

# Corkscrew Farms Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 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 9/30/2022

(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
<b>Assets</b>								
Cash--Operating Account	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cash--Busey Operating Account	51,793.00	0.00	0.00	0.00	0.00	0.00	0.00	51,793.00
Revenue - Series 2016 #3000	0.00	550,492.00	0.00	0.00	0.00	0.00	0.00	550,492.00
Interest - Series 2016 #3001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sinking - Series 2016 #3002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Principal - Series 2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve - Series 2016 #3004	0.00	554,631.00	0.00	(6.00)	0.00	0.00	0.00	554,625.00
Prepayment - Series 2016 #3005	0.00	3,841.00	0.00	0.00	0.00	0.00	0.00	3,841.00
Capital Int- Series 2016 #3007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Const/Aquis - Series 2016 #3006	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cost of Issuance - Series 2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Revenue - Series 2017 #2000	0.00	0.00	575,712.00	0.00	0.00	0.00	0.00	575,712.00
Interest - Series 2017 #2001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sinking - Series 2017 #2002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reserve - Series 2017 #2003	0.00	0.00	690,633.00	0.00	0.00	0.00	0.00	690,633.00
Prepayment - Series 2017 #2004	0.00	0.00	7,049.00	0.00	0.00	0.00	0.00	7,049.00
Const/Aquis - Series 2017 #2005	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Capitalized Interest - Series 2017 #2006	0.00	0.00	79.00	0.00	0.00	0.00	0.00	79.00
Costs of Issuance - Series 2017 #2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessment Receivable - Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Assessments Receivable - Tax Roll	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due from Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Items	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid D & O Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustee Fees	1,414.00	0.00	0.00	0.00	0.00	0.00	0.00	1,414.00
Prepaid Property Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Equipment & Furniture	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Construction Work in Progress	0.00	0.00	0.00	0.00	0.00	41,958,312.00	0.00	41,958,312.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	4,067,671.00	4,067,671.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	0.00	19,722,272.00	19,722,272.00
Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Assets</b>	<b>53,208.00</b>	<b>1,108,965.00</b>	<b>1,273,473.00</b>	<b>(6.00)</b>	<b>0.00</b>	<b>41,958,312.00</b>	<b>23,789,944.00</b>	<b>68,183,895.00</b>
<b>Liabilities</b>								
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable-Other	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

(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
<b>Fund Equity &amp; Other Credits</b>								
Unearned Revenues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fund Balance-All Other Reserves	0.00	1,083,214.00	0.00	0.00	0.00	0.00	0.00	1,083,214.00
Fund Balance-Unreserved	26,652.00	0.00	1,885,273.00	0.00	0.00	0.00	0.00	1,911,925.00
Investment in General Fixed Assets	0.00	0.00	0.00	0.00	0.00	41,958,312.00	0.00	41,958,312.00
Other	26,556.00	25,750.00	(611,800.00)	(6.00)	0.00	0.00	0.00	(559,500.00)
<b>Total Fund Equity &amp; Other Credits</b>	<b>53,208.00</b>	<b>1,108,965.00</b>	<b>1,273,473.00</b>	<b>(6.00)</b>	<b>0.00</b>	<b>41,958,312.00</b>	<b>0.00</b>	<b>44,393,951.00</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>53,208.00</b>	<b>1,108,965.00</b>	<b>1,273,473.00</b>	<b>(6.00)</b>	<b>0.00</b>	<b>41,958,312.00</b>	<b>23,789,944.00</b>	<b>68,183,895.00</b>

**Corkscrew Farms CDD**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 9/30/2022

001 - General Fund  
(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	(104,375.00)	0.00	104,375.00	(100)%
Operations & Maintenance-Tax Roll	<u>197,585.00</u>	<u>95,912.00</u>	<u>(101,674.00)</u>	<u>(51)%</u>
Total Revenues	<u>93,210.00</u>	<u>95,912.00</u>	<u>2,702.00</u>	<u>3 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	34,000.00	25,500.00	8,500.00	25 %
District Engineer	9,000.00	4,661.00	4,339.00	48 %
Disclosure Report	2,100.00	1,875.00	225.00	11 %
Trustee Fees	10,700.00	10,698.00	2.00	0 %
Auditing Services	6,100.00	6,658.00	(558.00)	(9)%
Postage, Phone, Faxes, Copies	150.00	32.00	118.00	79 %
Public Officials Insurance	2,500.00	2,563.00	(63.00)	(3)%
Legal Advertising	200.00	2,463.00	(2,263.00)	(1,131)%
Bank Fees	100.00	0.00	100.00	100 %
Dues, Licenses, & Fees	260.00	1,500.00	(1,240.00)	(477)%
Web Administration	1,500.00	1,125.00	375.00	25 %
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	9,600.00	3,010.00	8,060.00	84 %
Other Physical Environment				
Property & Casualty Insurance	13,000.00	7,772.00	5,228.00	40 %
Reserves				
Undesignated Reserves	<u>2,500.00</u>	<u>0.00</u>	<u>2,500.00</u>	<u>100 %</u>
Total Expenditures	<u>93,210.00</u>	<u>69,356.00</u>	<u>23,854.00</u>	<u>26 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>26,556.00</u>	<u>26,556.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	24,283.00	24,283.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>50,839.00</u>	<u>50,839.00</u>	<u>0 %</u>

**Corkscrew Farms CDD**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 9/30/2022

200 - Debt Service Fund - Series 2016  
(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>
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	837,825.00	757,428.00	(80,397.00)	(10)%
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>1,293.00</u>	<u>1,293.00</u>	<u>0 %</u>
Total Revenues	<u>837,825.00</u>	<u>758,720.00</u>	<u>(79,105.00)</u>	<u>(9)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest	582,825.00	508,488.00	74,338.00	13 %
Principal	<u>255,000.00</u>	<u>225,000.00</u>	<u>30,000.00</u>	<u>12 %</u>
Total Expenditures	<u>837,825.00</u>	<u>733,488.00</u>	<u>104,338.00</u>	<u>12 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interest Earnings	<u>0.00</u>	<u>518.00</u>	<u>518.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>518.00</u>	<u>518.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>25,750.00</u>	<u>25,750.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	1,083,214.00	1,083,214.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>1,108,965.00</u>	<u>1,108,965.00</u>	<u>0 %</u>

**Corkscrew Farms CDD**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 9/30/2022

201 - Debt Service Fund - Series 2017  
(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>
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assessments-Tax Roll	1,408,088.00	941,213.00	(466,875.00)	(33)%
Debt Service Prepayments	0.00	1,085,669.00	1,085,669.00	0 %
Debt Service Assessments-Off Roll	0.00	72,264.00	72,264.00	0 %
Interest Earnings				
Interest Earnings	0.00	1,456.00	1,456.00	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0.00	205,000.00	205,000.00	0 %
<b>Total Revenues</b>	<u>1,408,088.00</u>	<u>2,305,602.00</u>	<u>897,514.00</u>	<u>64 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Debt Service Prepayments	0.00	101,223.00	(101,223.00)	0 %
Interest	1,068,088.00	761,808.00	306,280.00	29 %
Prepayment	0.00	255,000.00	(255,000.00)	0 %
Principal	340,000.00	1,800,000.00	(1,460,000.00)	(429)%
<b>Total Expenditures</b>	<u>1,408,088.00</u>	<u>2,918,031.00</u>	<u>(1,509,943.00)</u>	<u>(107)%</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interest Earnings	0.00	629.00	629.00	0 %
<b>Total Other Financing Sources</b>	<u>0.00</u>	<u>629.00</u>	<u>629.00</u>	<u>0 %</u>
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0.00</u>	<u>(611,800.00)</u>	<u>(611,800.00)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
	0.00	1,885,273.00	1,885,273.00	0 %
<b>Fund Balance, End of Period</b>	<u>0.00</u>	<u>1,273,473.00</u>	<u>1,273,473.00</u>	<u>0 %</u>

**Corkscrew Farms CDD**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 9/30/2022

300 - Capital Project Fund - Series  
2016  
(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>
Other Financing Sources				
Debt Proceeds				
Debt Service Prepayments	0.00	(6.00)	(6.00)	0 %
Total Other Financing Sources	<u>0.00</u>	<u>(6.00)</u>	<u>(6.00)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(6.00)</u>	<u>(6.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	(110,060.00)	(110,060.00)	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>(110,066.00)</u>	<u>(110,066.00)</u>	<u>0 %</u>

**Corkscrew Farms CDD**  
**Statement of Revenues Expenditures**  
From 10/1/2021 Through 9/30/2022

*301 - Capital Project Fund - Series  
2017  
(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>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0.00	0.00	0.00	0 %
Total Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer				
Interest Earnings	0.00	0.00	0.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
 Fund Balance, End of Period	 <u>0.00</u>	 <u>0.00</u>	 <u>0.00</u>	 <u>0 %</u>

Corkscrew Farms CDD  
Reconcile Cash Accounts

*Summary*  
Cash Account: 10102 Cash--Busey Operating Account  
Reconciliation ID: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked

Bank Balance	53,263.30
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	51,793.30
Balance Per Books	<u>51,793.30</u>
Unreconciled Difference	<u>0.00</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: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1027	3/4/2021	System Generated Check/Voucher	<u>1,470.00</u>	Coleman, Yovanovich & Koester, P.
Outstanding Checks/Vouchers			<u>1,470.00</u>	

Corkscrew Farms CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10102 Cash--Busey Operating Account  
Reconciliation ID: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Outstanding Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
001	9/30/2021	YE Adjustments	<u>0.00</u>
Outstanding Other Cash Items			<u>0.00</u>

Corkscrew Farms CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10102 Cash--Busey Operating Account  
Reconciliation ID: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1107	7/7/2022	System Generated Check/Voucher	3,133.98	Inframark LLC
1113	8/28/2022	System Generated Check/Voucher	560.00	Coleman, Yovanovich & Koester, P.
1114	8/28/2022	System Generated Check/Voucher	1,689.10	News-Press Media Group
1115	9/14/2022	System Generated Check/Voucher	280.00	Coleman, Yovanovich & Koester, P.
1116	9/21/2022	System Generated Check/Voucher	1,689.10	News-Press Media Group
1116	9/21/2022	System Generated Check/Voucher	(1,689.10)	News-Press Media Group
Cleared Checks/Vouchers			<u>5,663.08</u>	

Corkscrew Farms CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10102 Cash--Busey Operating Account  
Reconciliation ID: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR379	9/1/2022	September Bank Interest	<u>0.00</u>	
Cleared Deposits			<u>0.00</u>	