



# Timber Creek Southwest

Community Development District

## *Financial Statements October 31, 2025*

*JPWard and Associates, LLC*  
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# TABLE OF CONTENTS

## *Timber Creek Southwest Community Development District*

### *Monthly Financial Statements*

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3
Debt Service Fund	
Series 2020	4
Series 2021	5
Capital Projects Fund	
Series 2021	6
Income & Expense Graph – All Funds	7

**Timber Creek Southwest Community Development District**  
**Balance Sheet**  
**for the Period Ending October 31, 2025**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds	Capital Project Fund	Account Groups		
	General Fund	Series 2020	Series 2021	Series 2021	General Long Term Debt	General Fixed Assets	
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 161,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,523
Debt Service Fund							
Reserve Account	-	207,300	576,400	-	-	-	783,700
Revenue Account	-	210,029	948,117	-	-	-	1,158,146
Prepayment Account	-	-	133	-	-	-	133
General Redemption Account	-	19	-	-	-	-	19
Construction Account	-	-	-	55,512	-	-	55,512
<b>Due from Other Funds</b>							
General Fund	-	977	2,732	-	-	-	3,710
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	1,945,707	-	1,945,707
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	23,959,293	-	23,959,293
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	-	5,549,282	5,549,282
<b>Total Assets</b>	<b>\$ 161,523</b>	<b>\$ 418,326</b>	<b>\$ 1,527,382</b>	<b>\$ 55,512</b>	<b>\$ 25,905,000</b>	<b>\$ 5,549,282</b>	<b>\$ 33,617,025</b>

**Timber Creek Southwest Community Development District**  
**Balance Sheet**  
**for the Period Ending October 31, 2025**

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds	Capital Project Fund	Account Groups			
	General Fund	Series 2020	Series 2021	Series 2021	General Long Term Debt	General Fixed Assets		
Liabilities								
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Due to Other Funds							-	
General Fund	-	-	-	-	-	-	-	
Debt Service Fund(s)	3,710	-	-	-	-	-	3,710	
Developer Advances	-	-	-	1,359,256	-	-	1,359,256	
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2020	-	-	-	-	160,000	-	160,000	
Series 2021	-	-	-	-	465,000	-	465,000	
Long Term								
Series 2020	-	-	-	-	\$6,370,000	-	6,370,000	
Series 2021	-	-	-	-	18,910,000	-	18,910,000	
Total Liabilities	\$ 3,710	\$ -	\$ -	\$ 1,359,256	\$ 25,905,000	\$ -	\$ 27,267,966	
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	5,549,282	5,549,282	
Fund Balance								
Restricted								
Beginning: October 1, 2025 (Unaudited)	-	415,943	1,521,458	(1,305,871)	-	-	(3,127,554)	
Results from Current Operations	-	2,382	5,923	2,127	-	-	3,769,517	
Unassigned								
Beginning: October 1, 2025 (Unaudited)	174,141	-	-	-	-	-	174,141	
Additions for Extraordinary Capital/Operations	5,417	-	-	-	-	-	5,417	
Results from Current Operations	(21,744)	-	-	-	-	-	(21,744)	
Total Fund Equity and Other Credits	\$ 157,814	\$ 418,326	\$ 1,527,382	\$ (1,303,744)	\$ -	\$ 5,549,282	\$ 6,349,059	
Total Liabilities, Fund Equity and Other Credits	\$ 161,523	\$ 418,326	\$ 1,527,382	\$ 55,512	\$ 25,905,000	\$ 5,549,282	\$ 33,617,025	

**Timber Creek Southwest Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2025**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	522	522	228,711	0%
Special Assessments - Off-Roll	-	-	-	0%
<b>Other Fees and Charges</b>				
Discounts/Collection Fees	-	-	(6,297)	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 522</b>	<b>\$ 522</b>	<b>\$ 222,414</b>	<b>0%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's Fees	200	200	1,200	17%
<b>Executive</b>				
Professional Management	4,000	4,000	48,000	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	5,700	0%
Accounting Services	2,475	2,475	29,700	8%
Assessment Roll Services	2,475	2,475	29,700	8%
Arbitrage Rebate Services	500	500	1,000	50%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	2,500	0%
Trustee Services	-	-	8,170	0%
Dissemination Agent Services	-	-	10,000	0%
Property Appraiser Fees	-	-	1,400	0%
Bank Service Fees	-	-	250	0%
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	-	-	100	0%
Computer Services - Website Development	-	-	2,400	0%
<b>Insurance</b>	7,199	7,199	7,019	103%
<b>Printing &amp; Binding</b>		-	100	0%
<b>Subscription &amp; Memberships</b>	-	-	175	0%
<b>Legal Services</b>				
Legal - General Counsel	-	-	5,000	0%
<b>Other General Government Services</b>				
Engineering Services	-	-	5,000	0%
<b>Reserve Allocations</b>				
Extraordinary Capital/Operation	5,417	5,417	65,000	0%
<b>Sub-Total:</b>	<b>22,266</b>	<b>22,266</b>	<b>222,414</b>	<b>10%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 22,266</b>	<b>\$ 22,266</b>	<b>\$ 222,414</b>	<b>10%</b>
Net Increase/ (Decrease) in Fund Balance	(21,744)	(21,744)	-	
Fund Balance - Beginning	174,141	174,141	174,141	
Additions to Extraordinary Cap/Oper Reserve	5,417	5,417	65,000	
<b>Fund Balance - Ending</b>	<b>\$ 152,397</b>	<b>\$ 152,397</b>	<b>\$ 174,141</b>	

**Timber Creek Southwest Community Development District**  
**Debt Service Fund - Series 2020**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2025**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	700	700	9,084	8%
Revenue Account	704	704	9,968	7%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	977	977	433,269	0%
Special Assessments - Off Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(16,508)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,382</b>	<b>2,382</b>	<b>\$ 435,813</b>	<b>1%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2020	-	-	160,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2020	-	-	-	0%
<b>Interest Expense</b>				
Series 2020	-	-	252,700	0%
<b>Intragovernmental Transfer Out</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 412,700</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	2,382	2,382	23,113	
Fund Balance - Beginning	415,943	415,943	415,943	
<b>Fund Balance - Ending</b>	<b>\$ 418,326</b>	<b>418,326</b>	<b>\$ 439,056</b>	

Prepared by:

Unaudited

**JPWARD and Associates, LLC**

**Timber Creek Southwest Community Development District**  
**Debt Service Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2025**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Reserve Account	1,948	1,948	25,262	8%
Revenue Account	3,191	3,191	38,645	8%
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	2,732	2,732	1,210,545	0%
Special Assessments - Off Roll	-	-	-	0%
Special Assessments - Prepayments	-	-	-	0%
<b>Other Fees and Charges</b>				
Discounts for Early Payment	-	-	(45,904)	0%
<b>Intragovernmental Transfer In</b>	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,871</b>	<b>\$ 7,871</b>	<b>\$ 1,228,548</b>	<b>1%</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2021	-	-	465,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2021	-	-	-	0%
<b>Interest Expense</b>				
Series 2021	-	-	682,600	0%
<b>Intragovernmental Transfer Out</b>	1,948	1,948	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,948</b>	<b>\$ 1,948</b>	<b>\$ 1,147,600</b>	<b>0%</b>
Net Increase/ (Decrease) in Fund Balance	5,923	5,923	80,948	
Fund Balance - Beginning	1,521,458	1,521,458	1,521,458	
<b>Fund Balance - Ending</b>	<b>\$ 1,527,382</b>	<b>\$ 1,527,382</b>	<b>\$ 1,602,406</b>	

Prepared by:

**JPWARD and Associates, LLC**

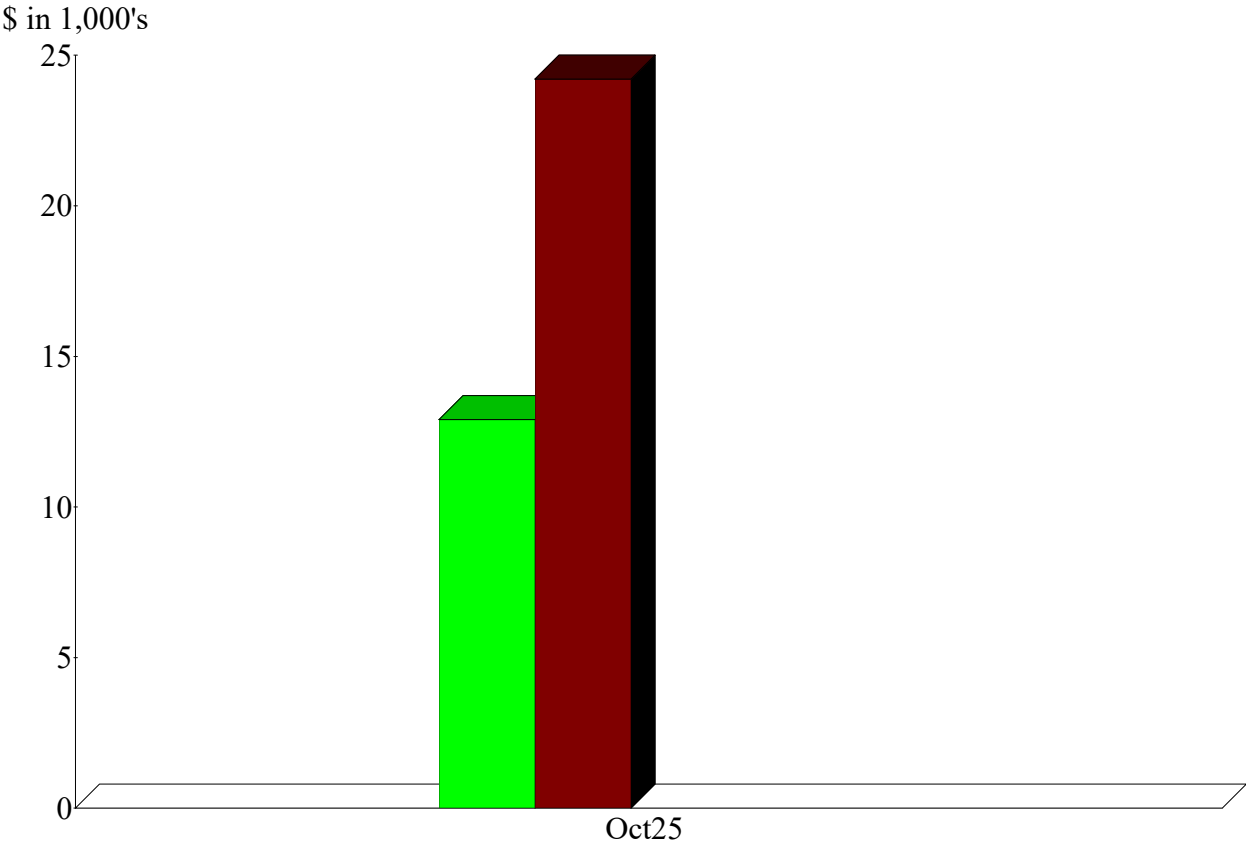
**Timber Creek Southwest Community Development District**  
**Capital Projects Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2025**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>				
Construction Account	180	180	-	0%
<b>Operating Transfers In (From Other Funds)</b>	1,948	1,948	-	0%
<b>Total Revenue and Other Sources:</b>	<u>\$ 2,127</u>	<u>\$ 2,127</u>	<u>\$ -</u>	<u>0%</u>
<b>Expenditures and Other Uses</b>				
<b>Capital Outlay</b>				
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	2,127	\$ 2,127	-	
Fund Balance - Beginning	(1,305,871)	\$ (1,305,871)	\$ -	
<b>Fund Balance - Ending</b>	<u><u>\$ (1,303,744)</u></u>	<u><u>\$ (1,303,744)</u></u>	<u><u>\$ -</u></u>	



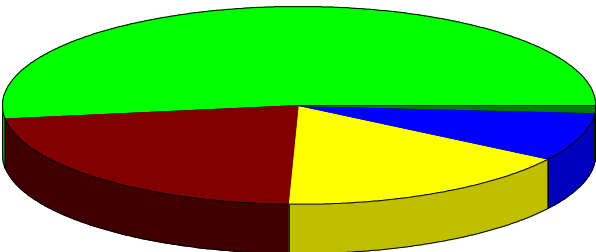
# Timber Creek Southwest Community Development District

Income and Expense by Month  
October 2025



Expense Summary  
October 2025

5130000 · Financial and Administrative	52.24%
9099000 · Reserve Allocations	22.37
5120000 · Executive	16.52
5810000 · Interfund Transfer Out	8.04
5110000 · Legislative	0.83
Total	\$24,213.17



By Account