TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2022

FISCAL YEAR 2022

PREPARED BY:

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FORT LAUDERDALE,
FLORIDA 33308

Timber Creek Southwest Community Develoment District Balance Sheet

for the Period Ending May 31, 2022

					Go	overnmental Fund	s							
			Deb	t Service Funds	Dek	ot Service Funds	Ca	pital Project Fund	Сар	ital Project Fund	Ac	count Groups		Totals
												eneral Long	(Me	emorandum
	G	eneral Fund		Series 2020		Series 2021		Series 2020		Series 2021	1	Term Debt		Only)
Assets														
Cash and Investments														
General Fund - Invested Cash	\$	42,069	\$	-	\$	-	\$	-	\$	-	\$	-	\$	42,069
Debt Service Fund														
Interest Account				-		5,406							\$	5,406
Principal Account				0		-							\$	0
Sinking Fund Account				-		-							\$	-
Reserve Account				207,300		576,533							\$	783,833
Revenue Account				410,102		359,543							\$	769,644
Capitalized Interest													\$	-
Prepayment Account													\$	-
Construction Account								17		15,973,529			\$	15,973,546
Cost of Issuance Account								-		-			\$	-
Due from Other Funds														
General Fund		-		-		-		-		-		-		-
Debt Service Fund(s)		-		-		-		-		-		-		-
Accounts Receivable		-		-		-		-		-		-		-
Assessments Receivable		-		-		-		-		-		-		-
Amount Available in Debt Service Funds		-		-		-		-		-		617,402		617,402
Amount to be Provided by Debt Service Funds										-		27,212,598		27,212,598
Total A	ssets \$	42,069	\$	617,402	\$	941,481	\$	17	\$	15,973,529	\$	27,830,000	\$	45,404,497

Timber Creek Southwest Community Develoment District Balance Sheet

for the Period Ending May 31, 2022

			Debt So	ervice Funds		rnmental Funds ervice Funds		tal Project Fund	Capit	al Project Fund	count Groups	_	Totals
	Gene	eral Fund	Sei	ries 2020	Sei	ries 2021	9	Series 2020	S	eries 2021	eneral Long Ferm Debt	(Me	emorandum Only)
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											\$140,000		140,000
Current Portion - Series 2021											-		-
Long Term - Series 2020											\$6,995,000		6,995,000
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	\$ 27,830,000	\$	28,225,524
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		-		410,097		941,481		3,759,101		15,578,005	-		20,688,684
Unassigned													
Beginning: October 1, 2021 (Audited)		-									-		-
Results from Current Operations		42,069									-	_	42,069
Total Fund Equity and Other Credits	\$	42,069	\$	617,402	\$	941,481	\$	17	\$	15,578,005	\$ -	\$	17,178,973
Total Liabilities, Fund Equity and Other Credits	\$	42,069	\$	617,402	\$	941,481	\$	17	\$	15,973,529	\$ 27,830,000	\$	45,404,497

Timber Creek Southwest Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through May 31, 2022

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Description	October	November	December	January	reblualy	iviaicii	Арпі	iviay	real to Date	Buuget	buuget
Revenue and Other Sources											
Carryforward		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest											
Interest - General Checking	0	1	2	1	1	1	1	-	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			-	-			-	-	-	-	#DIV/0!
Developer Contribution			-	-			-	-	-	-	N/A
Intragovernmental Transfer In		-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 0	\$ 6,788	\$ 104,692	\$ 877	\$ 1,184	\$ 691	\$ 566	\$ 1	114,800	\$ 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	26,667	40,000	67%
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	10,667	16,000	67%
Assessment Roll Services	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	10,667	16,000	67%
Arbitrage Rebate Services	500	-	-	-	-	-	-	-	500	500	100%
Other Contractual Services											
Legal Advertising	275	-	294	-	-	-	-	-	569	3,000	19%
Trustee Services	-	4,031	-	-	-	-	-	-	4,031	2,400	168%
Dissemination Agent Services	417	417	417	417	417	417	417	417	3,333	5,000	67%
Property Appraiser Fees	-	578	-	-	-	-	-	-	578	-	N/A
Bank Service Fees	26	26	28	28	26	21	21	22	198	350	57%
Communications & Freight Services											
Postage, Freight & Messenger	13	13	29	-	-	-	8	14	77	200	38%
Computer Services - Website Development	-	-	-	-	-	-	-	-	-	2,000	0%
Insurance	5,435	-	-	-	-	-	-	-	5,435	5,500	99%
Printing & Binding		-	194	-		-	-	-	194	200	97%

Prepared by:

Unaudited

Timber Creek Southwest Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through May 31, 2022

										Total Annual	% of
Description	October	November	December	January	February	March	April	May	Year to Date	Budget	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	-	-	-	-	-	1,058.75	2,500	42%
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							-	-	-	-	<u>_</u>
Sub-Total:	12,840	12,188	9,520	6,444	9,446	7,109	8,730	6,453	72,732	113,825	64%
Total Expenditures and Other Uses:	\$ 12,840	\$ 12,188	\$ 9,520	\$ 6,444	\$ 9,446	\$ 7,109	\$ 8,730	\$ 6,453	\$ 72,732	\$ 113,825	- 64%
Net Increase/ (Decrease) in Fund Balance	(12,840)	(5,400)	95,172	(5,567)	(8,262)	(6,418)	(8,164)	(6,452)	42,069	-	
Fund Balance - Beginning		-	-	-	-	-	-	_			
Fund Balance - Ending	\$ (12,840)	\$ (5,400)	\$ 95,172	\$ (5,567)	\$ (8,262)	\$ (6,418)	\$ (8,164)	\$ (6,452)	\$ 42,069	\$ -	

Timber Creek Southwest Community Development District Debt Service Fund - Series 2020

Statement of Revenues, Expenditures and Changes in Fund Balance Through May 31, 2022

Description	(October	N	ovember	Decem	ber	Janu	ary	Fe	bruary		March	April	May	Ye	ar to Date	tal 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		7	-	N/A
Prepayment Account		-		-		-							-	-		-	-	N/A
Revenue Account		-		-		-	\$	0	\$	2	\$	2	2	2		7	-	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	\$	544,021	\$ 406,705	N/A
Expenditures and Other Uses																		
Debt Service																		
Principal Debt Service - Mandatory																		
Series 2020		-		-		-		-		-		-	-	-		-	140,000	N/A
Principal Debt Service - Early Redemptions																		
Series 2020		-		-		-		-		-		-	-	-		-	-	N/A
Interest Expense																		
Series 2020		-		-	133	,913		-		-		-	-	-		133,913	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	\$	133,924	\$ 407,825	N/A
Net Increase/ (Decrease) in Fund Balance		1		158,156	240	,091		3,131		4,231		2,467	2,018	2		410,097	(1,120)	
Fund Balance - Beginning		207,305		207,305	365	,462	60	5,553		608,683		612,915	615,382	617,400		207,305	-	
Fund Balance - Ending	Ś	207,305	Ś	365,462		,553		8,683		612,915	Ś	615,382	617,400	617,402		617,402	\$ (1,120)	

Timber Creek Southwest Community Development District Debt Service Fund - Series 2021

Statement of Revenues, Expenditures and Changes in Fund Balance

Through May 31, 2022

Description	C	October	No	ovember	D	ecember	Į	lanuary	Fe	bruary		March	April	May	Υe	ar to Date	Annual Idget	% of Budget
Revenue and Other Sources																		
Carryforward	\$	-	\$	-	\$	-	\$	-	\$	-	\$	- \$	- \$	-	\$	-	\$ -	N/A
Interest Income																		
Interest Account		-		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		15	-	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		-		-		-							-	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	\$	1,051,356	\$ -	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		-		-		-	-	-		109,860	-	N/A
Operating Transfers Out (To Other Funds)		-		1		2		2		2		2	2	2		15	-	N/A
Total Expenditures and Other Uses:	\$	-	\$	1	\$	109,863	\$	2	\$	2	\$	2 \$	2 \$	2	\$	109,875	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance		686,393		0		(109,860)		0		-		5,405	0	359,543		941,481	-	
Fund Balance - Beginning		-		686,393		686,393		576,533		576,533		576,533	581,938	581,938		-	_	
Fund Balance - Ending	<u> </u>	686,393	ć	686,393	Ś	576,533	ć	576,533		576,533	٠.	581,938	581,938	941,481		941,481	\$ _	

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

Revenue and Other Sources	Description		October	November	December	January	Februai	rv	March	April	May	Y	ear to Date	Total Annua Budget	al % of Budget
Cardination Construction Const						,		,			,			2622	6
Interest Income		\$	_	\$ -	\$ -	Ś	- \$	- Ś	- \$	- \$	_	\$	_	Ś	- N/A
Construction Account Construction Constr		,		•	7	т	7	т	7	•		,		т	.,,
Debt Proceeds			_	_	_		-	_	-	_			_	\$	- N/A
Debt Proceeds			-	-	-		-	_	-	-	_		-	\$	
Depending Transfers in (From Other Funds) 3,759,090 5 5 5 5 5 5 1 3,759,101 5 7 7 7 7 7 7 7 7 7			_		-		-	-	-	-	-		-	\$	N1 / A
Poperating Transfers in (From Other Funds) 3,759,090 5 5 5 5 5 5 5 5 5	Developer Contributions		_	-									-	\$	N1 / A
Expenditures and Other Sources			3,759,090	5	-		-	-	-	5	1		3,759,101	\$	A1/A
Professional Management		\$		\$ 5	\$ -	\$	- \$	- \$	- \$	5 \$	1	\$		\$	- N/A
Pricessional Management															
Professional Management	Expenditures and Other Uses														
Cother Contractual Services	Executive														
Trustee Services	Professional Management	\$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	-	\$	-	\$	- N/A
Legal Services	Other Contractual Services														
Printing & Binding	Trustee Services		-	-	-		-	-	-	-	-	\$	-	\$	- N/A
Capital Outsy	Legal Services		-	-	-		-	-	-	-	-	\$	-	\$	- N/A
Engineering Services	Printing & Binding		-	-	-		-	-	-	-	-	\$	-	\$	- N/A
Capital Outlay Electrical	Other General Government Services														
Electrical	Engineering Services		-	-	-		-	-	-	-	-	\$	-	\$	-
Water-Sewer Combination -	Capital Outlay														
Stormwater Management	Electrical		-	-	-		-	-	-	-	-	\$	-	\$	-
Landscaping	Water-Sewer Combination		-	-	-		-	-	-	-	-	\$	-	\$	- N/A
Roadway Improvement -	Stormwater Management		-	-	-		-	-	-	-	-	\$	-	\$	- N/A
Cost of Issuance Legal - Series 2020 Bonds -	Landscaping		-	-	-		-	-	-	-	-	\$	-	\$	- N/A
Legal - Series 2020 Bonds -<	Roadway Improvement		-	-	-		-	-	-	-	-	\$	-	\$	- N/A
Underwriter's Discount -	Cost of Issuance														
Operating Transfers Out (To Other Funds) -	Legal - Series 2020 Bonds		-	-	-		-	-	-	-	-	\$	-	\$	- N/A
Total Expenditures and Other Uses: \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ Net Increase/ (Decrease) in Fund Balance \$ 3,759,090 \$ 5 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Underwriter's Discount		-	-	-		-	-	-	-	-	\$	-	\$	- 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 \$ (3,759,084) \$ -	Operating Transfers Out (To Other Funds)		-	-	-		-	-	-	-	-	\$	-	\$	- N/A
Fund Balance - Beginning \$ (3,759,084) \$ 5 \$ 11 \$ 11 \$ 11 \$ 11 \$ 16 \$ (3,759,084) \$ -	Total Expenditures and Other Uses:	\$	-	\$ -	\$ -	\$	- \$	- \$	- \$	- \$	-	\$	-	\$	- N/A
Fund Balance - Beginning \$ (3,759,084) \$ 5 \$ 11 \$ 11 \$ 11 \$ 11 \$ 16 \$ (3,759,084) \$ -	Net Increase/ (Decrease) in Fund Balance	ć	2 750 000	ć r	ċ	ė	ė	ć	ć	E ¢	1	۲	2 750 101		
		ې د												ċ	-
Final Delever Fueltre C F C 44 C 44 C 44 C 44 C 44 C 46 C 47 C 47	Fund Balance - Beginning Fund Balance - Ending	<u>\$</u> \$					11 \$	11 \$	11 \$	16 \$					-

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

Description		October	Nover	mber	December		January	February	,	March		April	May	Y	ear to Date		Annual dget	% of Budget
Revenue and Other Sources																		
Carryforward	\$	-	\$	- 9	5	- \$	- \$		-	\$ -	\$	- \$	-	\$	-	\$	-	N/A
Interest Income																		
Construction Account		-		26	66	<u>;</u>	68		68	61		68	66		422	\$	-	N/A
Cost of Issuance		-		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		15	\$	-	N/A
Total Revenue and Other Sources:	\$	20,008,607	\$	27 Ş	68	\$	70 \$		70	\$ 64	\$	70 \$	68	\$	20,009,045	\$	-	N/A
Expenditures and Other Uses																		
Executive																		
Professional Management	\$	50,000	\$	- 9		- \$	- \$		-	\$ -	\$	- \$	-	\$	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	\$	- ()	- \$	- \$		-			- \$	-	\$	4,431,040	\$	-	N/A
Net Increase/ (Decrease) in Fund Balance	\$	15,582,973	Ś	27 \$	6. 6.	3 \$	70 \$		70	\$ (5,342)) \$	70 \$	68	\$	15,578,005		_	
Fund Balance - Beginning	\$											15,577,867 \$		\$	-	\$	_	
Fund Balance - Ending	<u> </u>	15,582,973												<u>`</u>	15,578,005	,		