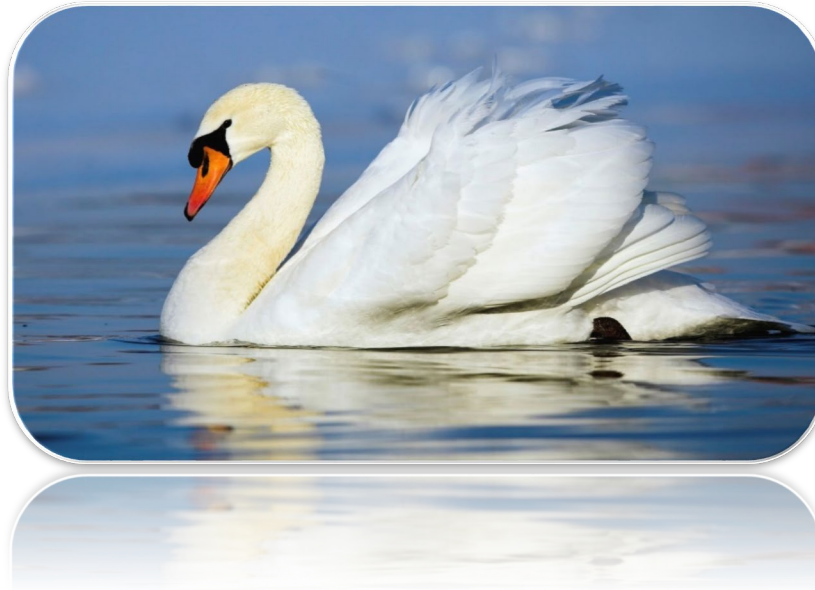


TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2021

FISCAL YEAR 2021

PREPARED BY:

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Timber Creek Southwest Community Development District

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Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending January 31, 2021

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2020	Series 2020	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 26,877	\$ -	\$ -	\$ -	\$ 26,877
Debt Service Fund					
Interest Account		1			\$ 1
Sinking Account					\$ -
Reserve Account		207,303			\$ 207,303
Revenue Account					\$ -
Capitalized Interest					\$ -
Prepayment Account					\$ -
Construction Account					\$ -
Cost of Issuance Account			12,610		\$ 12,610
Due from Other Funds					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable	-	-	-	-	-
Assessments Receivable	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	207,304	207,304
Amount to be Provided by Debt Service Funds	-	-	-	7,067,696	7,067,696
Total Assets	\$ 26,877	\$ 207,304	\$ 12,610	\$ 7,275,000	\$ 7,521,790

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending January 31, 2021

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2020	Series 2020	Account Groups General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent					
Due to Other Funds	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
Due to Developer			\$ 3,759,090		3,759,090
Bonds Payable					
Current Portion				-	
Long Term					
Series 2020				\$7,275,000	7,275,000
Unamortized Prem/Discount on Bds Pyb			123,559	\$0	123,559
Total Liabilities	\$ -	\$ -	\$ 3,882,649	\$ 7,275,000	\$ 11,157,649
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2020 (Unaudited)	-	269,855	(3,863,599)	-	(3,593,743)
Results from Current Operations	-	(62,552)	(6,440)	-	(68,992)
Unassigned					
Beginning: October 1, 2020 (Unaudited)	21,598			-	21,598
Results from Current Operations	5,279			-	5,279
Total Fund Equity and Other Credits	\$ 26,877	\$ 207,304	\$ (3,870,039)	\$ -	\$ (3,635,859)
Total Liabilities, Fund Equity and Other Credits	\$ 26,877	\$ 207,304	\$ 12,610	\$ 7,275,000	\$ 7,521,790

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest							
Interest - General Checking	0	0	0	0	0	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	39,500	39,500	-	N/A
Developer Contribution	-	-	-	-	-	120,875	0%
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	\$ 39,500	39,500	\$ 120,875	N/A
Expenditures and Other Uses							
Executive							
Professional Management	3,333	3,333	-	6,667	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	4,500	0%
Accounting Services	1,333	1,333	-	2,667	5,333	18,000	30%
Assessment Roll Services	833	1,833	-	2,667	5,333	8,000	67%
Arbitrage Rebate Services	-	-	-	-	-	500	0%
Other Contractual Services							
Legal Advertising	-	-	-	-	-	5,000	0%
Trustee Services	-	-	-	-	-	8,250	0%
Dissemination Agent Services	417	417	-	833	1,667	5,000	33%
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	26	26	25	25	102	400	26%
Communications & Freight Services							
Postage, Freight & Messenger	-	-	-	-	-	750	0%

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	-	-	50	100	2,000	5%
Insurance	5,251	-	-	-	5,251	5,400	97%
Printing & Binding		-	-	-	-	400	0%
Subscription & Memberships	175	-	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	-	2,926	2,926	15,000	20%
Legal - Validation	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	-	-	-	-	7,500	0%
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	N/A
Discounts/Collection Fees					-	-	
Sub-Total:	11,419	6,942	25	15,835	34,222	120,875	28%
Total Expenditures and Other Uses:	\$ 11,419	\$ 6,942	\$ 25	\$ 15,835	\$ 34,222	\$ 120,875	28%
Net Increase/ (Decrease) in Fund Balance	(11,419)	(6,942)	(25)	23,665	5,279	-	
Fund Balance - Beginning	21,598	10,179	3,237	3,211	21,598	-	
Fund Balance - Ending	\$ 10,179	\$ 3,237	\$ 3,211	\$ 26,877	26,877	\$ -	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income							
Interest Account	0	0	0	0	1	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	0	1	1	1	3	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds							
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 0	\$ 1	\$ 1	\$ 1	\$ 4	\$ -	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2020	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions							
Series 2020	-	-	-	-	-	-	N/A
Interest Expense							
Series 2020	-	-	62,556	-	62,556	-	N/A
Operating Transfers Out (To Other Funds)							
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 62,556	\$ -	\$ 62,556	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	0	1	(62,554)	1	(62,552)	-	
Fund Balance - Beginning	269,855	269,856	269,857	207,303	269,855	-	
Fund Balance - Ending	\$ 269,856	\$ 269,857	\$ 207,303	\$ 207,304	207,304	\$ -	

Prepared by:

JPWARD and Associates, LLC

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	-	-	-	-	-	\$ -	N/A
Interest Income							
Construction Account	-	-	-	-	-	\$ -	N/A
Cost of Issuance	0	0	0	0	0	\$ -	N/A
Debt Proceeds	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services							
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services	\$ -	\$ -	\$ -	\$ 4,941	\$ 4,941	\$ -	N/A
Printing & Binding	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500	\$ -	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:	\$ 1,500	\$ -	\$ -	\$ 4,941	\$ 6,441	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (1,500)	\$ 0	\$ 0	\$ (4,940)	\$ (6,440)		
Fund Balance - Beginning	\$ (3,863,599)	\$ (3,865,099)	\$ (3,865,099)	\$ (3,865,099)	\$ (3,863,599)		
Fund Balance - Ending	\$ (3,865,099)	\$ (3,865,099)	\$ (3,865,099)	\$ (3,870,039)	\$ (3,870,039)		

Prepared by:

JPWARD and Associates, LLC