

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2022



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

## Balance Sheet

As of 6/30/2022

(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2016	Debt Service Fund - Series 2017	Capital Project Fund - Series 2016	Capital Project Fund - Series 2017	General Fixed Assets	General Long-Term Debt	Total
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Due To Developer	0	0	0	0	0	0	0	0
Other Current Liabilities	0	0	0	0	0	0	0	0
Bonds Payable - Series 2016	0	0	0	0	0	0	9,899,944	9,899,944
Bond Payable - Series 2017	0	0	0	0	0	0	13,890,000	13,890,000
Total Liabilities	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>23,789,944</u>	<u>23,789,944</u>
Fund Equity & Other Credits								
Unearned Revenues	0	0	0	0	0	0	0	0
Fund Balance-All Other Reserves	0	1,083,214	0	0	0	0	0	1,083,214
Fund Balance-Unreserved	25,182	0	1,885,273	0	0	0	0	1,910,455
Investment in General Fixed Assets	0	0	0	0	0	41,958,312	0	41,958,312
Other	44,473	18,524	(519,381)	(6)	0	0	0	(456,390)
Total Fund Equity & Other Credits	<u>69,655</u>	<u>1,101,739</u>	<u>1,365,892</u>	<u>(6)</u>	<u>0</u>	<u>41,958,312</u>	<u>0</u>	<u>44,495,591</u>
Total Liabilities & Fund Equity	<u><u>69,655</u></u>	<u><u>1,101,739</u></u>	<u><u>1,365,892</u></u>	<u><u>(6)</u></u>	<u><u>0</u></u>	<u><u>41,958,312</u></u>	<u><u>23,789,944</u></u>	<u><u>68,285,535</u></u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2020 Through 6/30/2022  
(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	190,446	(7,139)	(4)%
<b>Total Revenues</b>	<b>93,210</b>	<b>190,446</b>	<b>97,236</b>	<b>104 %</b>
<b>Expenditures</b>				
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	18,566	(7,866)	(74)%
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	5,580	4,020	42 %
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>135,509</b>	<b>(42,299)</b>	<b>(45)%</b>
Excess of Revenues Over (Under) Expenditures	0	54,937	54,937	0 %
Fund Balance, Beginning of Period	0	12,349	12,349	0 %
Fund Balance, End of Period	0	67,286	67,286	0 %

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2016

From 10/1/2020 Through 6/30/2022

(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	1,508,928	671,103	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	1,286	1,286	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	15,194	15,194	0 %
<b>Total Revenues</b>	<u>837,825</u>	<u>2,711,189</u>	<u>1,873,364</u>	<u>224 %</u>
Expenditures				
Debt Service Payments				
Interest	582,825	1,085,631	(502,806)	(86)%
Principal	255,000	1,955,000	(1,700,000)	(667)%
<b>Total Expenditures</b>	<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 %
<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	(344,636)	(344,636)	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>1,101,739</u>	<u>1,101,739</u>	<u>0 %</u>

# Corkscrew Farms CDD

## Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2017

From 10/1/2020 Through 6/30/2022

(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	1,875,061	466,973	33 %
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	3,126	3,126	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	205,000	205,000	0 %
<b>Total Revenues</b>	<u>1,408,088</u>	<u>7,438,107</u>	<u>6,030,019</u>	<u>428 %</u>
<b>Expenditures</b>				
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)%
<b>Total Expenditures</b>	<u>1,408,088</u>	<u>9,763,608</u>	<u>(8,355,520)</u>	<u>(593)%</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>(2,325,239)</u>	<u>(2,325,239)</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>1,365,892</u></u>	<u><u>1,365,892</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 6/30/2022

(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 6/30/2022

(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: 06/30/2022  
Reconciliation Date: 6/30/2022  
Status: Locked

Bank Balance	66,881.17
Less Outstanding Checks/Vouchers	1,470.00
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	65,411.17
Balance Per Books	<u>65,411.17</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: 06/30/2022  
Reconciliation Date: 6/30/2022  
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.
Outstanding Checks/Vouchers			1,470.00	

Corkscrew Farms CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account

Reconciliation ID: 06/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
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
1102	6/9/2022	System Generated Check/Voucher	3,134.89	Inframark LLC
1103	6/17/2022	Series 2016 FY22 Tax Dist ID 11	1,901.95	Corkscrew Farms CDD
1104	6/17/2022	Series 2017 FY22 Tax Dist ID 11	2,363.45	Corkscrew Farms CDD
1105	6/22/2022	System Generated Check/Voucher	70.00	Coleman, Yovanovich & Koester, P.
Cleared Checks/Vouchers			<u>9,498.60</u>	

Corkscrew Farms CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash--Busey Operating Account  
Reconciliation ID: 06/30/2022  
Reconciliation Date: 6/30/2022  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR364	6/17/2022	May Tax Distribution - 6.17.2022	4,504.66	
Cleared Deposits			4,504.66	