

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:



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TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 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	\$ 118,702	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,702
Cash in Transit	-	2,768	133	-	-	-	-	2,901
Due From Other Funds	-	3,951	269	-	-	-	-	4,220
Investments:								
Acquisition & Construction Account	-	-	-	82	-	-	-	82
Prepayment Account	-	103	-	-	-	-	-	103
Reserve Fund	-	233,001	5,000	-	-	-	-	238,001
Revenue Fund	-	338,111	12,008	-	-	-	-	350,119
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	\$ 123,522	\$ 577,934	\$ 17,410	\$ 82	\$ 6,774,838	\$ 7,003,532	\$ -	\$ 14,497,318
LIABILITIES								
Accounts Payable	\$ 8,306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,306
Due To Developer	5,252	-	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	7,003,531	-	7,003,531
Due To Other Funds	4,153	-	-	67	-	-	-	4,220
TOTAL LIABILITIES	17,711	-	-	67	-	7,003,531	-	7,021,309

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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			
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	577,934	17,410	-	-	-	595,344
Capital Projects	-	-	-	15	-	-	15
Unassigned:	105,811	-	-	-	6,774,838	1	6,880,650
TOTAL FUND BALANCES	105,811	577,934	17,410	15	6,774,838	1	7,476,009
TOTAL LIABILITIES & FUND BALANCES	\$ 123,522	\$ 577,934	\$ 17,410	\$ 82	\$ 6,774,838	\$ 7,003,532	\$ 14,497,318

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	7,800	200	97.50%
ProfServ-Trustee Fees	6,900	11,785	(4,885)	170.80%
Disclosure Report	4,200	7,700	(3,500)	183.33%
District Counsel	3,500	9,266	(5,766)	264.74%
District Engineer	4,000	219	3,781	5.48%
District Manager	27,000	24,750	2,250	91.67%
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	427	(277)	284.67%
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	1,614	(114)	107.60%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	450	(200)	180.00%
Total Administration	68,707	72,957	(4,250)	106.19%
<u>Utility Services</u>				
Utility - Water	4,000	3,561	439	89.03%
Utility - Electric	11,000	7,511	3,489	68.28%
Utility - StreetLights	43,700	42,378	1,322	96.97%
Total Utility Services	58,700	53,450	5,250	91.06%
<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 August 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	4,180	380	91.67%
ProfServ - Field Management Onsite Staff	20,000	7,000	13,000	35.00%
Field Manager	12,000	4,025	7,975	33.54%
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	8,254	2,286	78.31%
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	39,185	(1,385)	103.66%
Plant Replacement Program	1,000	-	1,000	0.00%
Mulch & Tree Trimming	6,000	-	6,000	0.00%
Miscellaneous Maintenance	10,000	9,285	715	92.85%
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	112,885	39,603	74.03%
TOTAL EXPENDITURES	282,395	239,292	43,103	84.74%
Excess (deficiency) of revenues				
Over (under) expenditures	-	18,599	18,599	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		87,212		
FUND BALANCE, ENDING		\$ 105,811		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 8,063	\$ 8,063	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	505,924	41,599	108.96%
<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	-	39,533	39,533	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		538,401		
FUND BALANCE, ENDING		\$ 577,934		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 268	\$ 268	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	24,272	(103)	99.58%
<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	-	1,272	1,272	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,138		
FUND BALANCE, ENDING		\$ 17,410		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1	1	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		14		
FUND BALANCE, ENDING		\$ 15		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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 August 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. 08-23
 Statement Date 8/31/2023

G/L Balance (LCY)	118,701.90	Statement Balance	119,476.90
G/L Balance	118,701.90	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	119,476.90
Subtotal	118,701.90	Outstanding Checks	775.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	118,701.90	Ending Balance	118,701.90
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/27/2023	Payment	820	SPEAREM ENTERPRISES	650	650.00	0.00
7/31/2023	Payment	821	CARLOS DE LA OSSA	200	200.00	0.00
7/31/2023	Payment	822	CLAUDE A. NEIDLINGER	200	200.00	0.00
7/31/2023	Payment	823	DAVID EVAN HUTCHINSON	200	200.00	0.00
7/31/2023	Payment	824	JAMES M. CHIN	200	200.00	0.00
7/31/2023	Payment	825	NICHOLAS J. DISTER	200	200.00	0.00
7/31/2023	Payment	826	SHERIKA DIXON	200	200.00	0.00
8/3/2023	Payment	827	ACTION SECURITY, INC	125	125.00	0.00
8/3/2023	Payment	828	FLORIDA FOUNTAINS & EQUIPMENT LLC	175	175.00	0.00
8/3/2023	Payment	829	INFRAMARK LLC	4084	4,084.00	0.00
8/3/2023	Payment	830	STRALEY ROBIN VERICKER	2249.57	2,249.57	0.00
8/3/2023	Payment	831	CARLOS DE LA OSSA	200	200.00	0.00
8/3/2023	Payment	832	CLAUDE A. NEIDLINGER	200	200.00	0.00
8/3/2023	Payment	833	CORNERSTONE SOLUTIONS GROUP	3150	3,150.00	0.00
8/3/2023	Payment	834	DAVID EVAN HUTCHINSON	200	200.00	0.00
8/3/2023	Payment	835	JAMES M. CHIN	200	200.00	0.00
8/3/2023	Payment	836	SHERIKA DIXON	200	200.00	0.00
8/3/2023	Payment	837	SITEX AQUATICS	380	380.00	0.00
8/3/2023	Payment	838	US BANK	4040.63	4,040.63	0.00
8/3/2023	Payment	839	ZEBRA CLEANING TEAM	1550	1,550.00	0.00
8/8/2023	Payment	DD126	Payment of Invoice 000515	384.03	384.03	0.00
8/17/2023	Payment	840	FLA POOLS INC	2400	2,400.00	0.00
8/25/2023	Payment	DD127	Payment of Invoice 000549	197.96	197.96	0.00
8/29/2023	Payment	DD120	Payment of Invoice 000550	24.62	24.62	0.00
8/29/2023	Payment	DD121	Payment of Invoice 000551	991.25	991.25	0.00
8/29/2023	Payment	DD122	Payment of Invoice 000552	27.25	27.25	0.00
8/29/2023	Payment	DD123	Payment of Invoice 000553	3415.68	3,415.68	0.00
8/29/2023	Payment	DD124	Payment of Invoice 000554	103.07	103.07	0.00
8/29/2023	Payment	DD125	Payment of Invoice 000555	82.91	82.91	0.00
Total Checks				26,230.97	26,230.97	0.00

Outstanding Checks

11/16/2022	Payment	681	HAWKINS SERVICE COMPANY	775.00	0.00	775.00
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TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	775.00		775.00