96 |
| Less Outstanding Checks/Vouchers | 28,295.07 |
| 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 | 71,896.89 |
| Balance Per Books | <u>71,896.89</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: 04/30/2022

Reconciliation Date: 4/30/2022

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 |
| 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 |
| 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 |
| 1095 | 4/22/2022 | Series 2016 FY22 Tax Dist ID 9 | 9,438.94 | Corkscrew Farms CDD |
| 1096 | 4/22/2022 | Series 2017 FY22 Tax Dist ID 9 | 11,729.25 | Corkscrew Farms CDD |
| 1097 | 4/28/2022 | System Generated Check/Voucher | 5,656.88 | U.S. Bank |
| Outstanding Checks/Vouchers | | | 28,295.07 | |

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account

Reconciliation ID: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Payee</u> |
|-------------------------|----------------------|-----------------------------------|------------------------|--------------------------------------|
| 1091 | 3/23/2022 | Series 2017 FY22 Tax Dist ID 8 | 1,403.92 | Corkscrew Farms CDD |
| 1092 | 3/23/2022 | Series 2016 FY22 Tax Dist ID 8 | 1,129.79 | Corkscrew Farms CDD |
| 1093 | 3/31/2022 | System Generated Check/Voucher | 70.00 | Coleman, Yovanovich & Koester, P. |
| 1094 | 3/31/2022 | System Generated Check/Voucher | 3,133.78 | Meritus Districts |
| Cleared Checks/Vouchers | | | <u>5,737.49</u> | |

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 04/30/2022
Reconciliation Date: 4/30/2022
Status: Locked

Cleared Deposits

| <u>Document Number</u> | <u>Document Date</u> | <u>Document Description</u> | <u>Document Amount</u> | <u>Deposit Number</u> |
|------------------------|----------------------|---------------------------------------|------------------------|-----------------------|
| CR347 | 4/22/2022 | April Tax Distribution - 4.22.2022 | 22,355.55 | |
| Cleared Deposits | | | 22,355.55 | |