

# TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2024

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PREPARED BY:

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**Timber Creek Southwest Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2024**

| Description                                | Fiscal Year       |                         | Anticipated            |             | Fiscal Year    |
|--|-------------------|-------------------------|------------------------|-------------|----------------|
|  | 2023<br>Budget    | Actual at<br>12/31/2022 | Year End<br>09/30/2023 | 2024 Budget |                |
| <b>Revenues and Other Sources</b>          |                   |                         |                        |             |                |
| Carryforward                               | \$ -              | \$ -                    | \$ -                   | \$ -        | 35,459         |
| Interest Income - General Account          | \$ -              | \$ -                    | \$ -                   | \$ -        | -              |
| <b>Assessment Revenue</b>                  |                   |                         |                        |             |                |
| Assessments - On-Roll                      | \$ 143,671        | \$ 32,209               | \$ 143,671             | \$ -        | 227,934        |
| Assessments - Off-Roll                     | \$ -              | \$ -                    | \$ -                   | \$ -        | -              |
| <b>Contributions - Private Sources</b>     |                   |                         |                        |             |                |
| Lennar Homes                               | \$ -              | \$ -                    | \$ -                   | \$ -        | -              |
| <b>Total Revenue &amp; Other Sources</b>   | <b>\$ 143,671</b> | <b>\$ 32,209</b>        | <b>\$ 143,671</b>      | <b>\$ -</b> | <b>263,393</b> |
| <b>Appropriations</b>                      |                   |                         |                        |             |                |
| <b>Legislative</b>                         |                   |                         |                        |             |                |
| Board of Supervisor's Fees                 | \$ -              | \$ -                    | \$ -                   | \$ -        | -              |
| Board of Supervisor's - FICA               | \$ -              | \$ -                    | \$ -                   | \$ -        | -              |
| <b>Executive</b>                           |                   |                         |                        |             |                |
| Professional - Management                  | \$ 41,000         | \$ 10,250               | \$ 41,000              | \$ -        | 42,000         |
| <b>Financial and Administrative</b>        |                   |                         |                        |             |                |
| Audit Services                             | \$ 4,100          | \$ -                    | \$ 4,100               | \$ -        | 4,200          |
| Accounting Services                        | \$ 24,000         | \$ 6,000                | \$ 24,000              | \$ -        | 25,500         |
| Assessment Roll Preparation                | \$ 24,000         | \$ 6,000                | \$ 24,000              | \$ -        | 25,500         |
| Arbitrage Rebate Fees                      | \$ 500            | \$ 500                  | \$ 1,000               | \$ -        | 1,000          |
| <b>Other Contractual Services</b>          |                   |                         |                        |             |                |
| Recording and Transcription                | \$ -              | \$ -                    | \$ -                   | \$ -        | -              |
| Legal Advertising                          | \$ 1,500          | \$ 1,602                | \$ 2,400               | \$ -        | 1,600          |
| Trustee Services                           | \$ 9,020          | \$ 8,170                | \$ 8,170               | \$ -        | 8,170          |
| Dissemination Agent Services               | \$ 10,000         | \$ 2,500                | \$ 10,000              | \$ -        | 10,000         |
| Property Appraiser Fees                    | \$ 600            | \$ -                    | \$ 600                 | \$ -        | 600            |
| Bank Service Fees                          | \$ 350            | \$ 67                   | \$ 250                 | \$ -        | 350            |
| <b>Travel and Per Diem</b>                 |                   |                         |                        |             |                |
|  | \$ -              | \$ -                    | \$ -                   | \$ -        | -              |
| <b>Communications and Freight Services</b> |                   |                         |                        |             |                |
| Telephone                                  | \$ -              | \$ -                    | \$ -                   | \$ -        | -              |
| Postage, Freight & Messenger               | \$ 200            | \$ -                    | \$ 25                  | \$ -        | 25             |
| <b>Rentals and Leases</b>                  |                   |                         |                        |             |                |
| Miscellaneous Equipment                    | \$ -              | \$ -                    | \$ -                   | \$ -        | -              |
| Computer Services (Web Site)               | \$ 2,000          | \$ -                    | \$ 2,000               | \$ -        | 1,750          |
| <b>Insurance</b>                           |                   |                         |                        |             |                |
|  | \$ 5,500          | \$ 5,842                | \$ 5,842               | \$ -        | 6,100          |
| <b>Subscriptions and Memberships</b>       |                   |                         |                        |             |                |
|  | \$ 175            | \$ 175                  | \$ 175                 | \$ -        | 175            |
| <b>Printing and Binding</b>                |                   |                         |                        |             |                |
|  | \$ 200            | \$ -                    | \$ 25                  | \$ -        | 25             |
| <b>Office Supplies</b>                     |                   |                         |                        |             |                |
|  | \$ -              | \$ -                    | \$ -                   | \$ -        | -              |

**Timber Creek Southwest Community Development District**  
**General Fund - Budget**  
**Fiscal Year 2024**

| Description   | Fiscal Year       |                         | Anticipated            |                            |
|---|-------------------|-------------------------|------------------------|----------------------------|
|   | 2023<br>Budget    | Actual at<br>12/31/2022 | Year End<br>09/30/2023 | Fiscal Year<br>2024 Budget |
| <b>Legal Services</b>                                   |                   |                         |                        |                            |
| General Counsel   | \$ 15,000         | \$ -                    | \$ 5,000               | \$ 5,000                   |
| <b>Other General Government Services</b>                |                   |                         |                        |                            |
| Engineering Services                                    | \$ -              | \$ 5,565                | \$ 6,000               | \$ 5,000                   |
| Contingencies   | \$ -              | \$ -                    | \$ -                   | \$ -                       |
| Capital Outlay  | \$ -              | \$ -                    | \$ -                   | \$ -                       |
| <b>Reserves</b>   |                   |                         |                        |                            |
| Reserve for Natural Disaster Cleanup & Restoration      | \$ -              | \$ -                    | \$ -                   | \$ 50,000                  |
| <b>Other Fees and Charges</b>                           |                   |                         |                        |                            |
| Discounts, Tax Collector Fee and Property Appraiser Fee | \$ 5,526          | \$ -                    | \$ 5,526               | \$ 5,480                   |
| <b>Total Appropriations</b>                             | <b>\$ 143,671</b> | <b>\$ 46,671</b>        | <b>\$ 140,113</b>      | <b>\$ 192,475</b>          |
| <b>Fund Balances:</b>                                   |                   |                         |                        |                            |
| <b>Change from Current Year Operations</b>              | \$ -              | \$ (14,461)             | \$ 3,558               | \$ 35,459                  |
| <b>Fund Balance - Beginning</b>                         |                   |                         |                        |                            |
| Extraordinary Capital/Operations                        | \$ -              | \$ -                    | \$ -                   | \$ -                       |
| 1st Three (3) Month of Operations                       | \$ 12,660         | \$ 12,660               | \$ 12,660              | \$ 48,119                  |
| <b>Total Fund Balance</b>                               | <b>\$ 12,660</b>  | <b>\$ (1,801)</b>       | <b>\$ 16,218</b>       | <b>\$ 48,119</b>           |
| <b>Assessment Rate</b>                                  | <b>\$ 109.26</b>  |                         |                        | <b>\$ 173.33</b>           |
| <b>Units Subject to Assessment</b>                      | <b>1315</b>       |                         |                        | <b>1315</b>                |
| <b>Cap Rate</b>   | <b>\$ 111.22</b>  |                         |                        | <b>\$ 208.00</b>           |

**Timber Creek Southwest Community Development District**  
**Debt Service Fund - Series 2020 Bonds - Budget**  
**Fiscal Year 2024**

| Description                                    | Fiscal Year 2023<br>Budget | Actual at<br>12/31/2022 | Anticipated Year<br>End 09/30/2023 | Fiscal Year 2024<br>Budget |
|--|----------------------------|-------------------------|------------------------------------|----------------------------|
| <b>Revenues and Other Sources</b>              |                            |                         |                                    |                            |
| <b>Carryforward</b>                            | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Interest Income</b>                         |                            |                         |                                    |                            |
| Revenue Account                                | \$ -                       | \$ 2                    | \$ -                               | \$ -                       |
| Reserve Account                                | \$ -                       | \$ 3                    | \$ -                               | \$ -                       |
| Interest Account                               | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| Prepayment Account                             | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| Capitalized Interest Account                   | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Special Assessment Revenue</b>              |                            |                         |                                    |                            |
| Special Assessment - On-Roll                   | \$ 433,269                 | \$ 113,427              | \$ 433,269                         | \$ 433,269                 |
| Special Assessment - Off-Roll                  | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| Special Assessment - Prepayment                | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Contributions - Private Sources</b>         |                            |                         |                                    |                            |
| Lennar Homes                                   | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Bond Proceeds</b>                           |                            |                         |                                    |                            |
| Capitalized Interest Fund Deposit              |                            | \$ -                    | \$ -                               | \$ -                       |
| Reserve Fund Deposit                           | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Total Revenue &amp; Other Sources</b>       | <b>\$ 433,269</b>          | <b>\$ 113,432</b>       | <b>\$ 433,269</b>                  | <b>\$ 433,269</b>          |
| <b>Expenditures and Other Uses</b>             |                            |                         |                                    |                            |
| <b>Debt Service</b>                            |                            |                         |                                    |                            |
| Principal Debt Service - Mandatory             | \$ 150,000                 | \$ -                    | \$ 150,000                         | \$ 155,000                 |
| Principal Debt Service - Early Redemptions     |                            |                         |                                    |                            |
| <b>Interest Expense</b>                        | \$ 267,825                 | \$ 132,100              | \$ 267,825                         | \$ 260,450                 |
| <b>Other Fees and Charges</b>                  |                            |                         |                                    |                            |
| Discounts for Early Payment                    | \$ 16,713                  | \$ -                    | \$ 16,713                          | \$ 16,618                  |
| Operating Transfers Out                        | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Total Expenditures and Other Uses</b>       | <b>\$ 434,538</b>          | <b>\$ 132,100</b>       | <b>\$ 434,538</b>                  | <b>\$ 432,068</b>          |
| <b>Net Increase/(Decrease) in Fund Balance</b> | \$ -                       | \$ (18,668)             | \$ (1,269)                         | \$ 1,201                   |
| <b>Fund Balance - Beginning</b>                | \$ 340,313                 | \$ 340,313              | \$ 340,313                         | \$ 339,044                 |
| <b>Fund Balance - Ending</b>                   | <b>\$ 340,313</b>          | <b>\$ 321,644</b>       | <b>\$ 339,044</b>                  | <b>\$ 340,245</b>          |

**Restricted Fund Balance:**

|   |                   |
|---|-------------------|
| Reserve Account Requirement                       | \$ 207,300        |
| Restricted for December 15, 2024 Interest Payment | \$ 128,288        |
| <b>Total - Restricted Fund Balance:</b>           | <b>\$ 335,588</b> |

| Description of Product | Number of Units | FY 2023 Rate | FY 2024 Rate |
|------------------------|-----------------|--------------|--------------|
| Executive (50' - 59')  | 61              | \$ 1,216.34  | \$ 1,216.34  |
| Manor (60' - 69')      | 48              | \$ 1,469.74  | \$ 1,469.74  |
| Estate (70' - 80')     | 59              | \$ 1,824.51  | \$ 1,824.51  |
| Twin Villa             | 131             | \$ 962.93    | \$ 962.93    |
| Townhome               | 90              | \$ 608.17    | \$ 608.17    |
| <b>Total:</b>          | <b>389</b>      |              |              |

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

| Description        | Principal Prepayments | Principal    | Coupon Rate | Interest      | Annual Debt Service | Par Outstanding |
|--------------------|-----------------------|--------------|-------------|---------------|---------------------|-----------------|
| Par Amount Issued: |                       | \$ 7,275,000 | Varies      |               |                     |                 |
| 12/15/2020         |                       |              |             | \$ 62,555.49  |                     |                 |
| 6/15/2021          | \$ 140,000            |              | 2.500%      | \$ 135,662.50 | \$ 338,218          | \$ 7,135,000    |
| 12/15/2021         | \$ -                  |              |             | \$ 133,912.50 |                     |                 |
| 6/15/2022          | \$ 145,000            |              | 2.500%      | \$ 133,912.50 | \$ 412,825          | \$ 6,990,000    |
| 12/15/2022         |                       |              |             | \$ 132,100.00 |                     |                 |
| 6/15/2023          | \$ 150,000            |              | 2.500%      | \$ 132,100.00 | \$ 414,200          | \$ 6,840,000    |
| 12/15/2023         |                       |              |             | \$ 130,225.00 |                     |                 |
| 6/15/2024          | \$ 155,000            |              | 2.500%      | \$ 130,225.00 | \$ 415,450          | \$ 6,685,000    |
| 12/15/2024         |                       |              |             | \$ 128,287.50 |                     |                 |
| 6/15/2025          | \$ 155,000            |              | 2.500%      | \$ 128,287.50 | \$ 411,575          | \$ 6,530,000    |
| 12/15/2025         |                       |              |             | \$ 126,350.00 |                     |                 |
| 6/15/2026          | \$ 160,000            |              | 3.000%      | \$ 126,350.00 | \$ 412,700          | \$ 6,370,000    |
| 12/15/2026         |                       |              |             | \$ 123,950.00 |                     |                 |
| 6/15/2027          | \$ 165,000            |              | 3.000%      | \$ 123,950.00 | \$ 412,900          | \$ 6,205,000    |
| 12/15/2027         |                       |              |             | \$ 121,475.00 |                     |                 |
| 6/15/2028          | \$ 170,000            |              | 3.000%      | \$ 121,475.00 | \$ 412,950          | \$ 6,035,000    |
| 12/15/2028         |                       |              |             | \$ 118,925.00 |                     |                 |
| 6/15/2029          | \$ 175,000            |              | 3.000%      | \$ 118,925.00 | \$ 412,850          | \$ 5,860,000    |
| 12/15/2029         |                       |              |             | \$ 116,300.00 |                     |                 |
| 6/15/2030          | \$ 180,000            |              | 3.000%      | \$ 116,300.00 | \$ 412,600          | \$ 5,680,000    |
| 12/15/2030         |                       |              |             | \$ 113,600.00 |                     |                 |
| 6/15/2031          | \$ 190,000            |              | 4.000%      | \$ 113,600.00 | \$ 417,200          | \$ 5,490,000    |
| 12/15/2031         |                       |              |             | \$ 109,800.00 |                     |                 |
| 6/15/2032          | \$ 195,000            |              | 4.000%      | \$ 109,800.00 | \$ 414,600          | \$ 5,295,000    |
| 12/15/2032         |                       |              |             | \$ 105,900.00 |                     |                 |
| 6/15/2033          | \$ 205,000            |              | 4.000%      | \$ 105,900.00 | \$ 416,800          | \$ 5,090,000    |
| 12/15/2033         |                       |              |             | \$ 101,800.00 |                     |                 |
| 6/15/2034          | \$ 215,000            |              | 4.000%      | \$ 101,800.00 | \$ 418,600          | \$ 4,875,000    |
| 12/15/2034         |                       |              |             | \$ 97,500.00  |                     |                 |
| 6/15/2035          | \$ 220,000            |              | 4.000%      | \$ 97,500.00  | \$ 415,000          | \$ 4,655,000    |
| 12/15/2035         |                       |              |             | \$ 93,100.00  |                     |                 |
| 6/15/2036          | \$ 230,000            |              | 4.000%      | \$ 93,100.00  | \$ 416,200          | \$ 4,425,000    |
| 12/15/2036         |                       |              |             | \$ 88,500.00  |                     |                 |
| 6/15/2037          | \$ 240,000            |              | 4.000%      | \$ 88,500.00  | \$ 417,000          | \$ 4,185,000    |
| 12/15/2037         |                       |              |             | \$ 83,700.00  |                     |                 |
| 6/15/2038          | \$ 250,000            |              | 4.000%      | \$ 83,700.00  | \$ 417,400          | \$ 3,935,000    |
| 12/15/2038         |                       |              |             | \$ 78,700.00  |                     |                 |
| 6/15/2039          | \$ 260,000            |              | 4.000%      | \$ 78,700.00  | \$ 417,400          | \$ 3,675,000    |
| 12/15/2039         |                       |              |             | \$ 73,500.00  |                     |                 |
| 6/15/2040          | \$ 270,000            |              | 4.000%      | \$ 73,500.00  | \$ 417,000          | \$ 3,405,000    |
| 12/15/2040         |                       |              |             | \$ 68,100.00  |                     |                 |
| 6/15/2041          | \$ 280,000            |              | 4.000%      | \$ 68,100.00  | \$ 416,200          | \$ 3,125,000    |
| 12/15/2041         |                       |              |             | \$ 62,500.00  |                     |                 |
| 6/15/2042          | \$ 295,000            |              | 4.000%      | \$ 62,500.00  | \$ 420,000          | \$ 2,830,000    |
| 12/15/2042         |                       |              |             | \$ 56,600.00  |                     |                 |
| 6/15/2043          | \$ 305,000            |              | 4.000%      | \$ 56,600.00  | \$ 418,200          | \$ 2,525,000    |
| 12/15/2043         |                       |              |             | \$ 50,500.00  |                     |                 |
| 6/15/2044          | \$ 320,000            |              | 4.000%      | \$ 50,500.00  | \$ 421,000          | \$ 2,205,000    |
| 12/15/2044         |                       |              |             | \$ 44,100.00  |                     |                 |
| 6/15/2045          | \$ 330,000            |              | 4.000%      | \$ 44,100.00  | \$ 418,200          | \$ 1,875,000    |
| 12/15/2045         |                       |              |             | \$ 37,500.00  |                     |                 |
| 6/15/2046          | \$ 345,000            |              | 4.000%      | \$ 37,500.00  | \$ 420,000          | \$ 1,530,000    |
| 12/15/2046         |                       |              |             | \$ 30,600.00  |                     |                 |
| 6/15/2047          | \$ 360,000            |              | 4.000%      | \$ 30,600.00  | \$ 421,200          | \$ 1,170,000    |
| 12/15/2047         |                       |              |             | \$ 23,400.00  |                     |                 |

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

| Description       | Principal<br>Prepayments | Principal           | Coupon<br>Rate | Interest               | Annual Debt<br>Service | Par<br>Outstanding |
|-------------------|--------------------------|---------------------|----------------|------------------------|------------------------|--------------------|
| <b>6/15/2048</b>  |                          | \$ 375,000          | 4.000%         | \$ 23,400.00           | \$ 421,800             | \$ 795,000         |
| <b>12/15/2048</b> |                          |                     |                | \$ 15,900.00           |                        |                    |
| <b>6/15/2049</b>  |                          | \$ 390,000          | 4.000%         | \$ 15,900.00           | \$ 421,800             | \$ 405,000         |
| <b>12/15/2049</b> |                          |                     |                | \$ 8,100.00            |                        |                    |
| <b>6/15/2050</b>  |                          | \$ 405,000          | 4.000%         | \$ 8,100.00            | \$ 421,200             | \$ -               |
|                   |                          | <b>\$ 7,275,000</b> |                | <b>\$ 5,148,067.99</b> | <b>\$ 12,423,068</b>   |                    |

**Timber Creek Southwest Community Development District**  
**Debt Service Fund - Series 2021 Bonds - Budget**  
**Fiscal Year 2024**

| Description                                    | Fiscal Year 2023<br>Budget | Actual at<br>12/31/2022 | Anticipated Year<br>End 09/30/2023 | Fiscal Year 2024<br>Budget |
|--|----------------------------|-------------------------|------------------------------------|----------------------------|
| <b>Revenues and Other Sources</b>              |                            |                         |                                    |                            |
| <b>Carryforward</b>                            | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Interest Income</b>                         |                            |                         |                                    |                            |
| Revenue Account                                | \$ -                       | \$ 1                    | \$ -                               | \$ -                       |
| Reserve Account                                | \$ -                       | \$ 7                    | \$ -                               | \$ -                       |
| Interest Account                               | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| Prepayment Account                             | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| Capitalized Interest Account                   | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Special Assessment Revenue</b>              |                            |                         |                                    |                            |
| Special Assessment - On-Roll                   | \$ 1,210,545               | \$ 317,143              | \$ 1,210,545                       | \$ 1,210,545               |
| Special Assessment - Off-Roll                  | \$ -                       | \$ 789,543              | \$ 789,543                         | \$ -                       |
| Special Assessment - Prepayment                | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Contributions - Private Sources</b>         |                            |                         |                                    |                            |
| Lennar Homes                                   | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Bond Proceeds</b>                           |                            |                         |                                    |                            |
| Capitalized Interest Fund Deposit              |                            | \$ -                    | \$ -                               | \$ -                       |
| Reserve Fund Deposit                           | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Total Revenue &amp; Other Sources</b>       | <b>\$ 1,210,545</b>        | <b>\$ 1,106,694</b>     | <b>\$ 2,000,088</b>                | <b>\$ 1,210,545</b>        |
| <b>Expenditures and Other Uses</b>             |                            |                         |                                    |                            |
| <b>Debt Service</b>                            |                            |                         |                                    |                            |
| Principal Debt Service - Mandatory             | \$ 430,000                 | \$ 430,000              | \$ 430,000                         | \$ 440,000                 |
| Principal Debt Service - Early Redemptions     |                            |                         |                                    |                            |
| <b>Interest Expense</b>                        | \$ 714,033                 | \$ 359,543              | \$ 714,033                         | \$ 703,810                 |
| <b>Other Fees and Charges</b>                  |                            |                         |                                    |                            |
| Discounts for Early Payment                    | \$ 45,761                  | \$ -                    | \$ 45,761                          | \$ 45,752                  |
| Operating Transfers Out                        | \$ -                       | \$ -                    | \$ -                               | \$ -                       |
| <b>Total Expenditures and Other Uses</b>       | <b>\$ 1,189,794</b>        | <b>\$ 789,543</b>       | <b>\$ 1,189,794</b>                | <b>\$ 1,189,562</b>        |
| <b>Net Increase/(Decrease) in Fund Balance</b> | \$ -                       | \$ 317,151              | \$ 810,294                         | \$ 20,983                  |
| <b>Fund Balance - Beginning</b>                | \$ 581,939                 | \$ 581,939              | \$ 581,939                         | \$ 1,392,233               |
| <b>Fund Balance - Ending</b>                   | <b>\$ 581,939</b>          | <b>\$ 899,091</b>       | <b>\$ 1,392,233</b>                | <b>\$ 1,413,216</b>        |

**Restricted Fund Balance:**

|   |            |
|---|------------|
| Reserve Account Requirement                                   | \$ 576,533 |
| Restricted for December 15, 2024 Principal & Interest Payment | \$ 799,320 |

**Total - Restricted Fund Balance:**

**\$ 1,375,853**

| Description of Product | Number of Units | FY 2023 Rate | FY 2024 Rate |
|------------------------|-----------------|--------------|--------------|
| Executive (50' - 59')  | 319             | \$ 1,233.84  | \$ 1,233.84  |
| Manor (60' - 69')      | 319             | \$ 1,469.79  | \$ 1,469.79  |
| Estate (70' - 80')     | 134             | \$ 1,824.57  | \$ 1,824.57  |
| Twin Villa             | 28              | \$ 962.97    | \$ 962.97    |
| Townhome               | 126             | \$ 608.19    | \$ 608.19    |
| <b>Total:</b>          | <b>926</b>      |              |              |

**Timber Creek Southwest Community Development District**

**Debt Service Fund - Series 2021**

| Description        | Principal Prepayments | Principal     | Coupon Rate | Interest      | Annual Debt Service | Par Outstanding |
|--------------------|-----------------------|---------------|-------------|---------------|---------------------|-----------------|
| Par Amount Issued: |                       | \$ 20,695,000 | Varies      |               |                     |                 |
| 12/15/2021         |                       |               |             | \$ 109,860.21 |                     |                 |
| 6/15/2022          |                       |               |             | \$ 359,542.50 | \$ 469,403          | \$ 20,695,000   |
| 12/15/2022         | \$ 430,000            |               | 2.350%      | \$ 359,542.50 |                     |                 |
| 6/15/2023          |                       |               |             | \$ 354,490.00 | \$ 1,144,033        | \$ 20,265,000   |
| 12/15/2023         | \$ 440,000            |               | 2.350%      | \$ 354,490.00 |                     |                 |
| 6/15/2024          |                       |               |             | \$ 349,320.00 | \$ 1,143,810        | \$ 19,825,000   |
| 12/15/2024         | \$ 450,000            |               | 2.350%      | \$ 349,320.00 |                     |                 |
| 6/15/2025          |                       |               |             | \$ 344,032.50 | \$ 1,143,353        | \$ 19,375,000   |
| 12/15/2025         | \$ 465,000            |               | 2.350%      | \$ 344,032.50 |                     |                 |
| 6/15/2026          |                       |               |             | \$ 338,568.75 | \$ 1,147,601        | \$ 18,910,000   |
| 12/15/2026         | \$ 475,000            |               | 2.350%      | \$ 338,568.75 |                     |                 |
| 6/15/2027          |                       |               |             | \$ 332,987.50 | \$ 1,146,556        | \$ 18,435,000   |
| 12/15/2027         | \$ 485,000            |               | 3.000%      | \$ 332,987.50 |                     |                 |
| 6/15/2028          |                       |               |             | \$ 325,712.50 | \$ 1,143,700        | \$ 17,950,000   |
| 12/15/2028         | \$ 500,000            |               | 3.000%      | \$ 325,712.50 |                     |                 |
| 6/15/2029          |                       |               |             | \$ 318,212.50 | \$ 1,143,925        | \$ 17,450,000   |
| 12/15/2029         | \$ 515,000            |               | 3.000%      | \$ 318,212.50 |                     |                 |
| 6/15/2030          |                       |               |             | \$ 310,487.50 | \$ 1,143,700        | \$ 16,935,000   |
| 12/15/2030         | \$ 530,000            |               | 3.000%      | \$ 310,487.50 |                     |                 |
| 6/15/2031          |                       |               |             | \$ 302,537.50 | \$ 1,143,025        | \$ 16,405,000   |
| 12/15/2031         | \$ 545,000            |               | 3.000%      | \$ 302,537.50 |                     |                 |
| 6/15/2032          |                       |               |             | \$ 294,362.50 | \$ 1,141,900        | \$ 15,860,000   |
| 12/15/2032         | \$ 560,000            |               | 3.300%      | \$ 294,362.50 |                     |                 |
| 6/15/2033          |                       |               |             | \$ 285,122.50 | \$ 1,139,485        | \$ 15,300,000   |
| 12/15/2033         | \$ 580,000            |               | 3.300%      | \$ 285,122.50 |                     |                 |
| 6/15/2034          |                       |               |             | \$ 275,552.50 | \$ 1,140,675        | \$ 14,720,000   |
| 12/15/2034         | \$ 600,000            |               | 3.300%      | \$ 275,552.50 |                     |                 |
| 6/15/2035          |                       |               |             | \$ 265,652.50 | \$ 1,141,205        | \$ 14,120,000   |
| 12/15/2035         | \$ 620,000            |               | 3.300%      | \$ 265,652.50 |                     |                 |
| 6/15/2036          |                       |               |             | \$ 255,422.50 | \$ 1,141,075        | \$ 13,500,000   |
| 12/15/2036         | \$ 640,000            |               | 3.300%      | \$ 255,422.50 |                     |                 |
| 6/15/2037          |                       |               |             | \$ 244,862.50 | \$ 1,140,285        | \$ 12,860,000   |
| 12/15/2037         | \$ 660,000            |               | 3.300%      | \$ 244,862.50 |                     |                 |
| 6/15/2038          |                       |               |             | \$ 233,972.50 | \$ 1,138,835        | \$ 12,200,000   |
| 12/15/2038         | \$ 680,000            |               | 3.300%      | \$ 233,972.50 |                     |                 |
| 6/15/2039          |                       |               |             | \$ 222,752.50 | \$ 1,136,725        | \$ 11,520,000   |
| 12/15/2039         | \$ 705,000            |               | 3.300%      | \$ 222,752.50 |                     |                 |
| 6/15/2040          |                       |               |             | \$ 211,120.00 | \$ 1,138,873        | \$ 10,815,000   |
| 12/15/2040         | \$ 730,000            |               | 3.300%      | \$ 211,120.00 |                     |                 |
| 6/15/2041          |                       |               |             | \$ 199,075.00 | \$ 1,140,195        | \$ 10,085,000   |
| 12/15/2041         | \$ 750,000            |               | 3.300%      | \$ 199,075.00 |                     |                 |
| 6/15/2042          |                       |               |             | \$ 186,700.00 | \$ 1,135,775        | \$ 9,335,000    |
| 12/15/2042         | \$ 775,000            |               | 4.000%      | \$ 186,700.00 |                     |                 |
| 6/15/2043          |                       |               |             | \$ 171,200.00 | \$ 1,132,900        | \$ 8,560,000    |
| 12/15/2043         | \$ 810,000            |               | 4.000%      | \$ 171,200.00 |                     |                 |
| 6/15/2044          |                       |               |             | \$ 155,000.00 | \$ 1,136,200        | \$ 7,750,000    |
| 12/15/2044         | \$ 840,000            |               | 4.000%      | \$ 155,000.00 |                     |                 |
| 6/15/2045          |                       |               |             | \$ 138,200.00 | \$ 1,133,200        | \$ 6,910,000    |



|            |              |        |                         |                      |              |
|------------|--------------|--------|-------------------------|----------------------|--------------|
| 12/15/2045 | \$ 875,000   | 4.000% | \$ 138,200.00           |                      |              |
| 6/15/2046  |              |        | \$ 120,700.00           | \$ 1,133,900         | \$ 6,035,000 |
| 12/15/2046 | \$ 910,000   | 4.000% | \$ 120,700.00           |                      |              |
| 6/15/2047  |              |        | \$ 102,500.00           | \$ 1,133,200         | \$ 5,125,000 |
| 12/15/2047 | \$ 945,000   | 4.000% | \$ 102,500.00           |                      |              |
| 6/15/2048  |              |        | \$ 83,600.00            | \$ 1,131,100         | \$ 4,180,000 |
| 12/15/2048 | \$ 985,000   | 4.000% | \$ 83,600.00            |                      |              |
| 6/15/2049  |              |        | \$ 63,900.00            | \$ 1,132,500         | \$ 3,195,000 |
| 12/15/2049 | \$ 1,025,000 | 4.000% | \$ 63,900.00            |                      |              |
| 6/15/2050  |              |        | \$ 43,400.00            | \$ 1,132,300         | \$ 2,170,000 |
| 12/15/2050 | \$ 1,065,000 | 4.000% | \$ 43,400.00            |                      |              |
| 6/15/2051  |              |        | \$ 22,100.00            | \$ 1,130,500         | \$ 1,105,000 |
| 12/15/2051 | \$ 1,105,000 | 4.000% | \$ 22,100.00            |                      | \$ -         |
|            |              |        | <b>\$ 13,932,032.71</b> | <b>\$ 33,499,933</b> |              |