

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024

Prepared by:



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CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017						TOTAL
	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS							
Cash - Operating Account	\$ 47,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,325
Cash in Transit	-	-	(17,530)	-	-	-	(17,530)
Due From Other Funds	717	7,535	-	3	-	-	8,255
Investments:							
Prepayment Account	-	10,705	30,092	-	-	-	40,797
Reserve Fund	-	560,507	696,566	-	-	-	1,257,073
Revenue Fund	-	653,478	697,122	-	-	-	1,350,600
Fixed Assets							
Construction Work In Process	-	-	-	-	22,459,733	-	22,459,733
Amount Avail In Debt Services	-	-	-	-	-	4,067,671	4,067,671
Amount To Be Provided	-	-	-	-	-	19,722,272	19,722,272
TOTAL ASSETS	\$ 48,042	\$ 1,232,225	\$ 1,406,250	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 48,936,196
LIABILITIES							
Accounts Payable	\$ 3,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,232
Accrued Expenses	100	-	-	-	-	-	100
Accounts Payable - Other	3,133	-	-	-	-	-	3,133
Due to Other	1,470	-	-	-	-	-	1,470
Bonds Payable	-	-	-	-	-	23,789,944	23,789,944
Due To Other Funds	-	-	8,255	-	-	-	8,255
TOTAL LIABILITIES	7,935	-	8,255	-	-	23,789,944	23,806,134

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(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017						TOTAL
	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	1,232,225	1,397,995	-	-	-	2,630,220
Capital Projects	-	-	-	3	-	-	3
Unassigned:	40,107	-	-	-	22,459,733	(1)	22,499,839
TOTAL FUND BALANCES	40,107	1,232,225	1,397,995	3	22,459,733	(1)	25,130,062
TOTAL LIABILITIES & FUND BALANCES	\$ 48,042	\$ 1,232,225	\$ 1,406,250	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 48,936,196

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 93,210	\$ -	\$ (93,210)	0.00%
TOTAL REVENUES	93,210	-	(93,210)	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	-	10,700	0.00%
Disclosure Report	4,200	350	3,850	8.33%
District Counsel	9,500	327	9,173	3.44%
District Engineer	9,000	-	9,000	0.00%
District Manager	34,000	2,833	31,167	8.33%
Auditing Services	6,800	-	6,800	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	150	-	150	0.00%
Public Officials Insurance	3,168	3,168	-	100.00%
Legal Advertising	1,000	3,232	(2,232)	323.20%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	125	1,375	8.33%
Office Supplies	126	-	126	0.00%
Dues, Licenses, Subscriptions	1,500	490	1,010	32.67%
Total Administration	83,244	12,025	71,219	14.45%
<u>Other Physical Environment</u>				
Insurance -Property & Casualty	9,736	13,497	(3,761)	138.63%
Total Other Physical Environment	9,736	13,497	(3,761)	138.63%
<u>Reserves</u>				
Reserve - Undesignated	230	-	230	0.00%
Total Reserves	230	-	230	0.00%
TOTAL EXPENDITURES & RESERVES	93,210	25,522	67,688	27.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(25,522)	(25,522)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,629		
FUND BALANCE, ENDING		\$ 40,107		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
Series 2016 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,753	\$ 4,753	0.00%
Special Assmnts- Tax Collector	738,525	-	(738,525)	0.00%
TOTAL REVENUES	738,525	4,753	(733,772)	0.64%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	-	265,000	0.00%
Interest Expense	473,525	-	473,525	0.00%
Total Debt Service	738,525	-	738,525	0.00%
TOTAL EXPENDITURES	738,525	-	738,525	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	4,753	4,753	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 1,232,225		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
Series 2017 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,526	\$ 5,526	0.00%
Special Assmnts- Tax Collector	918,294	-	(918,294)	0.00%
TOTAL REVENUES	918,294	5,526	(912,768)	0.60%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	-	260,000	0.00%
Interest Expense	658,294	-	658,294	0.00%
Total Debt Service	918,294	-	918,294	0.00%
TOTAL EXPENDITURES	918,294	-	918,294	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	5,526	5,526	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,392,469		
FUND BALANCE, ENDING		\$ 1,397,995		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
Series 2017 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		3		
FUND BALANCE, ENDING		<u>\$ 3</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		22,459,733		
FUND BALANCE, ENDING		<u>\$ 22,459,733</u>		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 2024
General Long-Term Debt Fund (950)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1)		
FUND BALANCE, ENDING		<u>\$ (1)</u>		

Bank Account Statement

Corkscrew Farms CDD

Bank Account No. 5580
Statement No. 10_24

Statement Date 10/31/2024

G/L Account No. 101001 Balance	47,325.46	Statement Balance	68,974.62
		Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
Subtotal	47,325.46	Subtotal	69,994.04
Negative Adjustments	0.00	Outstanding Checks	-22,668.58
Ending G/L Balance	47,325.46	Ending Balance	47,325.46

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/31/2024		JE000335	Interest Receivable	4,166.83	4,166.83	0.00
10/31/2024		JE000336	Excess Fees	494.46	494.46	0.00
Total Deposits				4,661.29	4,661.29	0.00
Checks						
10/23/2024	Payment	100004	Inv: 0006646447	-1,694.00	-1,694.00	0.00
10/23/2024	Payment	100005	Inv: 60202284919	-315.00	-315.00	0.00
10/23/2024	Payment	100007	Inv: 132396	-3,308.33	-3,308.33	0.00
Total Checks				-5,317.33	-5,317.33	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
10/22/2024	Payment	1199	Check for Vendor V00003			-175.00
10/23/2024	Payment	100006	Inv: 73, Inv: 74			-1,020.25
10/30/2024	Payment	1200	Check for Vendor V00006			-16,665.00
10/31/2024	Payment	100008	Inv: INV-11563			-1,500.00
10/31/2024	Payment	100009	Inv: 135953			-3,308.33
Total Outstanding Checks						-22,668.58
Outstanding Deposits						
05/20/2024	Payment	BD00001	Deposit No. BD00001			1,019.42
Total Outstanding Deposits						1,019.42