

# **Corkscrew Farms Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2024

Prepared by:



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**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2024

*(In Whole Numbers)*

| ACCOUNT DESCRIPTION           | SERIES 2016         |                     | SERIES 2017         |                       | SERIES 2017          |                             | GENERAL     |             | TOTAL                |
|-------------------------------|---------------------|---------------------|---------------------|-----------------------|----------------------|-----------------------------|-------------|-------------|----------------------|
|                               | GENERAL FUND        | DEBT SERVICE FUND   | DEBT SERVICE FUND   | CAPITAL PROJECTS FUND | FIXED ASSETS FUND    | GENERAL LONG-TERM DEBT FUND |             |             |                      |
| <b>ASSETS</b>                 |                     |                     |                     |                       |                      |                             |             |             |                      |
| Cash - Operating Account      | \$ 1,653,426        | \$ -                | \$ -                | \$ -                  | \$ -                 | \$ -                        | \$ -        | \$ -        | 1,653,426            |
| Due From Other Funds          | -                   | 695,673             | 846,857             | 3                     | -                    | -                           | -           | -           | 1,542,533            |
| Investments:                  |                     |                     |                     |                       |                      |                             |             |             |                      |
| Prepayment Account            | -                   | 10,085              | 12,569              | -                     | -                    | -                           | -           | -           | 22,654               |
| Reserve Fund                  | -                   | 553,313             | 686,864             | -                     | -                    | -                           | -           | -           | 1,240,177            |
| Revenue Fund                  | -                   | 159,834             | 116,034             | -                     | -                    | -                           | -           | -           | 275,868              |
| 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           |
| <b>TOTAL ASSETS</b>           | <b>\$ 1,653,426</b> | <b>\$ 1,418,905</b> | <b>\$ 1,662,324</b> | <b>\$ 3</b>           | <b>\$ 22,459,733</b> | <b>\$ 23,789,943</b>        | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 50,984,334</b> |

**CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2024

*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | GENERAL<br>FUND     | SERIES 2016<br>DEBT SERVICE<br>FUND | SERIES 2017<br>DEBT SERVICE<br>FUND | SERIES 2017                 | GENERAL<br>FIXED ASSETS<br>FUND | GENERAL<br>LONG-TERM<br>DEBT FUND | TOTAL                |
|--|---------------------|-------------------------------------|-------------------------------------|-----------------------------|---------------------------------|-----------------------------------|----------------------|
|  |                     |                                     |                                     | CAPITAL<br>PROJECTS<br>FUND |                                 |                                   |                      |
| <b><u>LIABILITIES</u></b>                    |                     |                                     |                                     |                             |                                 |                                   |                      |
| Accounts Payable                             | \$ -                | \$ -                                | \$ -                                | \$ -                        | \$ -                            | \$ -                              | \$ -                 |
| 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                           | 1,542,533           | -                                   | -                                   | -                           | -                               | -                                 | 1,542,533            |
| <b>TOTAL LIABILITIES</b>                     | <b>1,547,236</b>    | <b>-</b>                            | <b>-</b>                            | <b>-</b>                    | <b>-</b>                        | <b>23,789,944</b>                 | <b>25,337,180</b>    |
| <b><u>FUND BALANCES</u></b>                  |                     |                                     |                                     |                             |                                 |                                   |                      |
| Restricted for:                              |                     |                                     |                                     |                             |                                 |                                   |                      |
| Debt Service                                 | -                   | 1,418,905                           | 1,662,324                           | -                           | -                               | -                                 | 3,081,229            |
| Capital Projects                             | -                   | -                                   | -                                   | 3                           | -                               | -                                 | 3                    |
| Unassigned:                                  | 106,190             | -                                   | -                                   | -                           | 22,459,733                      | (1)                               | 22,565,922           |
| <b>TOTAL FUND BALANCES</b>                   | <b>106,190</b>      | <b>1,418,905</b>                    | <b>1,662,324</b>                    | <b>3</b>                    | <b>22,459,733</b>               | <b>(1)</b>                        | <b>25,647,154</b>    |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 1,653,426</b> | <b>\$ 1,418,905</b>                 | <b>\$ 1,662,324</b>                 | <b>\$ 3</b>                 | <b>\$ 22,459,733</b>            | <b>\$ 23,789,943</b>              | <b>\$ 50,984,334</b> |

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

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                       |                             |                        |                             |  |
| Special Assmnts- Tax Collector               | \$ 93,210                   | \$ 86,561              | \$ (6,649)                  | 92.87%                                 |
| <b>TOTAL REVENUES</b>                        | <b>93,210</b>               | <b>86,561</b>          | <b>(6,649)</b>              | <b>92.87%</b>                          |
| <b><u>EXPENDITURES</u></b>                   |                             |                        |                             |  |
| <b><u>Administration</u></b>                 |                             |                        |                             |  |
| ProfServ-Trustee Fees                        | 10,700                      | 5,241                  | 5,459                       | 48.98%                                 |
| Disclosure Report                            | 4,200                       | 1,050                  | 3,150                       | 25.00%                                 |
| District Counsel                             | 9,500                       | 620                    | 8,880                       | 6.53%                                  |
| District Engineer                            | 9,000                       | -                      | 9,000                       | 0.00%                                  |
| District Manager                             | 34,000                      | 8,700                  | 25,300                      | 25.59%                                 |
| Auditing Services                            | 6,800                       | 6,800                  | -                           | 100.00%                                |
| Website Compliance                           | 1,500                       | 1,500                  | -                           | 100.00%                                |
| Postage, Phone, Faxes, Copies                | 150                         | 3                      | 147                         | 2.00%                                  |
| Public Officials Insurance                   | 3,168                       | 3,168                  | -                           | 100.00%                                |
| Legal Advertising                            | 1,000                       | 4,557                  | (3,557)                     | 455.70%                                |
| Bank Fees                                    | 100                         | -                      | 100                         | 0.00%                                  |
| Website Administration                       | 1,500                       | 375                    | 1,125                       | 25.00%                                 |
| Office Supplies                              | 126                         | -                      | 126                         | 0.00%                                  |
| Dues, Licenses, Subscriptions                | 1,500                       | 490                    | 1,010                       | 32.67%                                 |
| <b>Total Administration</b>                  | <b>83,244</b>               | <b>32,504</b>          | <b>50,740</b>               | <b>39.05%</b>                          |
| <b><u>Other Physical Environment</u></b>     |                             |                        |                             |  |
| Insurance -Property & Casualty               | 9,736                       | 13,497                 | (3,761)                     | 138.63%                                |
| <b>Total Other Physical Environment</b>      | <b>9,736</b>                | <b>13,497</b>          | <b>(3,761)</b>              | <b>138.63%</b>                         |
| <b><u>Reserves</u></b>                       |                             |                        |                             |  |
| Reserve - Undesignated                       | 230                         | -                      | 230                         | 0.00%                                  |
| <b>Total Reserves</b>                        | <b>230</b>                  | <b>-</b>               | <b>230</b>                  | <b>0.00%</b>                           |
| <b>TOTAL EXPENDITURES &amp; RESERVES</b>     | <b>93,210</b>               | <b>46,001</b>          | <b>47,209</b>               | <b>49.35%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 40,560                 | 40,560                      | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b> |                             | <b>65,630</b>          |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 106,190</b>      |                             |  |

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

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL     | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|----------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                                       |                             |                            |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 9,988                   | \$ 9,988                    | 0.00%                                  |
| Special Assmnts- Tax Collector                               | 738,525                     | 688,139                    | (50,386)                    | 93.18%                                 |
| <b>TOTAL REVENUES</b>  | <b>738,525</b>              | <b>698,127</b>             | <b>(40,398)</b>             | <b>94.53%</b>                          |
| <b><u>EXPENDITURES</u></b>                                   |                             |                            |                             |  |
| <b><u>Debt Service</u></b>                                   |                             |                            |                             |  |
| Principal Debt Retirement                                    | 265,000                     | 265,000                    | -                           | 100.00%                                |
| Interest Expense   | 473,525                     | 241,694                    | 231,831                     | 51.04%                                 |
| <b>Total Debt Service</b>                                    | <b>738,525</b>              | <b>506,694</b>             | <b>231,831</b>              | <b>68.61%</b>                          |
| <b>TOTAL EXPENDITURES</b>                                    | <b>738,525</b>              | <b>506,694</b>             | <b>231,831</b>              | <b>68.61%</b>                          |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 191,433                    | 191,433                     | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>                 |                             | <b>1,227,472</b>           |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b><u>\$ 1,418,905</u></b> |                             |  |

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

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL     | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|----------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                                       |                             |                            |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 28,893                  | \$ 28,893                   | 0.00%                                  |
| Special Assmnts- Tax Collector                               | 918,294                     | 855,112                    | (63,182)                    | 93.12%                                 |
| <b>TOTAL REVENUES</b>  | <b>918,294</b>              | <b>884,005</b>             | <b>(34,289)</b>             | <b>96.27%</b>                          |
| <b><u>EXPENDITURES</u></b>                                   |                             |                            |                             |  |
| <b><u>Debt Service</u></b>                                   |                             |                            |                             |  |
| Principal Debt Retirement                                    | 260,000                     | 280,000                    | (20,000)                    | 107.69%                                |
| Interest Expense   | 658,294                     | 334,150                    | 324,144                     | 50.76%                                 |
| <b>Total Debt Service</b>                                    | <b>918,294</b>              | <b>614,150</b>             | <b>304,144</b>              | <b>66.88%</b>                          |
| <b>TOTAL EXPENDITURES</b>                                    | <b>918,294</b>              | <b>614,150</b>             | <b>304,144</b>              | <b>66.88%</b>                          |
| Excess (deficiency) of revenues<br>Over (under) expenditures | -                           | 269,855                    | 269,855                     | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>                 |                             | <b>1,392,469</b>           |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b><u>\$ 1,662,324</u></b> |                             |  |

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

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

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

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



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

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

# Bank Account Statement

Wednesday, January 8, 2025

Corkscrew Farms CDD

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**Bank Account No.** 5580  
**Statement No.** 12\_24

**Statement Date** 12/31/2024

|                                       |              |                             |              |
|---------------------------------------|--------------|-----------------------------|--------------|
| <b>G/L Account No. 101001 Balance</b> | 1,653,426.10 | <b>Statement Balance</b>    | 1,661,808.69 |
|                                       |              | <b>Outstanding Deposits</b> | 1,019.42     |
| <b>Positive Adjustments</b>           | 0.00         |                             |              |
| <b>Subtotal</b>                       | 1,653,426.10 | <b>Subtotal</b>             | 1,662,828.11 |
| <b>Negative Adjustments</b>           | 0.00         | <b>Outstanding Checks</b>   | -9,402.01    |
| <b>Ending G/L Balance</b>             | 1,653,426.10 | <b>Ending Balance</b>       | 1,653,426.10 |

| Posting Date                      | Document Type | Document No. | Description              | Amount       | Cleared Amount | Difference |
|-----------------------------------|---------------|--------------|--------------------------|--------------|----------------|------------|
| <b>Deposits</b>                   |               |              |                          |              |                |            |
| 12/08/2024                        |               | JE000369     | Tax Revenue/Debt Service | 1,307,229.48 | 1,307,229.48   | 0.00       |
| 12/23/2024                        |               | JE000370     | Tax Revenue/Debt Service | 97,293.06    | 97,293.06      | 0.00       |
| <b>Total Deposits</b>             |               |              |                          | 1,404,522.54 | 1,404,522.54   | 0.00       |
| <b>Checks</b>                     |               |              |                          |              |                |            |
| 12/06/2024                        | Payment       | 100011       | Inv: 137438, Inv: 138997 | -3,309.02    | -3,309.02      | 0.00       |
| 12/06/2024                        | Payment       | 100012       | Inv: 75                  | -38.50       | -38.50         | 0.00       |
| <b>Total Checks</b>               |               |              |                          | -3,347.52    | -3,347.52      | 0.00       |
| <b>Adjustments</b>                |               |              |                          |              |                |            |
| <b>Total Adjustments</b>          |               |              |                          |              |                |            |
| <b>Outstanding Checks</b>         |               |              |                          |              |                |            |
| 10/23/2024                        | Payment       | 100006       | Inv: 73, Inv: 74         |              |                | -1,020.25  |
| 12/06/2024                        | Payment       | 100010       | Inv: 26246               |              |                | -6,800.00  |
| 12/23/2024                        | Payment       | 100013       | Inv: 76                  |              |                | -254.00    |
| 12/23/2024                        | Payment       | 100014       | Inv: 012688              |              |                | -1,325.00  |
| 12/24/2024                        | Payment       | 100015       | Inv: 139836              |              |                | -2.76      |
| <b>Total Outstanding Checks</b>   |               |              |                          |              |                | -9,402.01  |
| <b>Outstanding Deposits</b>       |               |              |                          |              |                |            |
| 05/20/2024                        | Payment       | BD00001      | Deposit No. BD00001      |              |                | 1,019.42   |
| <b>Total Outstanding Deposits</b> |               |              |                          |              |                | 1,019.42   |