

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
Nov 30, 2024

Prepared by:



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CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2016		SERIES 2017		SERIES 2017	GENERAL	GENERAL	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	PROJECTS FUND	CAPITAL	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 260,633	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 260,633
Due From Other Funds	-	102,656	109,947	3	-	-	-	212,606
Investments:								
Prepayment Account	-	746	206	-	-	-	-	952
Reserve Fund	-	562,648	699,226	-	-	-	-	1,261,874
Revenue Fund	-	159,270	115,624	-	-	-	-	274,894
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	\$ 260,633	\$ 825,320	\$ 925,003	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 48,260,635	
LIABILITIES								
Accounts Payable	\$ 6,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,839
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	212,606	-	-	-	-	-	-	212,606
TOTAL LIABILITIES	224,148	-	-	-	-	-	23,789,944	24,014,092

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As of November 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2017	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND			
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	825,320	925,003	-	-	-	1,750,323
Capital Projects	-	-	-	3	-	-	3
Unassigned:	36,485	-	-	-	22,459,733	(1)	22,496,217
TOTAL FUND BALANCES	36,485	825,320	925,003	3	22,459,733	(1)	24,246,543
TOTAL LIABILITIES & FUND BALANCES	\$ 260,633	\$ 825,320	\$ 925,003	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 48,260,635

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ 11,965	\$ (81,245)	12.84%
TOTAL REVENUES	93,210	11,965	(81,245)	12.84%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	5,241	5,459	48.98%
Disclosure Report	4,200	700	3,500	16.67%
District Counsel	9,500	366	9,134	3.85%
District Engineer	9,000	-	9,000	0.00%
District Manager	34,000	5,867	28,133	17.26%
Auditing Services	6,800	6,800	-	100.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	150	1	149	0.67%
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	250	1,250	16.67%
Office Supplies	126	-	126	0.00%
Dues, Licenses, Subscriptions	1,500	490	1,010	32.67%
Total Administration	83,244	27,615	55,629	33.17%
<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	41,112	52,098	44.11%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(29,147)	(29,147)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,632		
FUND BALANCE, ENDING		\$ 36,485		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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	\$ -	\$ 9,421	\$ 9,421	0.00%
Special Assmnts- Tax Collector	738,525	95,121	(643,404)	12.88%
TOTAL REVENUES	738,525	104,542	(633,983)	14.16%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	265,000	-	100.00%
Interest Expense	473,525	241,694	231,831	51.04%
Total Debt Service	738,525	506,694	231,831	68.61%
TOTAL EXPENDITURES	738,525	506,694	231,831	68.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(402,152)	(402,152)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 825,320		

ERROR MESSAGE! - THIS REPORT CONTAINS A FORMULA ERROR

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2024

Series 2017 Debt Service Fund (201)

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 28,482	\$ 28,482	0.00%
Special Assmnts- Tax Collector	918,294	118,202	(800,092)	12.87%
TOTAL REVENUES	918,294	146,684	(771,610)	15.97%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	280,000	(20,000)	107.69%
Interest Expense	658,294	334,150	324,144	50.76%
Total Debt Service	918,294	614,150	304,144	66.88%
TOTAL EXPENDITURES	918,294	614,150	304,144	66.88%
Excess (deficiency) of revenues Over (under) expenditures	-	(467,466)	(467,466)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,392,469		
FUND BALANCE, ENDING		\$ 925,003		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 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 November 30, 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 November 30, 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

Monday, December 9, 2024

Corkscrew Farms CDD

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Bank Account No. 5580
Statement No. 11_24

Statement Date 11/30/2024

G/L Account No. 101001 Balance	260,632.84	Statement Balance	260,633.67
		Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
Subtotal	260,632.84	Subtotal	261,653.09
Negative Adjustments	0.00	Outstanding Checks	-1,020.25
Ending G/L Balance	260,632.84	Ending Balance	260,632.84

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
11/26/2024		JE000342	Debt service/ Tax revenue	211,377.50	211,377.50	0.00
11/12/2024		JE000343	Debt service/ Tax revenue	13,911.11	13,911.11	0.00
Total Deposits				225,288.61	225,288.61	0.00
Checks						
10/22/2024	Payment	1199	Check for Vendor V00003	-175.00	-175.00	0.00
10/30/2024	Payment	1200	Check for Vendor V00006	-16,665.00	-16,665.00	0.00
10/31/2024	Payment	100008	Inv: INV-11563	-1,500.00	-1,500.00	0.00
10/31/2024	Payment	100009	Inv: 135953	-3,308.33	-3,308.33	0.00
11/11/2024	Payment	1201	Check for Vendor V00024	-3,232.27	-3,232.27	0.00
11/11/2024	Payment	1202	Check for Vendor V00018	-3,308.33	-3,308.33	0.00
11/11/2024	Payment	1203	Check for Vendor V00026	-200.00	-200.00	0.00
11/11/2024	Payment	1204	Check for Vendor V00019	-5,240.63	-5,240.63	0.00
Total Checks				-33,629.56	-33,629.56	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
10/23/2024	Payment	100006	Inv: 73, Inv: 74			-1,020.25
Total Outstanding Checks						-1,020.25
Outstanding Deposits						
05/20/2024	Payment	BD00001	Deposit No. BD00001			1,019.42
Total Outstanding Deposits						1,019.42