

# Timber Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2018



Meritus Districts  
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# Timber Creek CDD

## Balance Sheet

As of 7/31/2018

(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Capital Projects Fund -- Series 2018	General Fixed Assets Account Group	Total
<b>Assets</b>					
Cash-Operating Account	13,893	0	0	0	13,893
Bank-Investment Revenue 2018 (8000)	0	12	0	0	12
Bank-Investment Interest 2018 (8001)	0	121,367	0	0	121,367
Bank-Investment Reserve 2018 (8003)	0	233,375	0	0	233,375
Bank-Investment Constr Genl 2018 (8005)	0	0	284,462	0	284,462
Bank-Investment Constr Phase I 2018 (8006)	0	0	3,750,128	0	3,750,128
Bank-Investment Constr Amenity 2018 (8007)	0	0	1,500,051	0	1,500,051
Bank-Investment Costs of Issu 2018 (8008)	0	1	5,600	0	5,601
Prepaid Professional Liability Insurance	509	0	0	0	509
Prepaid General Liability Insurance	622	0	0	0	622
Prepaid Trustees Fees	0	0	0	0	0
Construction Work-In-Progress	0	0	190,221	711,708	901,929
<b>Total Assets</b>	<b>15,023</b>	<b>354,756</b>	<b>5,730,463</b>	<b>711,708</b>	<b>6,811,950</b>
<b>Liabilities</b>					
Accounts Payable	769	0	0	0	769
Accounts Payable Other	3,440	0	0	0	3,440
<b>Total Liabilities</b>	<b>4,209</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,209</b>
<b>Fund Equity &amp; Other Credits</b>					
Investment In General Fixed Assets	0	0	190,221	711,708	901,929
Other	10,815	354,756	5,540,242	0	5,905,812
<b>Total Fund Equity &amp; Other Credits</b>	<b>10,815</b>	<b>354,756</b>	<b>5,730,463</b>	<b>711,708</b>	<b>6,807,741</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>15,023</b>	<b>354,756</b>	<b>5,730,463</b>	<b>711,708</b>	<b>6,811,950</b>

# Timber Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 7/31/2018

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Off-Roll	0.00	18,539.70	18,539.70	0.00%
Contributions & Donations From Private Sources				
Developer Contribution	49,725.00	17,259.28	(32,465.72)	(65.29)%
Total Revenues	49,725.00	35,798.98	(13,926.02)	(28.01)%
Expenditures				
Financial & Administrative				
District Management	24,000.00	5,000.00	19,000.00	79.17%
District Engineer	2,000.00	0.00	2,000.00	100.00%
Disclosure Report	3,000.00	0.00	3,000.00	100.00%
Trustees Fees	3,000.00	0.00	3,000.00	100.00%
Postage, Phone, Faxes, Copies	150.00	0.00	150.00	100.00%
Public Officials Insurance	2,500.00	847.50	1,652.50	66.10%
Legal Advertising	3,000.00	12,843.58	(9,843.58)	(328.12)%
Bank Fees	200.00	211.31	(11.31)	(5.66)%
Dues, Licenses & Fees	175.00	125.00	50.00	28.57%
Office Supplies	100.00	215.29	(115.29)	(115.29)%
Website Administration	600.00	600.00	0.00	0.00%
Legal Counsel				
District Counsel	5,000.00	4,105.55	894.45	17.89%
Other Physical Environment				
General, Property & Casualty Insurance	6,000.00	1,036.25	4,963.75	82.73%
Total Expenditures	49,725.00	24,984.48	24,740.52	49.75%
Excess Revenues Over (Under) Expenditures	0.00	10,814.50	10,814.50	0.00%
Fund Balance, End of Period	0.00	10,814.50	10,814.50	0.00%

## Timber Creek CDD

### Statement of Revenues and Expenditures

201 - Debt Service Fund -- Series 2018

From 10/1/2017 Through 7/31/2018

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	13.31	13.31	0.00%
Total Revenues	0.00	13.31	13.31	0.00%
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0.00	(354,742.19)	354,742.19	0.00%
Total Other Financing Sources	0.00	(354,742.19)	354,742.19	0.00%
Excess Revenues Over (Under)	0.00	354,755.50	354,755.50	0.00%
Expenditures				
Fund Balance, End of Period	0.00	354,755.50	354,755.50	0.00%

# Timber Creek CDD

## Statement of Revenues and Expenditures

301 - Capital Projects Fund -- Series 2018

From 10/1/2017 Through 7/31/2018

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	196.05	196.05	0.00%
Total Revenues	0.00	196.05	196.05	0.00%
Expenditures				
Financial & Administrative				
District Management	0.00	36,000.00	(36,000.00)	0.00%
District Engineer	0.00	10,000.00	(10,000.00)	0.00%
Trustees Fees	0.00	5,250.00	(5,250.00)	0.00%
District Counsel	0.00	35,500.00	(35,500.00)	0.00%
Bond Counsel	0.00	46,000.00	(46,000.00)	0.00%
Underwriters Counsel	0.00	40,000.00	(40,000.00)	0.00%
Miscellaneous Fees	0.00	1,250.00	(1,250.00)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0.00	901,929.28	(901,929.28)	0.00%
Total Expenditures	0.00	1,075,929.28	(1,075,929.28)	0.00%
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0.00	(6,615,974.76)	6,615,974.76	0.00%
Total Other Financing Sources	0.00	(6,615,974.76)	6,615,974.76	0.00%
Excess Revenues Over (Under) Expenditures	0.00	5,540,241.53	5,540,241.53	0.00%
Fund Balance, End of Period	0.00	5,540,241.53	5,540,241.53	0.00%

Timber Creek CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2018  
Reconciliation Date: 7/31/2018  
Status: Locked

Bank Balance	15,986.85
Less Outstanding Checks/Vouchers	678.80
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(1,415.00)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	13,893.05
Balance Per Books	<u>13,893.05</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Timber Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2018  
Reconciliation Date: 7/31/2018  
Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
117	7/26/2018	System Generated Check/Voucher	20.30	Alphagraphics Tampa 671
118	7/26/2018	System Generated Check/Voucher	658.50	Straley Robin Vericker
Outstanding Checks/Vouchers			678.80	

Timber Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2018  
Reconciliation Date: 7/31/2018  
Status: Locked

Outstanding Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
616722A 042018	4/27/2018	Payment made online	<u>(1,415.00)</u>
Outstanding Other Cash Items			<u>(1,415.00)</u>
			<u><u>                    </u></u>



Timber Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
107	6/1/2018	System Generated Check/Voucher	5,391.28	Times Publishing Company
107	6/1/2018	System Generated Check/Voucher	(5,391.28)	Times Publishing Company
110	6/22/2018	System Generated Check/Voucher	3,014.00	Egis Insurance Advisors, LLC
112	6/22/2018	System Generated Check/Voucher	1,991.05	Straley Robin Vericker
112	6/22/2018	System Generated Check/Voucher	(1,991.05)	Straley Robin Vericker
113	7/6/2018	System Generated Check/Voucher	1,725.35	Meritus Districts
114	7/6/2018	System Generated Check/Voucher	750.60	Straley Robin Vericker
115	7/13/2018	System Generated Check/Voucher	2,019.02	Meritus Districts
116	7/13/2018	System Generated Check/Voucher	2,696.45	Straley Robin Vericker
Cleared Checks/Vouchers			10,205.42	

Timber Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR005	7/11/2018	Tax refund for non-tax purchase	7.02
	CR006	7/11/2018	Developer Contribution Off-Roll: Deposit to O&M Account_FY 2	0.00
	CR011	7/11/2018	Off-Roll: Deposit to O&M Account_FY 2018	18,539.70
Cleared Deposits				<hr/> 18,546.72 <hr/> <hr/>

Timber Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 07/31/2018  
Reconciliation Date: 7/31/2018  
Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
JV012	7/31/2018	Bank fee	<u>(26.20)</u>
Cleared Other Cash Items			(26.20)
			<u><u>                    </u></u>



SUNTRUST BANK  
PO BOX 305183  
NASHVILLE TN 37230-5183

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36/E00/0175/0/42

07/31/2018  
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## Account Statement

TIMBER CREEK COMMUNITY DEVELOPMENT D  
2005 PAN AM CIR STE 120  
TAMPA FL 33607-2529

Questions? Please call  
1-800-786-8787

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Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		07/01/2018 - 07/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$7,671.75	Average Balance	\$13,362.76
Deposits/Credits	\$18,546.72	Average Collected Balance	\$12,764.50
Checks	\$10,205.42	Number of Days in Statement Period	31
Withdrawals/Debits	\$26.20		
Ending Balance	\$15,986.85		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit <a href="http://www.suntrust.com/overdraft">www.suntrust.com/overdraft</a> .		

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	07/12	18,546.72		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	110	3,014.00	07/02	114	750.60	07/12	116	2,696.45	07/23
	*113	1,725.35	07/11	115	2,019.02	07/18			

Checks: 5  
\* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/20	26.20		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	7,671.75	7,671.75	07/13	20,728.52	20,728.52
	07/02	4,657.75	4,657.75	07/18	18,709.50	18,709.50
	07/11	2,932.40	2,932.40	07/20	18,683.30	18,683.30
	07/12	20,728.52	2,182.52	07/23	15,986.85	15,986.85

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

01/31/2018



# Account Statement

To change your address, please call 1-800-SUNTRUST (1-800-786-8787).

Complete this section to balance this statement to your transaction register.

Month \_\_\_\_\_ Year \_\_\_\_\_

<b>Bank Balance Shown on statement</b>	<b>\$</b>
--	-----------

Add (+) Deposits not shown on this statement (if any). \$ \_\_\_\_\_

Total (+) \$

**Subtract (-)**

Checks and other items outstanding but not paid on this statement (if any).

[illegible]

Total (-) \$

Balance \$

These balances should agree

**Your Transaction**  
**Register Balance**      \$ \_\_\_\_\_

Add (+) \$ \_\_\_\_\_  
Other credits shown on \_\_\_\_\_  
this statement but not \_\_\_\_\_  
in transaction register. \_\_\_\_\_

Add (+) \$ \_\_\_\_\_  
Interest paid (for use in balancing interest-bearing  
accounts only).

Total (+) \$

**Subtract (-)** Other debits shown on this statement but not in transaction register.

Service Fees (If any)	\$

Total (-) \$ \_\_\_\_\_

**Balance** \$ \_\_\_\_\_

### In Case Of Errors Or Questions About Your Electronic Transfers (EFT)

**In Case of Errors or Questions About Your Electronic Transfers (ETV)**  
Telephone us at 800.447.8994, Option 1 or write us at SunTrust Bank, Attention: Fraud Assistance Center, P.O. Box 4418, Mail Code GA-MT-0413, Atlanta, GA 30302 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number (if any). (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.



07/31/2018

# Account Statement

TIMBER CREEK CDD  
2005 PANAM CIRCLE, SUITE 120  
TAMPA, FL 33607  
(813) 873-7300

DATE 110  
110

AMOUNT  
\$3,014.00

6/22/2018

VOID AFTER 180 DAYS  
TWO SIGNATURES REQUIRED

Pay to the order of  
Eigle Insurance Advisors, LLC  
Lockbox 234021  
PO Box 84021  
Chicago, IL 60689-4022  
USA

VOID

⑈000110⑈ ⑆063102152⑆1000214479163⑈

Ck # 110 07/02 \$3,014.00

TIMBER CREEK CDD  
2005 PANAM CIRCLE, SUITE 120  
TAMPA, FL 33607  
(813) 873-7300

DATE 115  
115

AMOUNT  
\$2,019.02

7/13/2018

VOID AFTER 180 DAYS  
TWO SIGNATURES REQUIRED

Pay to the order of  
Mallus Districts  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607  
USA

VOID

⑈000115⑈ ⑆063102152⑆1000214479163⑈

Ck # 115 07/18 \$2,019.02

TIMBER CREEK CDD  
2005 PANAM CIRCLE, SUITE 120  
TAMPA, FL 33607  
(813) 873-7300

DATE 113  
113

AMOUNT  
\$1,725.35

7/8/2018

VOID AFTER 180 DAYS  
TWO SIGNATURES REQUIRED

Pay to the order of  
Mallus Districts  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607  
USA

VOID

⑈000113⑈ ⑆063102152⑆1000214479163⑈

Ck # 113 07/11 \$1,725.35

TIMBER CREEK CDD  
2005 PANAM CIRCLE, SUITE 120  
TAMPA, FL 33607  
(813) 873-7300

DATE 116  
116

AMOUNT  
\$2,696.45

7/13/2018

VOID AFTER 180 DAYS  
TWO SIGNATURES REQUIRED

Pay to the order of  
Strelley Robin Verleker  
1510 W. Cleveland Street  
Tampa, FL 33605  
USA

VOID

⑈000116⑈ ⑆063102152⑆1000214479163⑈

Ck # 116 07/23 \$2,696.45

TIMBER CREEK CDD  
2005 PANAM CIRCLE, SUITE 120  
TAMPA, FL 33607  
(813) 873-7300

DATE 114  
114

AMOUNT  
\$750.60

7/8/2018

VOID AFTER 180 DAYS  
TWO SIGNATURES REQUIRED

Pay to the order of  
Strelley Robin Verleker  
1510 W. Cleveland Street  
Tampa, FL 33605  
USA

VOID

⑈000114⑈ ⑆063102152⑆1000214479163⑈

Ck # 114 07/12 \$750.60

