

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2022



Inframark LLC
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Corkscrew Farms CDD

Balance Sheet

As of 5/31/2022

(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	9,899,944	9,899,944
Bond Payable - Series 2017	0	0	0	0	0	13,890,000	13,890,000
Total Liabilities	<u>3,135</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>23,789,944</u>	<u>23,793,079</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	44,775	16,484	(521,909)	(6)	0	0	(460,657)
Total Fund Equity & Other Credits	<u>69,957</u>	<u>1,099,698</u>	<u>1,363,364</u>	<u>(6)</u>	<u>41,958,312</u>	<u>0</u>	<u>44,491,324</u>
Total Liabilities & Fund Equity	<u><u>73,092</u></u>	<u><u>1,099,698</u></u>	<u><u>1,363,364</u></u>	<u><u>(6)</u></u>	<u><u>41,958,312</u></u>	<u><u>23,789,944</u></u>	<u><u>68,284,403</u></u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

001 - General Fund

From 10/1/2020 Through 5/31/2022

(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	190,207	(7,378)	(4)%
Total Revenues	93,210	190,207	96,997	104 %
Expenditures				
Financial & Administrative				
District Manager	34,000	56,667	(22,667)	(67)%
District Engineer	9,000	10,365	(1,365)	(15)%
Disclosure Report	2,100	2,225	(125)	(6)%
Trustee Fees	10,700	18,094	(7,394)	(69)%
Auditing Services	6,100	8,458	(2,358)	(39)%
Postage, Phone, Faxes, Copies	150	474	(324)	(216)%
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	2,500	(1,000)	(67)%
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	134,967	(41,757)	(45)%
Excess of Revenues Over (Under) Expenditures	0	55,239	55,239	0 %
Fund Balance, Beginning of Period	0	12,349	12,349	0 %
Fund Balance, End of Period	0	67,588	67,588	0 %

Corkscrew Farms CDD

Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2020 Through 5/31/2022

(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	1,507,026	669,201	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	1,147	1,147	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	15,194	15,194	0 %
Total Revenues	<u>837,825</u>	<u>2,709,148</u>	<u>1,871,323</u>	<u>223 %</u>
Expenditures				
Debt Service Payments				
Interest	582,825	1,085,631	(502,806)	(86)%
Principal	255,000	1,955,000	(1,700,000)	(667)%
Total Expenditures	<u>837,825</u>	<u>3,040,631</u>	<u>(2,202,806)</u>	<u>(263)%</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>(346,677)</u>	<u>(346,677)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
	0	1,446,375	1,446,375	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,099,698</u>	<u>1,099,698</u>	<u>0 %</u>

Corkscrew Farms CDD

Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2020 Through 5/31/2022

(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	1,408,088	1,872,698	464,610	34 %
Debt Service Prepayments	0	5,225,656	5,225,656	0 %
Debt Service Assessments-Off Roll	0	129,264	129,264	0 %
Interest Earnings				
Interest Earnings	0	2,962	2,962	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	205,000	205,000	0 %
Total Revenues	<u>1,408,088</u>	<u>7,435,579</u>	<u>6,027,491</u>	<u>428 %</u>
Expenditures				
Debt Service Payments				
Interest	1,068,088	1,793,608	(725,520)	(68)%
Prepayment	0	255,000	(255,000)	0 %
Principal	340,000	7,715,000	(7,375,000)	(2,169)%
Total Expenditures	<u>1,408,088</u>	<u>9,763,608</u>	<u>(8,355,520)</u>	<u>(593)%</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>(2,327,767)</u>	<u>(2,327,767)</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>1,363,364</u></u>	<u><u>1,363,364</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 5/31/2022

(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	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 5/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	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: 05/31/2022
Reconciliation Date: 5/31/2022
Status: Locked

Bank Balance	71,875.11
Less Outstanding Checks/Vouchers	3,498.31
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	68,376.80
Balance Per Books	<u>68,376.80</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: 05/31/2022

Reconciliation Date: 5/31/2022

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.
1100	5/19/2022	Series 2017 FY22 Tax Dist ID 10	1,123.88	Corkscrew Farms CDD
1101	5/19/2022	Series 2016 FY22 Tax Dist ID 10	904.43	Corkscrew Farms CDD
Outstanding Checks/Vouchers			<u>3,498.31</u>	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account

Reconciliation ID: 05/31/2022

Reconciliation Date: 5/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1098	5/4/2022	System Generated Check/Voucher	500.00	Grau and Associates
1099	5/4/2022	System Generated Check/Voucher	3,133.86	Inframark LLC
Cleared Checks/Vouchers			<u>30,458.93</u>	

Corkscrew Farms CDD
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account
Reconciliation ID: 05/31/2022
Reconciliation Date: 5/31/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR355	5/1/2022	INTEREST	0.00	
CR351	5/19/2022	May Tax Distribution - 5.19.2022	2,142.08	
Cleared Deposits			2,142.08	