

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



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CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
 As of January 31, 2025
(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			
ASSETS									
Cash - Operating Account	\$ 108,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	108,878
Cash in Transit	-	705,652	876,874	-	-	-	-	-	1,582,526
Due From Other Funds	717	7,535	-	3	-	-	-	-	8,255
Investments:									
Prepayment Account	-	10,109	12,598	-	-	-	-	-	22,707
Reserve Fund	-	554,984	688,937	-	-	-	-	-	1,243,921
Revenue Fund	-	842,666	964,258	-	-	-	-	-	1,806,924
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	\$ 109,595	\$ 2,120,946	\$ 2,542,667	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ -	\$ -	\$ 51,022,887
LIABILITIES									
Accounts Payable	\$ 3,224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,224
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	7,927	-	8,255	-	-	23,789,944	-	-	23,806,126

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2025

(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	-	2,120,946	2,534,412	-	-	-	4,655,358
Capital Projects	-	-	-	3	-	-	3
Unassigned:	101,668	-	-	-	22,459,733	(1)	22,561,400
TOTAL FUND BALANCES	101,668	2,120,946	2,534,412	3	22,459,733	(1)	27,216,761
TOTAL LIABILITIES & FUND BALANCES	\$ 109,595	\$ 2,120,946	\$ 2,542,667	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 51,022,887

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ 88,764	\$ (4,446)	95.23%
TOTAL REVENUES	93,210	88,764	(4,446)	95.23%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	10,700	5,241	5,459	48.98%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	9,500	812	8,688	8.55%
District Engineer	9,000	3,224	5,776	35.82%
District Manager	34,000	11,533	22,467	33.92%
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	500	1,000	33.33%
Office Supplies	126	-	126	0.00%
Dues, Licenses, Subscriptions	1,500	490	1,010	32.67%
Total Administration	83,244	39,228	44,016	47.12%
<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	52,725	40,485	56.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	36,039	36,039	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,629		
FUND BALANCE, ENDING		\$ 101,668		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 12,251	\$ 12,251	0.00%
Special Assmnts- Tax Collector	738,525	705,652	(32,873)	95.55%
Special Assmnts- CDD Collected	-	682,265	682,265	0.00%
TOTAL REVENUES	738,525	1,400,168	661,643	189.59%
<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	-	893,474	893,474	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 2,120,946		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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	\$ -	\$ 31,406	\$ 31,406	0.00%
Special Assmnts- Tax Collector	918,294	876,874	(41,420)	95.49%
Special Assmnts- CDD Collected	-	847,813	847,813	0.00%
TOTAL REVENUES	918,294	1,756,093	837,799	191.23%
<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	-	1,141,943	1,141,943	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,392,469		
FUND BALANCE, ENDING		\$ 2,534,412		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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 January 31, 2025
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 January 31, 2025
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

Wednesday, February 5, 2025

Corkscrew Farms CDD

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Bank Account No. 5580
Statement No. 01_25

Statement Date 01/31/2025

G/L Account No. 101001 Balance	108,877.65	Statement Balance	161,518.55
		Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
Subtotal	108,877.65	Subtotal	162,537.97
Negative Adjustments	0.00	Outstanding Checks	-53,660.32
Ending G/L Balance	108,877.65	Ending Balance	108,877.65

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/15/2025		JE000381	Special Assmnts- Tax Collector	Lee County tax Revenue	41,478.23	41,478.23	0.00
Total Deposits					41,478.23	41,478.23	0.00
Checks							
							0.00
12/06/2024	Payment	100010	GRAU AND ASSOCIATES	Inv: 26246	-6,800.00	-6,800.00	0.00
12/23/2024	Payment	100013	COLEMAN, YOVANOVICH	Inv: 76	-254.00	-254.00	0.00
12/23/2024	Payment	100014	LEE COUNTY PROPERTY APPRAISER	Inv: 012688	-1,325.00	-1,325.00	0.00
12/24/2024	Payment	100015	INFRAMARK LLC	Inv: 139836	-2.76	-2.76	0.00
01/08/2025	Payment	1205	CORKSCREW FARMS CDD	Check for Vendor V00014	-1,530,078.28	-1,530,078.28	0.00
01/21/2025	Payment	100016	INFRAMARK LLC	Inv: 141017	-3,308.33	-3,308.33	0.00
Total Checks					-1,541,768.37	-1,541,768.37	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
10/23/2024	Payment	100006	COLEMAN, YOVANOVICH	Inv: 73, Inv: 74			-1,020.25
01/21/2025	Payment	100017	COLEMAN, YOVANOVICH	Inv: 77			-192.50
01/21/2025	Payment	1206	CORKSCREW FARMS CDD	Check for Vendor V00014			-39,275.29
01/30/2025	Payment	1208	CORKSCREW FARMS CDD	Check for Vendor V00014			-13,172.28
Total Outstanding Checks							-53,660.32
Outstanding Deposits							

Bank Account Statement

Wednesday, February 5, 2025

Corkscrew Farms CDD

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Bank Account No. 5580

Statement No. 01_25

Statement Date

01/31/2025

05/20/2024 Payment BD00001

Deposit No. BD00001

1,019.42

Total Outstanding Deposits

1,019.42