

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

Prepared by:



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TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2018		SERIES 2020		SERIES 2020	GENERAL	GENERAL	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	PROJECTS FUND	CAPITAL	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 180,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,749
Cash in Transit	-	2,768	133	-	-	-	-	2,901
Due From Other Funds	-	3,951	219	-	-	-	-	4,170
Investments:								
Acquisition & Construction Account	-	-	-	32	-	-	-	32
Prepayment Account	-	103	-	-	-	-	-	103
Reserve Fund	-	233,001	5,000	-	-	-	-	238,001
Revenue Fund	-	331,238	11,830	-	-	-	-	343,068
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	\$ 185,569	\$ 571,061	\$ 17,182	\$ 32	\$ 6,774,838	\$ 7,003,532	\$ 14,552,214	
LIABILITIES								
Accounts Payable	\$ 13,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,864
Due To Developer	5,252	-	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	-	7,003,531	7,003,531
Due To Other Funds	4,153	-	-	17	-	-	-	4,170
TOTAL LIABILITIES	23,269	-	-	17	-	7,003,531	7,026,817	

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

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(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018	SERIES 2020	SERIES 2020	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	571,061	17,182	-	-	-	588,243
Capital Projects	-	-	-	15	-	-	15
Unassigned:	162,300	-	-	-	6,774,838	1	6,937,139
TOTAL FUND BALANCES	162,300	571,061	17,182	15	6,774,838	1	7,525,397
TOTAL LIABILITIES & FUND BALANCES	\$ 185,569	\$ 571,061	\$ 17,182	\$ 32	\$ 6,774,838	\$ 7,003,532	\$ 14,552,214

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ 256,710	\$ (25,685)	90.90%
Other Miscellaneous Revenues	-	225	225	0.00%
TOTAL REVENUES	282,395	256,935	(25,460)	90.98%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	8,000	4,600	3,400	57.50%
ProfServ-Trustee Fees	6,900	7,745	(845)	112.25%
Disclosure Report	4,200	5,600	(1,400)	133.33%
District Counsel	3,500	4,625	(1,125)	132.14%
District Engineer	4,000	219	3,781	5.48%
District Manager	27,000	18,000	9,000	66.67%
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	144	6	96.00%
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	1,000	500	66.67%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	450	(200)	180.00%
Total Administration	68,707	49,232	19,475	71.65%
<u>Utility Services</u>				
Utility - Water	4,000	2,675	1,325	66.88%
Utility - Electric	11,000	4,512	6,488	41.02%
Utility - StreetLights	43,700	35,789	7,911	81.90%
Total Utility Services	58,700	42,976	15,724	73.21%

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>Garbage/Solid Waste Services</u>				
Garbage Collection	2,500	-	2,500	0.00%
Total Garbage/Solid Waste Services	2,500	-	2,500	0.00%
<u>Other Physical Environment</u>				
Waterway Management	4,560	3,040	1,520	66.67%
ProfServ - Field Management Onsite Staff	20,000	7,000	13,000	35.00%
Field Manager	12,000	1,025	10,975	8.54%
Janitorial Services & Supplies	7,200	4,575	2,625	63.54%
Insurance -Property & Casualty	15,385	14,131	1,254	91.85%
R&M-Clubhouse	10,540	5,225	5,315	49.57%
R&M-Other Landscape	8,603	2,910	5,693	33.83%
R&M-Pools	12,900	12,930	(30)	100.23%
Landscape Maintenance	37,800	29,735	8,065	78.66%
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	89,641	62,847	58.79%
TOTAL EXPENDITURES	282,395	181,849	100,546	64.40%
Excess (deficiency) of revenues				
Over (under) expenditures	-	75,086	75,086	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		87,214		
FUND BALANCE, ENDING		\$ 162,300		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 2,452	\$ 2,452	0.00%
Special Assmnts- Tax Collector	464,325	493,831	29,506	106.35%
Special Assmnts- CDD Collected	-	2,768	2,768	0.00%
TOTAL REVENUES	464,325	499,051	34,726	107.48%
<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	-	32,660	32,660	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		538,401		
FUND BALANCE, ENDING		\$ 571,061		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 101	\$ 101	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	24,044	(331)	98.64%
<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	-	1,044	1,044	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,138		
FUND BALANCE, ENDING		\$ 17,182		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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)		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 May 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 May 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. 05-23
 Statement Date 5/31/2023

G/L Balance (LCY)	180,749.17	Statement Balance	181,799.17
G/L Balance	180,749.17	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	181,799.17
Subtotal	180,749.17	Outstanding Checks	1,050.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	180,749.17	Ending Balance	180,749.17
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/16/2023	Payment	733	RYAN MOTKO	200.00	200.00	0.00
4/27/2023	Payment	769	CARLOS DE LA OSSA	200.00	200.00	0.00
4/27/2023	Payment	770	CHARTER COMMUNICATIONS	197.96	197.96	0.00
4/27/2023	Payment	771	CORNERSTONE SOLUTIONS GROUP	1,625.00	1,625.00	0.00
4/27/2023	Payment	772	FLORIDA FOUNTAINS & EQUIPMENT LLC	171.50	171.50	0.00
4/27/2023	Payment	773	KELLY ANN EVANS	200.00	200.00	0.00
4/27/2023	Payment	774	NICHOLAS J. DISTER	200.00	200.00	0.00
4/27/2023	Payment	775	RYAN MOTKO	200.00	200.00	0.00
4/27/2023	Payment	776	SPEAREM ENTERPRISES	650.00	650.00	0.00
4/27/2023	Payment	777	STEVEN K. LUCE	200.00	200.00	0.00
5/4/2023	Payment	778	ACTION SECURITY, INC	125.00	125.00	0.00
5/4/2023	Payment	779	BOCC	245.09	245.09	0.00
5/4/2023	Payment	780	CORNERSTONE SOLUTIONS GROUP	3,150.00	3,150.00	0.00
5/4/2023	Payment	781	FLA POOLS INC	3,925.00	3,925.00	0.00
5/4/2023	Payment	782	INFRAMARK LLC	4,112.05	4,112.05	0.00
5/4/2023	Payment	783	US BANK	2,693.75	2,693.75	0.00
5/18/2023	Payment	784	CARLOS DE LA OSSA	200.00	200.00	0.00
5/18/2023	Payment	785	CHARTER COMMUNICATIONS	197.96	197.96	0.00
5/18/2023	Payment	786	CORNERSTONE SOLUTIONS GROUP	1,135.00	1,135.00	0.00
5/18/2023	Payment	787	HAWKINS SERVICE COMPANY	988.00	988.00	0.00
5/18/2023	Payment	788	KELLY ANN EVANS	200.00	200.00	0.00
5/18/2023	Payment	789	MHD COMMUNICATIONS	675.00	675.00	0.00
5/18/2023	Payment	790	NICHOLAS J. DISTER	200.00	200.00	0.00
5/18/2023	Payment	791	RYAN MOTKO	200.00	200.00	0.00
5/18/2023	Payment	792	SITEX AQUATICS	380.00	380.00	0.00
5/18/2023	Payment	793	STANTEC CONSULTING SERVICES	219.00	219.00	0.00
5/18/2023	Payment	794	STRALEY ROBIN VERICKER	990.66	990.66	0.00
5/18/2023	Payment	795	TIMBER CREEK CDD	13.47	13.47	0.00
5/25/2023		JE000177	Spectrum internet 9521 ACH	197.96	197.96	0.00
5/31/2023		JE000172	ELECTRICITY STREET LIGHT 5063	3,073.06	3,073.06	0.00
5/31/2023		JE000173	ELECTRICITY STREET LIGHT 3099	1,001.04	1,001.04	0.00
5/31/2023		JE000174	May Electricity 8326 ACH	105.87	105.87	0.00
5/31/2023		JE000175	May Electricity 4737 ACH	27.41	27.41	0.00
5/31/2023		JE000176	May Electricity 3665 ACH	24.62	24.62	0.00

TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Checks				27,924.40	27,924.40	0.00	
Deposits							
5/24/2023		JE000150	CK#104## - Pool Key	G/L Ac	25.00	25.00	0.00
5/24/2023		JE000151	MO##### - Pool Key	G/L Ac	25.00	25.00	0.00
Total Deposits				50.00	50.00	0.00	
Outstanding Checks							
11/16/2022	Payment	681	HAWKINS SERVICE COMPANY	775.00	0.00	775.00	
5/26/2023	Payment	796	DEPARTMENT OF HEALTH IN	275.00	0.00	275.00	
Total Outstanding Checks.....				1,050.00		1,050.00	