

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



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TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND			
ASSETS							
Cash - Operating Account	\$ 143,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143,083
Cash in Transit	-	2,768	133	-	-	-	2,901
Due From Other Funds	-	3,951	251	-	-	-	4,202
Investments:							
Acquisition & Construction Account	-	-	-	63	-	-	63
Prepayment Account	-	103	-	-	-	-	103
Reserve Fund	-	233,001	5,000	-	-	-	238,001
Revenue Fund	-	336,040	11,965	-	-	-	348,005
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	\$ 147,903	\$ 575,863	\$ 17,349	\$ 63	\$ 6,774,838	\$ 7,003,532	\$ 14,519,548
LIABILITIES							
Accounts Payable	\$ 14,883	\$ -	\$ -	\$ -	\$ -	\$ -	14,883
Due To Developer	5,252	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	7,003,531	7,003,531
Due To Other Funds	4,153	-	-	49	-	-	4,202
TOTAL LIABILITIES	24,288	-	-	49	-	7,003,531	7,027,868
FUND BALANCES							
Restricted for:							
Debt Service	-	575,863	17,349	-	-	-	593,212
Capital Projects	-	-	-	14	-	-	14
Unassigned:	123,615	-	-	-	6,774,838	1	6,898,454
TOTAL FUND BALANCES	123,615	575,863	17,349	14	6,774,838	1	7,491,680
TOTAL LIABILITIES & FUND BALANCES	\$ 147,903	\$ 575,863	\$ 17,349	\$ 63	\$ 6,774,838	\$ 7,003,532	\$ 14,519,548

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ 257,366	\$ (25,029)	91.14%
Other Miscellaneous Revenues	-	525	525	0.00%
TOTAL REVENUES	282,395	257,891	(24,504)	91.32%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	8,000	6,800	1,200	85.00%
ProfServ-Trustee Fees	6,900	11,785	(4,885)	170.80%
Disclosure Report	4,200	7,000	(2,800)	166.67%
District Counsel	3,500	7,809	(4,309)	223.11%
District Engineer	4,000	219	3,781	5.48%
District Manager	27,000	22,500	4,500	83.33%
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	165	(15)	110.00%
Public Officials Insurance	3,007	2,694	313	89.59%
Legal Advertising	2,000	4,256	(2,256)	212.80%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	1,489	11	99.27%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	450	(200)	180.00%
Total Administration	68,707	67,163	1,544	97.75%
<u>Utility Services</u>				
Utility - Water	4,000	3,233	767	80.83%
Utility - Electric	11,000	6,539	4,461	59.45%
Utility - StreetLights	43,700	38,705	4,995	88.57%
Total Utility Services	58,700	48,477	10,223	82.58%
<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 July 31, 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	3,800	760	83.33%
ProfServ - Field Management Onsite Staff	20,000	7,000	13,000	35.00%
Field Manager	12,000	3,025	8,975	25.21%
Janitorial Services & Supplies	7,200	5,225	1,975	72.57%
Insurance -Property & Casualty	15,385	14,131	1,254	91.85%
R&M-Clubhouse	10,540	6,323	4,217	59.99%
R&M-Other Landscape	8,603	3,260	5,343	37.89%
R&M-Pools	12,900	17,980	(5,080)	139.38%
Landscape Maintenance	37,800	36,035	1,765	95.33%
Plant Replacement Program	1,000	-	1,000	0.00%
Mulch & Tree Trimming	6,000	-	6,000	0.00%
Miscellaneous Maintenance	10,000	8,710	1,290	87.10%
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	105,849	46,639	69.41%
TOTAL EXPENDITURES	282,395	221,489	60,906	78.43%
Excess (deficiency) of revenues				
Over (under) expenditures	-	36,402	36,402	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		87,213		
FUND BALANCE, ENDING		\$ 123,615		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 5,992	\$ 5,992	0.00%
Special Assmnts- Tax Collector	464,325	495,093	30,768	106.63%
Special Assmnts- CDD Collected	-	2,768	2,768	0.00%
TOTAL REVENUES	464,325	503,853	39,528	108.51%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	135,000	-	100.00%
Interest Expense	329,325	331,391	(2,066)	100.63%
Total Debt Service	464,325	466,391	(2,066)	100.44%
TOTAL EXPENDITURES	464,325	466,391	(2,066)	100.44%
Excess (deficiency) of revenues Over (under) expenditures	-	37,462	37,462	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		538,401		
FUND BALANCE, ENDING		\$ 575,863		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	\$ -	\$ 207	\$ 207	0.00%
Special Assmnts- Tax Collector	24,375	23,871	(504)	97.93%
Special Assmnts- CDD Collected	-	133	133	0.00%
TOTAL REVENUES	24,375	24,211	(164)	99.33%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	5,000	5,000	-	100.00%
Interest Expense	19,375	18,000	1,375	92.90%
Total Debt Service	24,375	23,000	1,375	94.36%
TOTAL EXPENDITURES	24,375	23,000	1,375	94.36%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,211	1,211	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,138		
FUND BALANCE, ENDING		\$ 17,349		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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)		14		
FUND BALANCE, ENDING		<u>\$ 14</u>		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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 COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<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)		1		
FUND BALANCE, ENDING		<u>\$ 1</u>		

TIMBER CREEK CDD

Bank Reconciliation

Bank Account No. 9163 TRUIST - GF Operating
 Statement No. 07-23
 Statement Date 7/31/2023

G/L Balance (LCY)	143,082.87	Statement Balance	145,707.87
G/L Balance	143,082.87	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	145,707.87
Subtotal	143,082.87	Outstanding Checks	2,625.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	143,082.87	Ending Balance	143,082.87
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/15/2023	Payment	800	ACTION SECURITY, INC	125.00	125.00	0.00
6/15/2023	Payment	806	NICHOLAS J. DISTER	200.00	200.00	0.00
6/15/2023	Payment	810	ZEBRA CLEANING TEAM	3,300.00	3,300.00	0.00
6/29/2023	Payment	812	SPEAREM ENTERPRISES	650.00	650.00	0.00
7/6/2023	Payment	813	INFRAMARK LLC	4,325.50	4,325.50	0.00
7/13/2023	Payment	814	ACTION SECURITY, INC	125.00	125.00	0.00
7/13/2023	Payment	815	CORNERSTONE SOLUTIONS GROUP	3,150.00	3,150.00	0.00
7/13/2023	Payment	816	FLORIDA FOUNTAINS & EQUIPMENT LLC	175.00	175.00	0.00
7/13/2023	Payment	817	SITEX AQUATICS	380.00	380.00	0.00
7/13/2023	Payment	818	TIMES PUBLISHING COM	2,097.00	2,097.00	0.00
7/13/2023	Payment	819	ZEBRA CLEANING TEAM	1,100.00	1,100.00	0.00
7/31/2023	Payment	DD112	Payment of Invoice 000467	173.83	173.83	0.00
7/31/2023	Payment	DD113	Payment of Invoice 000489	197.96	197.96	0.00
7/31/2023	Payment	DD114	Payment of Invoice 000490	58.54	58.54	0.00
7/31/2023	Payment	DD115	Payment of Invoice 000491	93.77	93.77	0.00
7/31/2023	Payment	DD116	Payment of Invoice 000492	1,243.99	1,243.99	0.00
7/31/2023	Payment	DD117	Payment of Invoice 000493	3,415.68	3,415.68	0.00
7/31/2023	Payment	DD118	Payment of Invoice 000494	24.64	24.64	0.00
7/31/2023	Payment	DD119	Payment of Invoice 000495	22.31	22.31	0.00
Total Checks				20,858.22	20,858.22	0.00
Deposits						
7/24/2023		JE000209	CK#7583### - Pool Key	G/L Ac 25.00	25.00	0.00
7/24/2023		JE000210	MO##### - Pool Key	G/L Ac 25.00	25.00	0.00
7/24/2023		JE000211	MO##### - Pool Keys	G/L Ac 50.00	50.00	0.00
7/24/2023		JE000212	MO##### - Pool Key	G/L Ac 25.00	25.00	0.00
Total Deposits				125.00	125.00	0.00
Outstanding Checks						
11/16/2022	Payment	681	HAWKINS SERVICE COMPANY	775.00	0.00	775.00
7/27/2023	Payment	820	SPEAREM ENTERPRISES	650.00	0.00	650.00

TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
7/31/2023	Payment	821	CARLOS DE LA OSSA	200.00	0.00	200.00
7/31/2023	Payment	822	CLAUDE A. NEIDLINGER	200.00	0.00	200.00
7/31/2023	Payment	823	DAVID EVAN HUTCHINSON	200.00	0.00	200.00
7/31/2023	Payment	824	JAMES M. CHIN	200.00	0.00	200.00
7/31/2023	Payment	825	NICHOLAS J. DISTER	200.00	0.00	200.00
7/31/2023	Payment	826	SHERIKA DIXON	200.00	0.00	200.00
Total Outstanding Checks.....				2,625.00		2,625.00