

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

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Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 227,902	\$ 210,074	\$ 227,902	\$ 228,711
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 227,902	\$ 210,074	\$ 227,902	\$ 228,711

Appropriations

Legislative

Board of Supervisor's Fees	\$ -	\$ 200	\$ 1,200	\$ 1,200
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -

Executive

Professional - Management	\$ 44,100	\$ 22,050	\$ 44,100	\$ 48,000
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Financial and Administrative

Audit Services	\$ 5,600	\$ 5,600	\$ 5,600	\$ 5,700
Accounting Services	\$ 28,500	\$ 14,250	\$ 28,500	\$ 29,700
Assessment Roll Preparation	\$ 28,500	\$ 14,250	\$ 28,500	\$ 29,700
Arbitrage Rebate Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000

Other Contractual Services

Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 4,000	\$ 752	\$ 2,500	\$ 2,500
Trustee Services	\$ 8,170	\$ 8,170	\$ 8,170	\$ 8,170
Dissemination Agent Services	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Property Appraiser Fees	\$ 1,400	\$ -	\$ 1,400	\$ 1,400
Bank Service Fees	\$ 100	\$ -	\$ 250	\$ 250

Travel and Per Diem

	\$ -	\$ -	\$ -	\$ -
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Communications and Freight Services

Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 25	\$ -	\$ 100	\$ 100

Rentals and Leases

Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 1,750	\$ 300	\$ 1,800	\$ 2,400

Insurance

	\$ 6,776	\$ 6,319	\$ 6,319	\$ 7,019
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Subscriptions and Memberships

	\$ 175	\$ 175	\$ 175	\$ 175
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Printing and Binding

	\$ 50	\$ -	\$ 100	\$ 100
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Office Supplies

	\$ -	\$ -	\$ -	\$ -
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Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Legal Services				
General Counsel	\$ 5,000	\$ 539	\$ 5,000	\$ 5,000
Other General Government Services				
Engineering Services	\$ 5,000	\$ -	\$ -	\$ 5,000
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Reserves				
Reserve for Natural Disaster Cleanup & Restoration	\$ 71,750	\$ -	\$ 71,750	\$ 65,000
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 6,006	\$ -	\$ 6,006	\$ 6,297
Total Appropriations	\$ 227,902	\$ 73,605	\$ 222,470	\$ 228,711
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Fund Balances:				
Change from Current Year Operations	\$ -	\$ 136,469	\$ 5,432	\$ -
Fund Balance - Beginning	\$ 86,843		\$ 86,843	\$ 164,025
Current Year Reserve Allocation	\$ 71,750		\$ 71,750	\$ 65,000
Total Fund Balance	\$ 158,593		\$ 164,025	\$ 229,025
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Fund Balance - Allocations				
Extraordinary Capital/Operations Reserve	\$ 123,459		\$ 130,113	\$ 192,190
Operations Reserve	\$ 35,134		\$ 33,912	\$ 36,835
Total Fund Balance	\$ 158,593		\$ 164,025	\$ 229,025
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Assessment Rate	\$ 173.31			\$ 173.92
Units Subject to Assessment	1315			1315
Cap Rate	\$ 208.00			\$ 208.00

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020 Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 3,984	\$ 9,562	\$ 9,084
Revenue Account	\$ -	\$ 4,372	\$ 10,493	\$ 9,968
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 433,269	\$ 394,700	\$ 433,269	\$ 433,269
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ -	\$ -	\$ -
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 433,269	\$ 403,056	\$ 453,324	\$ 452,321
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 155,000	\$ -	\$ 155,000	\$ 160,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 256,575	\$ 128,288	\$ 256,575	\$ 252,700
Other Fees and Charges				
Discounts for Early Payment	\$ 16,463	\$ -	\$ 16,463	\$ 16,508
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 428,038	\$ 128,288	\$ 428,038	\$ 429,208
Net Increase/(Decrease) in Fund Balance	\$ 5,231	\$ 274,769	\$ 25,286	\$ 23,113
Fund Balance - Beginning	\$ 380,914	\$ 380,914	\$ 380,914	\$ 406,200
Fund Balance - Ending	\$ 386,145	\$ 655,682	\$ 406,200	\$ 429,313

Restricted Fund Balance:

Reserve Account Requirement	\$ 207,300
Restricted for December 15, 2026 Interest Payment	\$ 123,950
Total - Restricted Fund Balance:	\$ 331,250

Description of Product	Number of Units	FY 2025 Rate	FY 2026 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
Total:	389		

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

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021 Bonds - Budget
Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 11,080	\$ 26,592	\$ 25,262
Revenue Account	\$ -	\$ 16,950	\$ 40,679	\$ 38,645
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,210,545	\$ 1,103,144	\$ 1,210,545	\$ 1,210,545
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ -	\$ -	\$ -
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,210,545	\$ 1,131,174	\$ 1,277,816	\$ 1,274,453
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 440,000	\$ 450,000	\$ 450,000	\$ 465,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 703,810	\$ 349,320	\$ 693,353	\$ 682,601
Other Fees and Charges				
Discounts for Early Payment	\$ 45,752	\$ -	\$ 45,752	\$ 45,904
Operating Transfers Out	\$ -	\$ 11,080	\$ 11,080	\$ -
Total Expenditures and Other Uses	\$ 1,189,562	\$ 810,400	\$ 1,200,185	\$ 1,193,505
Net Increase/(Decrease) in Fund Balance	\$ 20,983	\$ 320,774	\$ 77,631	\$ 80,948
Fund Balance - Beginning	\$ 1,435,256	\$ 1,435,256	\$ 1,435,256	\$ 1,512,887
Fund Balance - Ending	\$ 1,456,238	\$ 1,756,030	\$ 1,512,887	\$ 1,593,835

Restricted Fund Balance:

Reserve Account Requirement	\$ 576,533
Restricted for December 15, 2026 Principal & Interest Payment	\$ 813,569
Total - Restricted Fund Balance:	\$ 1,390,101

Description of Product	Number of Units	FY 2024 Rate	Actual Platted	FY 2025 Rate
Executive (50' - 59')	319	\$ 1,233.84	304	\$ 1,233.84
Manor (60' - 69')	319	\$ 1,469.79	309	\$ 1,469.79
Estate (70' - 80')	134	\$ 1,824.57	159	\$ 1,824.57
Twin Villa	28	\$ 962.97	28	\$ 962.97
Townhome	126	\$ 608.19	126	\$ 608.19
Total:	926		926	

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		\$ -
			\$ 13,932,032.71	\$ 33,499,933	