

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

AUGUST 19, 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

August 12, 2022

Board of Supervisors

Timber Creek Southwest Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District will be held on **Friday, August 19, 2022, at 8:15 A.M.** at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

WebEx link and telephone number:

<https://districts.webex.com/districts/j.php?MTID=m18fe78a1837844aa67ff954a975e860c>

Access Code: **2355 107 0277**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2355 107 0277** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. June 17, 2022, Public Hearing.
3. Consideration of **Resolution 2022-12**, resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District designating a date, time, and location for regular meetings of the Board of Supervisors.
4. Consideration of **Resolution 2022-13**, a resolution the Board of Supervisors of the Timber Creek Southwest Community Development District designating the Registered Agent; designating the Registered Office; providing for conflicts and invalid provisions and providing for an effective date.
5. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) Landowners Election Reminder – November 1, 2022, at 2:00pm.
 - b) Financial Statements for period ending June 30, 2022 (unaudited).
 - c) Financial Statements for period ending July 31, 2022 (unaudited).

6. Supervisor’s Requests and Audience Comments.

7. Adjournment.

The first order of business is the Call to Order and Roll Call.

The second order of business is the consideration and acceptance of the June 17, 2022, Public Hearing Meeting Minutes.

The third order of business is consideration of **Resolution 2022-12**, a resolution the Board of Supervisors of the Timber Creek Southwest Community Development District which sets the proposed meeting schedule for Fiscal Year 2023. As you may re-call, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is the third Thursday of each month at 9:30 A.M. (2:00 P.M. for the Landowner’s Election), at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966**.

The Fiscal Year 2023 schedule is as follows:

<u>October 20, 2022</u>	<u>November 1, 2022</u> <u>(Landowners Election)</u>
	<u>November 17, 2022</u>
<u>December 15, 2022</u>	<u>January 19, 2023</u>
<u>February 16, 2023</u>	<u>March 16, 2023</u>
<u>April 20, 2023</u>	<u>May 18, 2023</u>
<u>June 15, 2023</u>	<u>July 20, 2023</u>
<u>August 17, 2023</u>	<u>September 21, 2023</u>

The fourth order of business is the consideration of **Resolution 2022-13**, a resolution designating the Registered Agent; and the Registered Office; providing for conflicts and invalid provisions; and providing for an effective date.

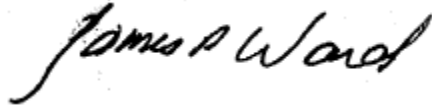
The fifth order of business are staff reports by the District Attorney, District Engineer, and District Manager, including a Landowners’ Election Reminder – November 1, 2022, at 2:00pm, and unaudited financial statements for the periods ending June 30, 2022, and July 31, 2022.

The sixth order of business is Supervisor’s Requests and Audience Comments.

The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. In the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely yours,

Timber Creek Southwest Community Development District

A handwritten signature in black ink that reads "James P. Ward". The signature is written in a cursive, flowing style.

James P. Ward
District Manager

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**MINUTES OF MEETING
TIMBER CREEK SOUTHWEST
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District was held on Friday, June 17, 2022, at 8:15 a.m. at Lennar Homes 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

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Present and constituting a quorum:

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Barry Ernst	Chairperson
Thomas Dean	Vice Chairperson
Scott Edwards	Assistant Secretary
Fernanda Martinho	Assistant Secretary

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Absent:

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Ashley Kingston	Assistant Secretary
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Also present were:

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James P. Ward	District Manager
Greg Urbancic	District Attorney
Andrew Gill	

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Audience:

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All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

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PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

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FIRST ORDER OF BUSINESS

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Call to Order/Roll Call

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Mr. Andrew Gill called the meeting to order at approximately 8:15 a.m. He conducted roll call; all Members of the Board were present, save Supervisor Kingston, constituting a quorum.

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SECOND ORDER OF BUSINESS

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Notice of Advertisement

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Notice of Advertisement of Public Hearing

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THIRD ORDER OF BUSIENSS

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Consideration of Minutes

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March 18, 2022 – Regular Meeting

49 Mr. Gill asked if there were any additions, corrections, or deletions to the Regular Meeting Minutes;
50 hearing none, he called for a motion.
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52 **On MOTION made by Mr. Scott Edwards, seconded by Mr. Thomas**
53 **Dean, and with all in favor, the March 18, 2022, Regular Meeting**
54 **Minutes were approved.**

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57 **FOURTH ORDER OF BUSINESS**

PUBLIC HEARING

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59 Mr. Gill explained the public hearing process including public comment, Board discussion and vote.

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61 **a. PUBLIC HEARING – FISCAL YEAR 2023 BUDGET**

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63 **I. Public Comment and Testimony**

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65 Mr. Gill called for a motion to open the Public Hearing.

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67 **On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards,**
68 **and with all in favor, the Public Hearing was opened.**

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70 Mr. Gill indicated no changes had been made to the Budget since it was last presented
71 to the Board. He asked if there were any public comments or questions with respect to
72 the Fiscal Year 2023 Budget; there were none.

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74 **II. Board Comment**

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76 Mr. Gill asked if there were any Board comments or questions; hearing none, he called
77 for a motion to close the public hearing.

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79 **On MOTION made by Mr. Scott Edwards, seconded by Mr. Thomas**
80 **Dean, and with all in favor, the Public Hearing was closed.**

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82 **III. Consideration of Resolution 2022-8 adopting the annual appropriation and Budget for Fiscal**
83 **Year 2023**

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85 Mr. Gill called for a motion for Resolution 2022-8 relating to the annual appropriations, adopting
86 the Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023.

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88 **On MOTION made by Mr. Barry Ernst, seconded by Mr. Thomas Dean,**
89 **and with all in favor, Resolution 2022-8 was adopted, and the Chair**
90 **was authorized to sign.**

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92 **b. FISCAL YEAR 2023 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND**
93 **APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY**

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Mr. Gill indicated this public hearing was related to the imposition of the special assessments for the general fund, certification of an assessment roll, and approval of the special assessment methodology for the District.

I. Public Comment and Testimony

Mr. Gill called for a motion to open the Public Hearing.

On MOTION made by Mr. Barry Ernst, seconded by Ms. Fernanda Martinho, and with all in favor, the Public Hearing was opened.

Mr. Gill asked if there were any public comments or questions; there were none.

II. Board Comment

Mr. Gill asked if there were any Board comments or questions; hearing none, he called for a motion to close the public hearing.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards, and with all in favor, the Public Hearing was closed.

III. Consideration of Resolution 2022-9 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

Mr. Gill indicated Resolution 2022-9 imposed the assessments, adopted the assessment roll, and approved the General Fund Special Assessment methodology. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Thomas Dean, seconded by Mr. Barry Ernst, and with all in favor, Resolution 2022-9 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-10

Consideration of Resolution 2022-10, a resolution of the Board designating date, time, and location for Regular Meeting of the Board of Supervisor’s for Fiscal Year 2023

Mr. Gill indicated Meetings would be on the second Thursday of each month at 10:30 a.m. at Lennar Homes. He noted the Landowners’ Election would be on November 1, 2022 at 2:00 p.m. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, Resolution 2022-10 was adopted, and the Chair was authorized to sign.

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SIXTH ORDER OF BUSINESS **Consideration of Resolution 2022-11**

Consideration of Resolution 2022-11, resolution of the Board designating a date, time, and location for a landowners’ meeting and election; providing for publication; and establishing forms for the landowners’ election

Mr. Gill indicated the Landowners’ Meeting and Election would be on November 1, 2022 at 2:00 p.m. at Lennar Homes. He explained this was a landowners’ election, not a qualified electors’ election.

On MOTION made by Mr. Thomas Dean, seconded by Mr. Barry Ernst and with all in favor, Resolution 2022-11 was adopted, and the Chair was authorized to sign.

Mr. Ward: Enclosed in the Agenda Packet are the required disclosures, the form of the notice of ballot and the information related to the landowners’ election, the proxy, and the form of ballot.

Mr. Gill: This District has 326 qualified electors as of April 15 of this year, but because it was established on October 3, 2019, which was about 2 years, 8 months ago, it had not hit the sixth year from establishment threshold and was still a landowners’ election.

SEVENTH ORDER OF BUSINESS **Staff Reports**

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) **Report on Number of Registered Voters as of April 15, 2022**
- b) **Financial Statements for period ending March 31, 2022 (unaudited)**
- c) **Financial Statements for period ending April 30, 2022 (unaudited)**
- d) **Financial Statements for period ending May 31, 2022 (unaudited)**

No report.

EIGHTH ORDER OF BUSINESS **Supervisor’s Requests and Audience Comments**

Mr. Gill asked if there were any Supervisor’s requests; there were none. He asked if there were any audience members present in person or by audio or video with questions or comments; there were none.

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NINTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 8:25 a.m.

**On MOTION made by Mr. Thomas Dean, seconded by Ms. Fernanda
Martinho, and with all in favor, the Meeting was adjourned.**

**Timber Creek Southwest Community Development
District**

James P. Ward, Secretary

Barry Ernst, Chairperson

DRAFT

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Timber Creek Southwest Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements; and

WHEREAS, the Board of Supervisors of the District previously approved regular meeting dates and time of the second Thursday of each month at 10:30 A.M, and whereas the Board of Supervisors desires to designate a new meeting dates and time.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. NEW DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

- a) **Date:** The third Thursday of each month for Fiscal Year 2023, which covers the period October 1, 2022, through September 30, 2023.
- b) **Time:** 9:30 A.M.
2:00 P.M. (for November 1, 2022, Landowners’ Election)
- c) **Location:** Lennar Homes
10481 Six Mile Cypress Highway
Fort Myers, Florida 33966

The Fiscal Year 2023 schedule is as follows:

October 20, 2022	November 17, 2022
December 15, 2022	January 19, 2023
February 16, 2023	March 16, 2023
April 20, 2023	May 18, 2023

RESOLUTION 2022-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

June 15, 2023	July 20, 2023
August 17, 2023	September 21, 2023

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Timber Creek Southwest Community Development District.

PASSED AND ADOPTED this 19th day of August 2022.

ATTEST:

**TIMBER CREEK SOUTHWEST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, District Secretary

Barry Ernst, Chairman

RESOLUTION 2022-13

A RESOLUTION DESIGNATING THE REGISTERED AGENT; DESIGNATING THE REGISTERED OFFICE; PROVIDING FOR CONFLICTS AND INVALID PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Timber Creek Southwest Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the District is statutorily required to designate a registered agent and a registered office for the purposes of accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the Timber Creek Southwest Community Development District desire to appoint James P. Ward as the Registered Agent and designate the offices of JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, as the Registered Office.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF REGISTERED AGENT: James P. Ward is hereby appointed as the Registered Agent.

SECTION 2. DESIGNATION OF REGISTERED OFFICE. The offices of JPWard & Associates, LLC, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308 is hereby designated as the Registered Office.

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT: That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 19th day of August 2022.

ATTEST:

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

James P. Ward, Secretary

Barry Ernst, Chairman

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JUNE 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Timber Creek Southwest Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending June 30, 2022**

	Governmental Funds							Account Groups General Long Term Debt	Totals (Memorandum Only)	
	Debt Service Funds		Debt Service Funds		Capital Project Fund		Capital Project Fund			
	General Fund	Series 2020	Series 2021	Series 2020	Series 2021	Series 2020	Series 2021			
Assets										
Cash and Investments										
General Fund - Invested Cash	\$ 34,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34,665	
Debt Service Fund										
Interest Account		-	0						\$ 0	
Principal Account		0	-						\$ 0	
Sinking Fund Account		-	-						\$ -	
Reserve Account		207,301	576,533						\$ 783,833	
Revenue Account		131,191	5,406						\$ 136,597	
Capitalized Interest									\$ -	
Prepayment Account									\$ -	
Construction Account					17	15,973,599			\$ 15,973,616	
Cost of Issuance Account									\$ -	
Due from Other Funds										
General Fund	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	-	338,492		338,492	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	-	27,346,508		27,346,508	
Total Assets	\$ 34,665	\$ 338,492	\$ 581,939	\$ 17	\$ 15,973,599	\$ 27,685,000			\$ 44,613,712	

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending June 30, 2022

	Governmental Funds							Account Groups General Long Term Debt	Totals (Memorandum Only)	
	Debt Service Funds		Debt Service Funds		Capital Project Fund		Capital Project Fund			
	General Fund	Series 2020	Series 2021	Series 2020	Series 2021	Series 2020	Series 2021			
Liabilities										
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Fiscal Agent										
Due to Other Funds	-								-	
General Fund	-	-	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-	
Due to Developer	\$ -				\$ -	\$ -			-	
Bonds Payable										
Current Portion - Series 2020							\$0		-	
Current Portion - Series 2021							-		-	
Long Term - Series 2020							\$6,990,000		6,990,000	
Long Term - Series 2020							\$20,695,000		20,695,000	
Unamortized Prem/Discount on Bds Pyb					-	395,524	\$0		395,524	
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 395,524	\$ 27,685,000		\$ 28,080,524	
Fund Equity and Other Credits										
Investment in General Fixed Assets	-	-	-	-	-	-	-	-	-	
Fund Balance										
Restricted										
Beginning: October 1, 2021 (Audited)	-	207,305	-	(3,759,084)	-	-	-		(3,551,780)	
Results from Current Operations	-	131,187	581,939	3,759,101	15,578,075	-	-		20,050,302	
Unassigned										
Beginning: October 1, 2021 (Audited)	-						-		-	
Results from Current Operations	34,665						-		34,665	
Total Fund Equity and Other Credits	\$ 34,665	\$ 338,492	\$ 581,939	\$ 17	\$ 15,578,075	\$ -	\$ -		\$ 16,533,188	
Total Liabilities, Fund Equity and Other Credits	\$ 34,665	\$ 338,492	\$ 581,939	\$ 17	\$ 15,973,599	\$ 27,685,000			\$ 44,613,712	

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2022

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest												
Interest - General Checking	0	1	2	1	1	1	1	-	0	6	-	N/A
Special Assessment Revenue												
Special Assessments - On-Roll	-	6,788	104,690	876	1,184	690	566	1	-	114,794	113,825	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution												
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
Intragovernmental Transfer In												
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 0	\$ 6,788	\$ 104,692	\$ 877	\$ 1,184	\$ 691	\$ 566	\$ 1	\$ 0	114,801	\$ 113,825	N/A
Expenditures and Other Uses												
Executive												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000	40,000	75%
Financial and Administrative												
Audit Services	-	-	1,500	-	2,300	-	-	-	-	3,800	5,000	76%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	12,000	16,000	75%
Arbitrage Rebate Services	500	-	-	-	-	-	-	-	-	500	500	100%
Other Contractual Services												
Legal Advertising	275	-	294	-	-	-	-	-	784	1,353	3,000	45%
Trustee Services	-	4,031	-	-	-	-	-	-	-	4,031	2,400	168%
Dissemination Agent Services	417	417	417	417	417	417	417	417	417	3,750	5,000	75%
Property Appraiser Fees	-	578	-	-	-	-	-	-	-	578	-	N/A
Bank Service Fees	26	26	28	28	26	21	21	22	23	221	350	63%
Communications & Freight Services												
Postage, Freight & Messenger	13	13	29	-	-	-	8	14	-	77	200	38%
Computer Services - Website Development												
Computer Services - Website Development	-	-	-	-	-	-	-	-	-	-	2,000	0%
Insurance												
Insurance	5,435	-	-	-	-	-	-	-	-	5,435	5,500	99%
Printing & Binding												
Printing & Binding	-	-	194	-	-	-	-	-	-	194	200	97%

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2022

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services												
Legal - General Counsel	-	1,124	-	-	210	70	-	-	-	1,404	15,000	9%
Legal - Series 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	-	187	-	-	187	-	N/A
Legal - Validation	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services												
Engineering Services	-	-	1,059	-	-	-	-	-	180	1,238.75	2,500	50%
Stormwater Needs Analysis	-	-	-	-	494	601	2,098	-	-	3,192.50	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees												
Sub-Total:	12,840	12,188	9,520	6,444	9,446	7,109	8,730	6,453	7,404	80,135	113,825	70%
Total Expenditures and Other Uses:	\$ 12,840	\$ 12,188	\$ 9,520	\$ 6,444	\$ 9,446	\$ 7,109	\$ 8,730	\$ 6,453	\$ 7,404	\$ 80,135	\$ 113,825	70%
Net Increase/ (Decrease) in Fund Balance	(12,840)	(5,400)	95,172	(5,567)	(8,262)	(6,418)	(8,164)	(6,452)	(7,403)	34,665	-	
Fund Balance - Beginning	-	-	-	-	-	-	-	-	(6,452)	-	-	
Fund Balance - Ending	\$ (12,840)	\$ (5,400)	\$ 95,172	\$ (5,567)	\$ (8,262)	\$ (6,418)	\$ (8,164)	\$ (6,452)	\$ (13,855)	\$ 34,665	\$ -	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2022

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	8	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	\$ 0	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	8	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	-	24,248	374,003	\$ 3,130	\$ 4,229	\$ 2,465	2,021	-	-	410,095	406,705	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions												
	-	133,912	-	-	-	-	-	-	-	133,912	-	N/A
Intragovernmental Transfer In												
	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 158,161	\$ 374,003	\$ 3,131	\$ 4,231	\$ 2,467	\$ 2,023	\$ 2	\$ 3	\$ 544,023	\$ 406,705	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2020	-	-	-	-	-	-	-	-	145,000	145,000	140,000	N/A
Principal Debt Service - Early Redemptions												
Series 2020	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2020	-	-	133,913	-	-	-	-	-	133,913	267,825	267,825	N/A
Operating Transfers Out (To Other Funds)												
	-	5	-	-	-	-	5	1	-	11	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 5	\$ 133,913	\$ -	\$ -	\$ -	\$ 5	\$ 1	\$ 278,913	\$ 412,836	\$ 407,825	N/A
Net Increase/ (Decrease) in Fund Balance	1	158,156	240,091	3,131	4,231	2,467	2,018	2	(278,910)	131,187	(1,120)	
Fund Balance - Beginning	207,305	207,305	365,462	605,553	608,683	612,915	615,382	617,400	617,402	207,305	-	
Fund Balance - Ending	\$ 207,305	\$ 365,462	\$ 605,553	\$ 608,683	\$ 612,915	\$ 615,382	617,400	617,402	\$ 338,492	338,492	\$ (1,120)	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2022

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Interest Account	-	0	0	0	-	-	0	0	0	1	-	N/A
Principal Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	2	2	2	2	2	2	2	18	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	0	0	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments												
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	359,543	-	359,543	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	686,393	-	-	-	-	-	-	-	-	686,393	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	5,405	-	-	-	5,405	-	N/A
Total Revenue and Other Sources:	\$ 686,393	\$ 1	\$ 3	\$ 3	\$ 2	\$ 5,407	\$ 2	\$ 359,545	\$ 3	\$ 1,051,359	\$ -	N/A
Expenditures and Other Uses												
Debt Service												
Principal Debt Service - Mandatory												
Series 2021	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions												
Series 2021	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense												
Series 2021	-	-	109,860	-	-	-	-	-	359,543	469,403	-	N/A
Operating Transfers Out (To Other Funds)	-	1	2	2	2	2	2	2	2	18	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 1	\$ 109,863	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 359,545	\$ 469,420	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	686,393	0	(109,860)	0	-	5,405	0	359,543	(359,542)	581,939	-	
Fund Balance - Beginning	-	686,393	686,393	576,533	576,533	576,533	581,938	581,938	941,481	-	-	
Fund Balance - Ending	\$ 686,393	\$ 686,393	\$ 576,533	\$ 576,533	\$ 576,533	\$ 581,938	\$ 581,938	\$ 941,481	\$ 581,939	\$ 581,939	\$ -	

Timber Creek Southwest Community Development District
 Capital Projects Fund - Series 2020
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through June 30, 2022

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Construction Account	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds												
Developer Contributions	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	3,759,090	5	-	-	-	-	5	1	-	3,759,101	\$ -	N/A
Total Revenue and Other Sources:	\$ 3,759,090	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5	\$ 1	\$ -	\$ 3,759,101	\$ -	N/A
Expenditures and Other Uses												
Executive												
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services												
Trustee Services	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Legal Services	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Printing & Binding	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Other General Government Services												
Engineering Services	-	-	-	-	-	-	-	-	-	\$ -	\$ -	-
Capital Outlay												
Electrical	-	-	-	-	-	-	-	-	-	\$ -	\$ -	-
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Cost of Issuance												
Legal - Series 2020 Bonds	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Underwriter's Discount	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3,759,090	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5	\$ 1	\$ -	\$ 3,759,101	\$ -	-
Fund Balance - Beginning	\$ (3,759,084)	\$ 5	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 16	\$ 17	\$ (3,759,084)	\$ -	-
Fund Balance - Ending	\$ 5	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 16	\$ 17	\$ 17	\$ 17	\$ -	-

Timber Creek Southwest Community Development District
 Capital Projects Fund - Series 2021
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through June 30, 2022

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income												
Construction Account	-	26	66	68	68	61	68	66	68	490	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	-	-	-	0	\$ -	N/A
Debt Proceeds	20,008,607	-	-	-	-	-	-	-	-	20,008,607	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	1	2	2	2	2	2	2	2	18	\$ -	N/A
Total Revenue and Other Sources:	\$ 20,008,607	\$ 27	\$ 68	\$ 70	\$ 70	\$ 64	\$ 70	\$ 68	\$ 70	\$ 20,009,115	\$ -	N/A
Expenditures and Other Uses												
Executive												
Professional Management	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50,000	\$ -	N/A
Other Contractual Services												
Trustee Services	8,375	-	-	-	-	-	-	-	-	8,375	\$ -	N/A
Legal Services												
Series 2021 Bonds	191,250	-	-	-	-	-	-	-	-	191,250	\$ -	N/A
Printing & Binding	2,000	-	-	-	-	-	-	-	-	2,000	\$ -	N/A
Other General Government Services												
Engineering Services	1,020	-	-	-	-	-	-	-	-	1,020	\$ -	-
Capital Outlay												
Electrical	-	-	-	-	-	-	-	-	-	\$ -	\$ -	-
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Cost of Issuance												
Legal - Series 2020 Bonds	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Underwriter's Discount	413,900	-	-	-	-	-	-	-	-	413,900	\$ -	N/A
Operating Transfers Out (To Other Funds)	3,759,090	-	-	-	-	5,405	-	-	-	3,764,495	\$ -	N/A
Total Expenditures and Other Uses:	\$ 4,425,635	\$ -	\$ -	\$ -	\$ -	\$ 5,405	\$ -	\$ -	\$ -	\$ 4,431,040	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 15,582,973	\$ 27	\$ 68	\$ 70	\$ 70	\$ (5,342)	\$ 70	\$ 68	\$ 70	\$ 15,578,075	\$ -	-
Fund Balance - Beginning	\$ -	\$ 15,582,973	\$ 15,583,000	\$ 15,583,068	\$ 15,583,138	\$ 15,583,208	\$ 15,577,867	\$ 15,577,937	\$ 15,578,005	\$ -	\$ -	-
Fund Balance - Ending	\$ 15,582,973	\$ 15,583,000	\$ 15,583,068	\$ 15,583,138	\$ 15,583,208	\$ 15,577,867	\$ 15,577,937	\$ 15,578,005	\$ 15,578,075	\$ 15,578,075	\$ -	-

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Timber Creek Southwest Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending July 31, 2022**

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2020	Debt Service Funds Series 2021	Capital Project Fund Series 2020	Capital Project Fund Series 2021			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 29,506	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,506
Debt Service Fund								
Interest Account		0	0					\$ 0
Principal Account		0	-					\$ 0
Sinking Fund Account		0	-					\$ 0
Reserve Account		207,302	576,533					\$ 783,834
Revenue Account		131,192	5,407					\$ 136,599
Capitalized Interest								\$ -
Prepayment Account								\$ -
Construction Account				17	15,973,667			\$ 15,973,684
Cost of Issuance Account								\$ -
Due from Other Funds								
General Fund	-	1,800	-	-	-	-	-	1,800
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable								
Assessments Receivable								
Amount Available in Debt Service Funds	-	-	-	-	-	340,293		340,293
Amount to be Provided by Debt Service Funds	-	-	-	-	-	27,344,707		27,344,707
Total Assets	\$ 29,506	\$ 340,293	\$ 581,939	\$ 17	\$ 15,973,667	\$ 27,685,000		\$ 44,610,423

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending July 31, 2022

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2020	Debt Service Funds Series 2021	Capital Project Fund Series 2020	Capital Project Fund Series 2021			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent								
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	1,800	-	-	-	-	-	-	1,800
Due to Developer	\$ -			\$ -	\$ -			-
Bonds Payable								
Current Portion - Series 2020						\$0		-
Current Portion - Series 2021						-		-
Long Term - Series 2020						\$6,990,000		6,990,000
Long Term - Series 2020						\$20,695,000		20,695,000
Unamortized Prem/Discount on Bds Pyb					-	395,524	\$0	395,524
Total Liabilities	\$ 1,800	\$ -	\$ -	\$ -	\$ -	\$ 395,524	\$ 27,685,000	\$ 28,082,324
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
Fund Balance								
Restricted								
Beginning: October 1, 2021 (Audited)	-	207,305	-	(3,759,084)	-	-	-	(3,551,780)
Results from Current Operations	-	132,989	581,939	3,759,101	15,578,143	-	-	20,052,172
Unassigned								
Beginning: October 1, 2021 (Audited)	-					-	-	-
Results from Current Operations	27,707					-	-	27,707
Total Fund Equity and Other Credits	\$ 27,707	\$ 340,293	\$ 581,939	\$ 17	\$ 15,578,143	\$ -	\$ -	\$ 16,528,100
Total Liabilities, Fund Equity and Other Credits	\$ 29,506	\$ 340,293	\$ 581,939	\$ 17	\$ 15,973,667	\$ 27,685,000	\$ -	\$ 44,610,423

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2022

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest													
Interest - General Checking	0	1	2	1	1	1	1	-	0	0	7	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	-	6,788	104,690	876	1,184	690	566	1	-	504	115,298	113,825	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution													
Developer Contribution			-	-	-	-	-	-	-	-	-	-	#DIV/0!
Intragovernmental Transfer In													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 0	\$ 6,788	\$ 104,692	\$ 877	\$ 1,184	\$ 691	\$ 566	\$ 1	\$ 0	\$ 504	115,305	\$ 113,825	N/A
Expenditures and Other Uses													
Executive													
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	33,333	40,000	83%
Financial and Administrative													
Audit Services	-	-	1,500	-	2,300	-	-	-	-	-	3,800	5,000	76%
Accounting Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	13,333	16,000	83%
Arbitrage Rebate Services	500	-	-	-	-	-	-	-	-	-	500	500	100%
Other Contractual Services													
Legal Advertising	275	-	294	-	-	-	-	-	784	784	2,137	3,000	71%
Trustee Services	-	4,031	-	-	-	-	-	-	-	-	4,031	2,400	168%
Dissemination Agent Services	417	417	417	417	417	417	417	417	417	417	4,167	5,000	83%
Property Appraiser Fees	-	578	-	-	-	-	-	-	-	-	578	-	N/A
Bank Service Fees	26	26	28	28	26	21	21	22	23	22	242	350	69%
Communications & Freight Services													
Postage, Freight & Messenger	13	13	29	-	-	-	8	14	-	-	77	200	38%
Computer Services - Website Development													
Computer Services - Website Development	-	-	-	-	-	-	-	-	-	-	-	2,000	0%
Insurance													
Insurance	5,435	-	-	-	-	-	-	-	-	-	5,435	5,500	99%
Printing & Binding													
Printing & Binding	-	-	194	-	-	-	-	-	-	-	194	200	97%
Subscription & Memberships													
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	1,124	-	-	210	70	-	-	-	-	1,404	15,000	9%
Legal - Series 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2022

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal - Series 2021 Bonds	-	-	-	-	-	-	187	-	-	-	187	-	N/A
Legal - Validation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services													
Engineering Services	-	-	1,059	-	-	-	-	-	180	240	1,478.75	2,500	59%
Stormwater Needs Analysis	-	-	-	-	494	601	2,098	-	-	-	3,192.50	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	12,840	12,188	9,520	6,444	9,446	7,109	8,730	6,453	7,404	7,462	87,598	113,825	77%
Total Expenditures and Other Uses:	\$ 12,840	\$ 12,188	\$ 9,520	\$ 6,444	\$ 9,446	\$ 7,109	\$ 8,730	\$ 6,453	\$ 7,404	\$ 7,462	\$ 87,598	\$ 113,825	77%
Net Increase/ (Decrease) in Fund Balance	(12,840)	(5,400)	95,172	(5,567)	(8,262)	(6,418)	(8,164)	(6,452)	(7,403)	(6,958)	27,707	-	
Fund Balance - Beginning	-	-	-	-	-	-	-	-	(6,452)	(13,855)	-	-	
Fund Balance - Ending	\$ (12,840)	\$ (5,400)	\$ 95,172	\$ (5,567)	\$ (8,262)	\$ (6,418)	\$ (8,164)	\$ (6,452)	\$ (13,855)	\$ (20,814)	\$ 27,707	\$ -	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2022

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	0	0	-	N/A
Principal Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0	0	-	N/A
Reserve Account	1	1	1	1	1	1	1	1	1	1	9	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	\$ -	0	\$ 2	\$ 2	2	2	2	1	9	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments													
Special Assessments - On Roll	-	24,248	374,003	\$ 3,130	\$ 4,229	\$ 2,465	2,021	-	-	1,800	411,894	406,705	N/A
Special Assessments - Off Roll	-	133,912	-	-	-	-	-	-	-	-	133,912	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contributions													
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In													
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1	\$ 158,161	\$ 374,003	\$ 3,131	\$ 4,231	\$ 2,467	\$ 2,023	\$ 2	\$ 3	\$ 1,802	\$ 545,825	\$ 406,705	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2020	-	-	-	-	-	-	-	-	145,000	-	145,000	140,000	N/A
Principal Debt Service - Early Redemptions													
Series 2020	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2020	-	-	133,913	-	-	-	-	-	133,913	-	267,825	267,825	N/A
Operating Transfers Out (To Other Funds)													
Operating Transfers Out (To Other Funds)	-	5	-	-	-	-	5	1	-	-	11	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 5	\$ 133,913	\$ -	\$ -	\$ -	\$ 5	\$ 1	\$ 278,913	\$ -	\$ 412,836	\$ 407,825	N/A
Net Increase/ (Decrease) in Fund Balance	1	158,156	240,091	3,131	4,231	2,467	2,018	2	(278,910)	1,802	132,989	(1,120)	
Fund Balance - Beginning	207,305	207,305	365,462	605,553	608,683	612,915	615,382	617,400	617,402	338,492	207,305	-	
Fund Balance - Ending	\$ 207,305	\$ 365,462	\$ 605,553	\$ 608,683	\$ 612,915	\$ 615,382	617,400	617,402	\$ 338,492	\$ 340,293	340,293	\$ (1,120)	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2022

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Interest Account	-	0	0	0	-	-	0	0	0	0	1	-	N/A
Principal Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	-	1	2	2	2	2	2	2	2	2	20	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	0	1	1	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments													
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	359,543	-	-	359,543	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Debt Proceeds	686,393	-	-	-	-	-	-	-	-	-	686,393	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	5,405	-	-	-	-	5,405	-	N/A
Total Revenue and Other Sources:	\$ 686,393	\$ 1	\$ 3	\$ 3	\$ 2	\$ 5,407	\$ 2	\$ 359,545	\$ 3	\$ 3	\$ 1,051,362	\$ -	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2021	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions													
Series 2021	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense													
Series 2021	-	-	109,860	-	-	-	-	-	359,543	-	469,403	-	N/A
Operating Transfers Out (To Other Funds)	-	1	2	2	2	2	2	2	2	2	20	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 1	\$ 109,863	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 359,545	\$ 2	\$ 469,423	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	686,393	0	(109,860)	0	-	5,405	0	359,543	(359,542)	1	581,939	-	
Fund Balance - Beginning	-	686,393	686,393	576,533	576,533	576,533	581,938	581,938	941,481	581,939	-	-	
Fund Balance - Ending	\$ 686,393	\$ 686,393	\$ 576,533	\$ 576,533	\$ 576,533	\$ 581,938	\$ 581,938	\$ 941,481	\$ 581,939	\$ 581,939	\$ 581,939	\$ -	

Timber Creek Southwest Community Development District
 Capital Projects Fund - Series 2020
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2022

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Construction Account	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds													
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	3,759,090	5	-	-	-	-	5	1	-	-	3,759,101	\$ -	N/A
Total Revenue and Other Sources:	\$ 3,759,090	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5	\$ 1	\$ -	\$ -	\$ 3,759,101	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Legal Services													
Printing & Binding	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Other General Government Services													
Engineering Services	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	-
Capital Outlay													
Electrical	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	-
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Cost of Issuance													
Legal - Series 2020 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Underwriter's Discount													
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3,759,090	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 5	\$ 1	\$ -	\$ -	\$ 3,759,101	-	-
Fund Balance - Beginning	\$ (3,759,084)	\$ 5	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 16	\$ 17	\$ 17	\$ (3,759,084)	\$ -	-
Fund Balance - Ending	\$ 5	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 16	\$ 17	\$ 17	\$ 17	\$ 17	\$ -	-

Timber Creek Southwest Community Development District
 Capital Projects Fund - Series 2021
 Statement of Revenues, Expenditures and Changes in Fund Balance
 Through July 31, 2022

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income													
Construction Account	-	26	66	68	68	61	68	66	68	66	556	\$ -	N/A
Cost of Issuance	-	0	0	0	0	0	-	-	-	-	0	\$ -	N/A
Debt Proceeds	20,008,607	-	-	-	-	-	-	-	-	-	20,008,607	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	1	2	2	2	2	2	2	2	2	20	\$ -	N/A
Total Revenue and Other Sources:	\$ 20,008,607	\$ 27	\$ 68	\$ 70	\$ 70	\$ 64	\$ 70	\$ 68	\$ 70	\$ 68	\$ 20,009,183	\$ -	N/A
Expenditures and Other Uses													
Executive													
Professional Management	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ -	N/A
Other Contractual Services													
Trustee Services	8,375	-	-	-	-	-	-	-	-	-	\$ 8,375	\$ -	N/A
Legal Services													
Series 2021 Bonds	191,250	-	-	-	-	-	-	-	-	-	\$ 191,250	\$ -	N/A
Printing & Binding	2,000	-	-	-	-	-	-	-	-	-	\$ 2,000	\$ -	N/A
Other General Government Services													
Engineering Services	1,020	-	-	-	-	-	-	-	-	-	\$ 1,020	\$ -	
Capital Outlay													
Electrical	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Stormwater Management	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Landscaping	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Cost of Issuance													
Legal - Series 2020 Bonds	-	-	-	-	-	-	-	-	-	-	\$ -	\$ -	N/A
Underwriter's Discount	413,900	-	-	-	-	-	-	-	-	-	\$ 413,900	\$ -	N/A
Operating Transfers Out (To Other Funds)	3,759,090	-	-	-	-	5,405	-	-	-	-	\$ 3,764,495	\$ -	N/A
Total Expenditures and Other Uses:	\$ 4,425,635	\$ -	\$ -	\$ -	\$ -	\$ 5,405	\$ -	\$ -	\$ -	\$ -	\$ 4,431,040	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 15,582,973	\$ 27	\$ 68	\$ 70	\$ 70	\$ (5,342)	\$ 70	\$ 68	\$ 70	\$ 68	\$ 15,578,143	-	
Fund Balance - Beginning	\$ -	\$ 15,582,973	\$ 15,583,000	\$ 15,583,068	\$ 15,583,138	\$ 15,583,208	\$ 15,577,867	\$ 15,577,937	\$ 15,578,005	\$ 15,578,075	\$ -	\$ -	
Fund Balance - Ending	\$ 15,582,973	\$ 15,583,000	\$ 15,583,068	\$ 15,583,138	\$ 15,583,208	\$ 15,577,867	\$ 15,577,937	\$ 15,578,005	\$ 15,578,075	\$ 15,578,143	\$ 15,578,143	\$ -	