

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2023

Prepared by:



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TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2020							TOTAL
	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS								
Cash - Operating Account	\$ 255,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	255,739
Cash in Transit	-	-	904	-	-	-	-	904
Accounts Receivable - Other	16	-	-	-	-	-	-	16
Due From Other Funds	-	3,951	202	-	-	-	-	4,153
Investments:								
Acquisition & Construction Account	-	-	-	15	-	-	-	15
Prepayment Account	-	206	-	-	-	-	-	206
Reserve Fund	-	232,898	5,000	-	-	-	-	237,898
Revenue Fund	-	487,808	24,587	-	-	-	-	512,395
Deposits	4,820	-	-	-	-	-	-	4,820
Fixed Assets								
Construction Work In Process	-	-	-	-	6,774,838	-	-	6,774,838
Amount Avail In Debt Services	-	-	-	-	-	311,222	-	311,222
Amount To Be Provided	-	-	-	-	-	6,692,310	-	6,692,310
TOTAL ASSETS	\$ 260,575	\$ 724,863	\$ 30,693	\$ 15	\$ 6,774,838	\$ 7,003,532	\$ -	\$ 14,794,516
LIABILITIES								
Accounts Payable	\$ 24,428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,428
Accounts Payable - Other	7	-	-	-	-	-	-	7
Due To Developer	5,252	-	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	7,003,531	-	7,003,531
Due To Other Funds	4,153	-	-	-	-	-	-	4,153
TOTAL LIABILITIES	33,840	-	-	-	-	7,003,531	-	7,037,371

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

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As of February 28, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	724,863	30,693	-	-	-	755,556
Capital Projects	-	-	-	15	-	-	15
Unassigned:	226,735	-	-	-	6,774,838	1	7,001,574
TOTAL FUND BALANCES	226,735	724,863	30,693	15	6,774,838	1	7,757,145
TOTAL LIABILITIES & FUND BALANCES	\$ 260,575	\$ 724,863	\$ 30,693	\$ 15	\$ 6,774,838	\$ 7,003,532	\$ 14,794,516

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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	\$ 282,395	\$ 253,962	\$ (28,433)	89.93%
Other Miscellaneous Revenues	-	125	125	0.00%
TOTAL REVENUES	282,395	254,087	(28,308)	89.98%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	8,000	1,800	6,200	22.50%
ProfServ-Trustee Fees	6,900	5,051	1,849	73.20%
Disclosure Report	4,200	3,500	700	83.33%
District Counsel	3,500	2,991	509	85.46%
District Engineer	4,000	-	4,000	0.00%
District Manager	27,000	11,250	15,750	41.67%
Auditing Services	5,700	-	5,700	0.00%
Website Compliance	1,800	1,500	300	83.33%
Annual Mailing	-	496	(496)	0.00%
Postage, Phone, Faxes, Copies	150	109	41	72.67%
Public Officials Insurance	3,007	2,694	313	89.59%
Legal Advertising	2,000	2,159	(159)	107.95%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	625	875	41.67%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	175	75	70.00%
Total Administration	68,707	32,350	36,357	47.08%
<u>Utility Services</u>				
Utility - Water	4,000	1,947	2,053	48.68%
Utility - Electric	11,000	1,011	9,989	9.19%
Utility - StreetLights	43,700	20,681	23,019	47.32%
Total Utility Services	58,700	23,639	35,061	40.27%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,500	-	2,500	0.00%
Total Garbage/Solid Waste Services	2,500	-	2,500	0.00%

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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>Other Physical Environment</u>				
Waterway Management	4,560	1,900	2,660	41.67%
ProfServ - Field Management Onsite Staff	20,000	5,000	15,000	25.00%
Field Manager	12,000	-	12,000	0.00%
Janitorial Services & Supplies	7,200	2,625	4,575	36.46%
Insurance -Property & Casualty	15,385	14,131	1,254	91.85%
R&M-Clubhouse	10,540	4,058	6,482	38.50%
R&M-Other Landscape	8,603	150	8,453	1.74%
R&M-Pools	12,900	4,605	8,295	35.70%
Landscape Maintenance	37,800	20,285	17,515	53.66%
Plant Replacement Program	1,000	-	1,000	0.00%
Mulch & Tree Trimming	6,000	-	6,000	0.00%
Miscellaneous Maintenance	10,000	5,531	4,469	55.31%
Gatehouse Repair & Maintenance	1,500	250	1,250	16.67%
Irrigation Maintenance	5,000	50	4,950	1.00%
Total Other Physical Environment	152,488	58,585	93,903	38.42%
TOTAL EXPENDITURES	282,395	114,574	167,821	40.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	139,513	139,513	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		87,222		
FUND BALANCE, ENDING		\$ 226,735		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
Series 2018 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	\$ -	\$ 12	\$ 12	0.00%
Special Assmnts- Tax Collector	464,325	488,544	24,219	105.22%
TOTAL REVENUES	464,325	488,556	24,231	105.22%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	135,000	-	100.00%
Interest Expense	329,325	167,094	162,231	50.74%
Total Debt Service	464,325	302,094	162,231	65.06%
TOTAL EXPENDITURES	464,325	302,094	162,231	65.06%
Excess (deficiency) of revenues				
Over (under) expenditures	-	186,462	186,462	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		538,401		
FUND BALANCE, ENDING		\$ 724,863		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
Series 2020 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- Tax Collector	\$ 24,375	\$ 23,555	\$ (820)	96.64%
TOTAL REVENUES	24,375	23,555	(820)	96.64%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	5,000	-	5,000	0.00%
Interest Expense	19,375	9,000	10,375	46.45%
Total Debt Service	24,375	9,000	15,375	36.92%
TOTAL EXPENDITURES	24,375	9,000	15,375	36.92%
Excess (deficiency) of revenues				
Over (under) expenditures	-	14,555	14,555	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,138		
FUND BALANCE, ENDING		\$ 30,693		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
Series 2020 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		15		
FUND BALANCE, ENDING		\$ 15		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		6,774,838		
FUND BALANCE, ENDING		<u>\$ 6,774,838</u>		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1		
FUND BALANCE, ENDING		<u>\$ 1</u>		

TIMBER CREEK CDD

Bank Reconciliation

Bank Account No. 9163 TRUIST - GF Operating
 Statement No. 02-23
 Statement Date 2/28/2023

G/L Balance (LCY)	255,738.76	Statement Balance	258,019.72
G/L Balance	255,738.76	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	258,019.72
Subtotal	255,738.76	Outstanding Checks	2,280.96
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	255,738.76	Ending Balance	255,738.76
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
1/27/2023	Payment	718	ACTION SECURITY, INC	660.00	660.00	0.00	
2/2/2023	Payment	719	TAMPA ELECTRIC	4,580.35	4,580.35	0.00	
2/3/2023	Payment	720	TIMBER CREEK CDD	15,645.78	15,645.78	0.00	
2/10/2023	Payment	721	ACTION SECURITY, INC	530.00	530.00	0.00	
2/10/2023	Payment	722	BOCC	491.89	491.89	0.00	
2/10/2023	Payment	723	HARDSCAPES 2, INC.	3,150.00	3,150.00	0.00	
2/10/2023	Payment	724	MHD COMMUNICATIONS	187.50	187.50	0.00	
2/10/2023	Payment	725	SPEAREM ENTERPRISES	650.00	650.00	0.00	
2/10/2023	Payment	726	TIMBER CREEK CDD	4,020.51	4,020.51	0.00	
2/10/2023	Payment	727	ZEBRA CLEANING TEAM	1,100.00	1,100.00	0.00	
2/16/2023	Payment	728	ACTION SECURITY, INC	125.00	125.00	0.00	
2/16/2023	Payment	729	HAWKINS SERVICE COMPANY	575.00	575.00	0.00	
2/16/2023	Payment	730	INFRAMARK LLC	5,475.00	5,475.00	0.00	
2/16/2023	Payment	731	KELLY ANN EVANS	200.00	200.00	0.00	
2/16/2023	Payment	732	NICHOLAS J. DISTER	200.00	200.00	0.00	
2/16/2023	Payment	734	STEVEN K. LUCE	200.00	200.00	0.00	
2/23/2023	Payment	735	CARLOS DE LA OSSA	200.00	200.00	0.00	
2/23/2023	Payment	737	CORNERSTONE SOLUTIONS GROUP	3,150.00	3,150.00	0.00	
2/23/2023	Payment	740	TAMPA ELECTRIC	4,682.20	4,682.20	0.00	
Total Checks				45,823.23	45,823.23	0.00	
Deposits							
2/28/2023		JE000118	Debt Service/ Tax Revenue	G/L Ac	6,014.42	6,014.42	0.00
Total Deposits				6,014.42	6,014.42	0.00	
Outstanding Checks							
11/16/2022	Payment	681	HAWKINS SERVICE COMPANY	775.00	0.00	775.00	
2/16/2023	Payment	733	RYAN MOTKO	200.00	0.00	200.00	
2/23/2023	Payment	736	CHARTER COMMUNICATIONS	197.96	0.00	197.96	
2/23/2023	Payment	738	SITEX AQUATICS	380.00	0.00	380.00	
2/23/2023	Payment	739	STRALEY ROBIN VERICKER	728.00	0.00	728.00	

TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	2,280.96		2,280.96