

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2023

Prepared by:



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TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of April 30, 2023
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018		SERIES 2020		SERIES 2020		GENERAL		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	GENERAL DEBT FUND	
ASSETS									
Cash - Operating Account	\$ 205,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 205,054
Cash in Transit	-	2,755	133	-	-	-	-	-	2,888
Due From Other Funds	-	3,964	205	-	-	-	-	-	4,169
Investments:									
Acquisition & Construction Account	-	-	-	-	17	-	-	-	17
Capitalized Interest Account	-	164,297	-	-	-	-	-	-	164,297
Interest Account	-	-	9,000	-	-	-	-	-	9,000
Prepayment Account	-	103	-	-	-	-	-	-	103
Reserve Fund	-	233,001	5,000	-	-	-	-	-	238,001
Revenue Fund	-	329,076	11,755	-	-	-	-	-	340,831
Sinking fund	-	-	5,000	-	-	-	-	-	5,000
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	\$ 209,874	\$ 733,196	\$ 31,093	\$ 17	\$ 6,774,838	\$ 7,003,532	\$ 14,752,550		
LIABILITIES									
Accounts Payable	\$ 13,405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,405
Due To Developer	5,252	-	-	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	-	7,003,531	-	7,003,531
Due To Other Funds	4,167	-	-	-	2	-	-	-	4,169
TOTAL LIABILITIES	22,824	-	-	2	-	7,003,531	7,026,357		
FUND BALANCES									
Restricted for:									
Debt Service	-	733,196	31,093	-	-	-	-	-	764,289
Capital Projects	-	-	-	15	-	-	-	-	15
Unassigned:	187,050	-	-	-	6,774,838	1	-	-	6,961,889
TOTAL FUND BALANCES	187,050	733,196	31,093	15	6,774,838	1	7,726,193		
TOTAL LIABILITIES & FUND BALANCES	\$ 209,874	\$ 733,196	\$ 31,093	\$ 17	\$ 6,774,838	\$ 7,003,532	\$ 14,752,550		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ 256,710	\$ (25,685)	90.90%
Other Miscellaneous Revenues	-	175	175	0.00%
TOTAL REVENUES	282,395	256,885	(25,510)	90.97%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	8,000	3,200	4,800	40.00%
ProfServ-Trustee Fees	6,900	7,745	(845)	112.25%
Disclosure Report	4,200	4,900	(700)	116.67%
District Counsel	3,500	3,634	(134)	103.83%
District Engineer	4,000	219	3,781	5.48%
District Manager	27,000	15,750	11,250	58.33%
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	133	17	88.67%
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	875	625	58.33%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	175	75	70.00%
Total Administration	68,707	43,480	25,227	63.28%
<u>Utility Services</u>				
Utility - Water	4,000	2,434	1,566	60.85%
Utility - Electric	11,000	3,195	7,805	29.05%
Utility - StreetLights	43,700	28,286	15,414	64.73%
Total Utility Services	58,700	33,915	24,785	57.78%
<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 April 30, 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	2,660	1,900	58.33%
ProfServ - Field Management Onsite Staff	20,000	7,000	13,000	35.00%
Field Manager	12,000	25	11,975	0.21%
Janitorial Services & Supplies	7,200	3,925	3,275	54.51%
Insurance -Property & Casualty	15,385	14,131	1,254	91.85%
R&M-Clubhouse	10,540	4,704	5,836	44.63%
R&M-Other Landscape	8,603	2,910	5,693	33.83%
R&M-Pools	12,900	9,630	3,270	74.65%
Landscape Maintenance	37,800	26,585	11,215	70.33%
Plant Replacement Program	1,000	-	1,000	0.00%
Mulch & Tree Trimming	6,000	-	6,000	0.00%
Miscellaneous Maintenance	10,000	7,722	2,278	77.22%
Gatehouse Repair & Maintenance	1,500	310	1,190	20.67%
Irrigation Maintenance	5,000	50	4,950	1.00%
Total Other Physical Environment	152,488	79,652	72,836	52.23%
TOTAL EXPENDITURES	282,395	157,047	125,348	55.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	99,838	99,838	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		87,212		
FUND BALANCE, ENDING		\$ 187,050		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 303	\$ 303	0.00%
Special Assmnts- Tax Collector	464,325	493,831	29,506	106.35%
Special Assmnts- CDD Collected	-	2,755	2,755	0.00%
TOTAL REVENUES	464,325	496,889	32,564	107.01%
<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	-	194,795	194,795	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		538,401		
FUND BALANCE, ENDING		\$ 733,196		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12	\$ 12	0.00%
Special Assmnts- Tax Collector	24,375	23,810	(565)	97.68%
Special Assmnts- CDD Collected	-	133	133	0.00%
TOTAL REVENUES	24,375	23,955	(420)	98.28%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	14,955	14,955	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,138		
FUND BALANCE, ENDING		\$ 31,093		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<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, 2022)		15		
FUND BALANCE, ENDING		<u>\$ 15</u>		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<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, 2022)		6,774,838		
FUND BALANCE, ENDING		<u>\$ 6,774,838</u>		

TIMBER CREEK CDD

Bank Reconciliation

Bank Account No. 9163 TRUIST - GF Operating
 Statement No. 4-23
 Statement Date 4/30/2023

G/L Balance (LCY)	205,054.11	Statement Balance	209,673.57
G/L Balance	205,054.11	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	209,673.57
Subtotal	205,054.11	Outstanding Checks	4,619.46
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	205,054.11	Ending Balance	205,054.11
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Checks							
3/30/2023	Payment	759	TAMPA ELECTRIC	1,518.65	1,518.65	0.00	
4/6/2023	Payment	760	BOCC	242.20	242.20	0.00	
4/6/2023	Payment	761	CORLIN SERVICES LLC	60.00	60.00	0.00	
4/6/2023	Payment	762	CORNERSTONE SOLUTIONS GROUP	3,150.00	3,150.00	0.00	
4/13/2023	Payment	763	ACTION SECURITY, INC	125.00	125.00	0.00	
4/13/2023	Payment	764	CORNERSTONE SOLUTIONS GROUP	3,150.00	3,150.00	0.00	
4/13/2023	Payment	765	INFRAMARK LLC	4,087.45	4,087.45	0.00	
4/13/2023	Payment	766	SITEX AQUATICS	380.00	380.00	0.00	
4/13/2023	Payment	767	TIMBER CREEK CDD	2,887.84	2,887.84	0.00	
4/20/2023	Payment	768	TAMPA ELECTRIC	4,549.53	4,549.53	0.00	
Total Checks				20,150.67	20,150.67	0.00	
Deposits							
4/5/2023		JE000148	Debt Service/Tax Revenue	G/L	4,320.02	4,320.02	0.00
4/11/2023		JE000149	Debt Service/Tax Revenue	G/L	20.15	20.15	0.00
4/12/2023		JE000127	CK#5156### - Pool Key	G/L	25.00	25.00	0.00
Total Deposits				4,365.17	4,365.17	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	
4/27/2023	Payment	769	CARLOS DE LA OSSA	200.00	0.00	200.00	
4/27/2023	Payment	770	CHARTER COMMUNICATIONS	197.96	0.00	197.96	
4/27/2023	Payment	771	CORNERSTONE SOLUTIONS GROUP	1,625.00	0.00	1,625.00	
4/27/2023	Payment	772	FLORIDA FOUNTAINS & EQUIPMENT LLC	171.50	0.00	171.50	
4/27/2023	Payment	773	KELLY ANN EVANS	200.00	0.00	200.00	
4/27/2023	Payment	774	NICHOLAS J. DISTER	200.00	0.00	200.00	
4/27/2023	Payment	775	RYAN MOTKO	200.00	0.00	200.00	
4/27/2023	Payment	776	SPEAREM ENTERPRISES	650.00	0.00	650.00	
4/27/2023	Payment	777	STEVEN K. LUCE	200.00	0.00	200.00	

TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	4,619.46		4,619.46