

# Timber Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
**January 31, 2019**



Meritus Districts  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

# Timber Creek CDD

## Balance Sheet

As of 1/31/2019  
(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	7,343	0	0	0	7,343
Bank-Investment Revenue 2018 (8000)	0	428	0	0	428
Bank-Investment Interest 2018 (8001)	0	0	0	0	0
Bank-Investment Reserve 2018 (8003)	0	233,375	0	0	233,375
Bank-Investment Constr Genl 2018 (8005)	0	0	208,763	0	208,763
Bank-Investment Constr Phase I 2018 (8006)	0	0	3,734,041	0	3,734,041
Bank-Investment Constr Amenity 2018 (8007)	0	0	1,494,860	0	1,494,860
Bank-Investment Costs of Issu 2018 (8008)	0	1	(1)	0	0
Prepaid Professional Liability Insurance	1,500	0	0	0	1,500
Prepaid General Liability Insurance	1,833	0	0	0	1,833
Prepaid Trustees Fees	0	0	2,333	0	2,333
Construction Work-In-Progress	0	0	0	1,005,843	1,005,843
<b>Total Assets</b>	<b>10,676</b>	<b>233,804</b>	<b>5,439,997</b>	<b>1,005,843</b>	<b>6,690,320</b>
<b>Liabilities</b>					
Accounts Payable	92	0	0	0	92
Accounts Payable Other	3,440	0	0	0	3,440
<b>Total Liabilities</b>	<b>3,531</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,531</b>
<b>Fund Equity &amp; Other Credits</b>					
Fund Balance-All Other Reserves	(29,628)	354,936	5,502,534	0	5,827,842
Fund Balance-Unreserved	34,849	0	0	0	34,849
Investment In General Fixed Assets	0	0	0	1,005,843	1,005,843
Other	1,924	236	(62,537)	0	(60,378)
<b>Total Fund Equity &amp; Other Credits</b>	<b>7,145</b>	<b>355,171</b>	<b>5,439,997</b>	<b>1,005,843</b>	<b>6,808,155</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>10,676</b>	<b>355,171</b>	<b>5,439,997</b>	<b>1,005,843</b>	<b>6,811,687</b>

# Timber Creek CDD

## Statement of Revenues and Expenditures

001 - General Fund  
From 10/1/2018 Through 1/31/2019  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainir - Original
<b>Revenues</b>				
Contributions & Donations From Private Sources				
Developer Contribution	97,225	14,140	(83,085)	(85)%
<b>Total Revenues</b>	<b>97,225</b>	<b>14,140</b>	<b>(83,085)</b>	<b>(85)%</b>
<b>Expenditures</b>				
<b>Financial &amp; Administrative</b>				
District Management	24,000	8,000	16,000	67 %
District Engineer	1,500	0	1,500	100 %
Disclosure Report	3,000	0	3,000	100 %
Trustees Fees	4,000	0	4,000	100 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	4,000	0	4,000	100 %
Postage, Phone, Faxes, Copies	150	1	149	99 %
Public Officials Insurance	2,500	750	1,750	70 %
Legal Advertising	2,000	422	1,578	79 %
Bank Fees	200	41	159	79 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	600	1,500	(900)	(150)%
<b>Legal Counsel</b>				
District Counsel	5,000	410	4,590	92 %
<b>Utility Services</b>				
Street Lights	10,000	0	10,000	100 %
<b>Other Physical Environment</b>				
General, Property & Casualty Insurance	6,000	917	5,083	85 %
Landscape Maintenance	25,000	0	25,000	100 %
Plant Replacement Program	7,500	0	7,500	100 %
<b>Total Expenditures</b>	<b>97,225</b>	<b>12,216</b>	<b>85,009</b>	<b>87 %</b>
<b>Excess Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>1,924</b>	<b>1,924</b>	<b>0 %</b>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance-All Other Reserves	0	(29,628)	(29,628)	0 %
Fund Balance-Unreserved	0	34,849	34,849	0 %
<b>Total Fund Balance, Beginning of Period</b>	<b>0</b>	<b>5,221</b>	<b>5,221</b>	<b>0 %</b>
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>7,145</b>	<b>7,145</b>	<b>0 %</b>

# Timber Creek CDD

## Statement of Revenues and Expenditures

201 - Debt Service Fund -- Series 2018

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	464,538	0	(464,538)	(100)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>236</u>	<u>236</u>	<u>0 %</u>
Total Revenues	<u>464,538</u>	<u>236</u>	<u>(464,302)</u>	<u>(100)%</u>
Excess Revenues Over (Under)	464,538	236	(464,302)	(100)%
Expenditures				
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	<u>0</u>	<u>354,936</u>	<u>354,936</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>354,936</u>	<u>354,936</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>464,538</u></u>	<u><u>355,171</u></u>	<u><u>(109,367)</u></u>	<u><u>(24)%</u></u>

# Timber Creek CDD

## Statement of Revenues and Expenditures

301 - Capital Projects Fund -- Series 2018

From 10/1/2018 Through 1/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	4,101	4,101	0 %
Total Revenues	<u>0</u>	<u>4,101</u>	<u>4,101</u>	<u>0 %</u>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	1,867	(1,867)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	64,772	(64,772)	0 %
Total Expenditures	<u>0</u>	<u>66,639</u>	<u>(66,639)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(62,537)</u>	<u>(62,537)</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
Fund Balance-All Other Reserves	0	5,502,534	5,502,534	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>5,502,534</u>	<u>5,502,534</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>5,439,997</u></u>	<u><u>5,439,997</u></u>	<u><u>0 %</u></u>

**Timber Creek CDD  
Reconcile Cash Accounts**

**Summary**

**Cash Account: 10101 Cash-Operating Account**  
**Reconciliation ID: 01/31/2019**  
**Reconciliation Date: 1/31/2019**  
**Status: Locked**

Bank Balance	7,342.64
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	7,342.64
Balance Per Books	<u>7,342.64</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: 01/31/2019**  
**Reconciliation Date: 1/31/2019**  
**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
134	1/1/2019	System Generated Check/Voucher	2,000.98	Meritus Districts
135	1/3/2019	System Generated Check/Voucher	318.50	Times Publishing Company
Cleared Checks/Vouchers			2,319.48	

**Timber Creek CDD**  
**Reconcile Cash Accounts**

**Detail**

**Cash Account: 10101 Cash-Operating Account**

**Reconciliation ID: 01/31/2019**

**Reconciliation Date: 1/31/2019**

**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR024	1/9/2019	Lennar Homes LLC CK 1129379	3,420.00
Cleared Deposits				3,420.00
				<hr/> <hr/>





# Account Statement

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

Questions? Please call  
 1-800-786-8787

As of January 2, 2019 changes will be made to Rules and Regulations for Deposit Accounts and Funds Availability Policy. The changes will be reflected in the January 2, 2019 versions and can be viewed or obtained online at [www.suntrust.com/disclosures](http://www.suntrust.com/disclosures), by requesting a copy at 800.SUNTRUST or by visiting a SunTrust branch.

Account Summary	Account Type	Account Number	Statement Period
	PUBLIC FUNDS PRIMARY CHECKING		01/01/2019 - 01/31/2019
	Description	Amount	Description Amount
	Beginning Balance	\$6,242.12	Average Balance \$6,550.75
	Deposits/Credits	\$3,420.00	Average Collected Balance \$6,440.42
	Checks	\$2,319.48	Number of Days in Statement Period 31
	Withdrawals/Debits	\$.00	
	Ending Balance	\$7,342.64	

**Overdraft Protection** Account Number Protected By  
 Not enrolled  
 For more information about SunTrust's Overdraft Services, visit [www.suntrust.com/overdraft](http://www.suntrust.com/overdraft).

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	01/10	3,420.00		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 1				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	134	2,000.98	01/03	135	318.50	01/08
Checks: 2						

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	01/01	6,242.12	6,242.12	01/10	7,342.64	3,922.64
	01/03	4,241.14	4,241.14	01/11	7,342.64	7,342.64
	01/08	3,922.64	3,922.64			

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.