

Corkscrew Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:



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CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 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	\$ 103,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,596
Cash in Transit	-	705,652	876,874	-	-	-	-	-	1,582,526
Due From Other Funds	717	7,535	-	3	-	-	-	-	8,255
Investments:									
Prepayment Account	-	143	2,641	-	-	-	-	-	2,784
Reserve Fund	-	556,910	691,328	-	-	-	-	-	1,248,238
Revenue Fund	-	884,297	1,015,737	-	-	-	-	-	1,900,034
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	\$ 104,313	\$ 2,154,537	\$ 2,586,580	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ -	\$ -	\$ 51,095,109
LIABILITIES									
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	-	-	8,255	-	-	-	-	-	8,255
TOTAL LIABILITIES	4,703	-	8,255	-	-	23,789,944	-	-	23,802,902

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT

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 As of February 28, 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	-	2,154,537	2,578,325	-	-	-	4,732,862
Capital Projects	-	-	-	3	-	-	3
Unassigned:	99,610	-	-	-	22,459,733	(1)	22,559,342
TOTAL FUND BALANCES	99,610	2,154,537	2,578,325	3	22,459,733	(1)	27,292,207
TOTAL LIABILITIES & FUND BALANCES	\$ 104,313	\$ 2,154,537	\$ 2,586,580	\$ 3	\$ 22,459,733	\$ 23,789,943	\$ 51,095,109

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ 90,921	\$ (2,289)	97.54%
TOTAL REVENUES	93,210	90,921	(2,289)	97.54%
<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	1,719	7,781	18.09%
District Engineer	9,000	3,224	5,776	35.82%
District Manager	34,000	14,842	19,158	43.65%
Auditing Services	6,800	6,800	-	100.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	150	4	146	2.67%
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	43,445	39,799	52.19%
<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	56,942	36,268	61.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	33,979	33,979	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		65,631		
FUND BALANCE, ENDING		\$ 99,610		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 15,432	\$ 15,432	0.00%
Special Assmnts- Tax Collector	738,525	722,800	(15,725)	97.87%
Special Assmnts- CDD Collected	-	705,652	705,652	0.00%
TOTAL REVENUES	738,525	1,443,884	705,359	195.51%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	265,000	275,000	(10,000)	103.77%
Interest Expense	473,525	241,819	231,706	51.07%
Total Debt Service	738,525	516,819	221,706	69.98%
TOTAL EXPENDITURES	738,525	516,819	221,706	69.98%
Excess (deficiency) of revenues Over (under) expenditures	-	927,065	927,065	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,227,472		
FUND BALANCE, ENDING		\$ 2,154,537		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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	\$ -	\$ 17,546	\$ 17,546	0.00%
Special Assmnts- Tax Collector	918,294	898,184	(20,110)	97.81%
Special Assmnts- CDD Collected	-	876,874	876,874	0.00%
TOTAL REVENUES	918,294	1,792,604	874,310	195.21%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	260,000	290,000	(30,000)	111.54%
Interest Expense	658,294	334,278	324,016	50.78%
Total Debt Service	918,294	624,278	294,016	67.98%
TOTAL EXPENDITURES	918,294	624,278	294,016	67.98%
Excess (deficiency) of revenues Over (under) expenditures	-	1,168,326	1,168,326	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,409,999		
FUND BALANCE, ENDING		\$ 2,578,325		

CORKSCREW FARMS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 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>		

Bank Account Statement

Monday, March 10, 2025

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Corkscrew Farms CDD

Bank Account No. 5580

Statement No. 02_25

Statement Date

02/28/2025

G/L Account No. 101001 Balance	103,595.72	Statement Balance	108,004.38
		Outstanding Deposits	1,019.42
Positive Adjustments	0.00		
Subtotal	103,595.72	Subtotal	109,023.80
Negative Adjustments	0.00	Outstanding Checks	-5,428.08
Ending G/L Balance	103,595.72	Ending Balance	103,595.72

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/07/2025	Payment	BD00002	Special Assmnts-Tax Collector	Deposit No. BD00002	40,615.89	40,615.89	0.00
Total Deposits					40,615.89	40,615.89	0.00
Checks							
							0.00
01/21/2025	Payment	1206	CORKSCREW FARMS CDD	Check for Vendor V00014	-39,275.29	-39,275.29	0.00
01/30/2025	Payment	1208	CORKSCREW FARMS CDD	Check for Vendor V00014	-13,172.28	-13,172.28	0.00
02/05/2025	Payment	100018	BARRACO AND ASSOCIATES	Inv: 28123	-3,223.75	-3,223.75	0.00
02/18/2025	Payment	1209	CORKSCREW FARMS CDD	Check for Vendor V00014	-38,458.74	-38,458.74	0.00
Total Checks					-94,130.06	-94,130.06	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
02/27/2025	Payment	100019	COLEMAN, YOVANOVICH	Inv: 78			-906.25
02/27/2025	Payment	100020	INFRAMARK LLC	Inv: 142782, Inv: 143781			-3,309.08
Total Outstanding Checks							-5,428.08
Outstanding Deposits							
05/20/2024	Payment	BD00001		Deposit No. BD00001			1,019.42
Total Outstanding Deposits							1,019.42