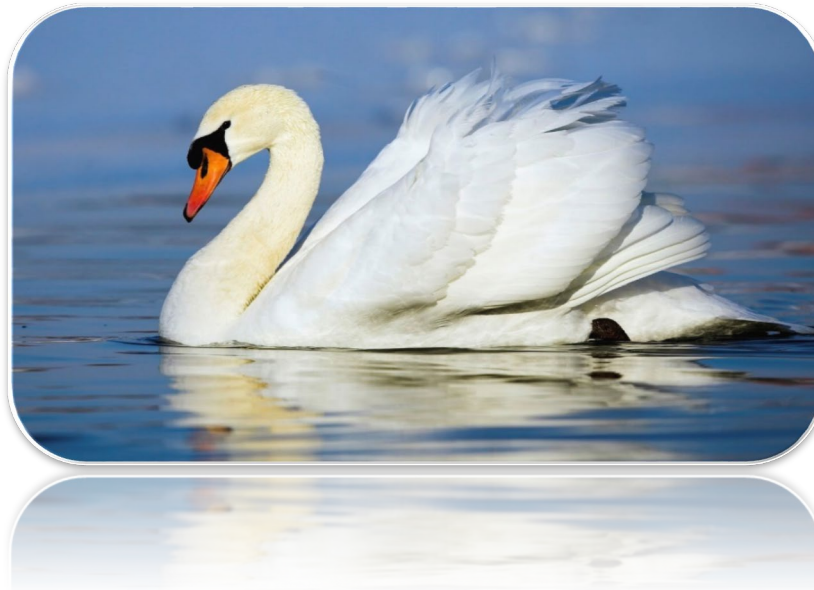


TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL, 2020

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Timber Creek Southwest Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>

JPWard & Associates LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Phone: (954) 658-4900

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending April 30, 2020

	Governmental Funds		
	General Fund	Account Groups General Long Term Debt	Totals (Memorandum Only)
Assets			
Cash and Investments			
General Fund - Invested Cash	\$ 30,834	\$ -	\$ 30,834
Debt Service Fund			
Interest Account			\$ -
Sinking Account			\$ -
Reserve Account			\$ -
Revenue Account			\$ -
Capitalized Interest			\$ -
Prepayment Account			\$ -
Construction Account			\$ -
Cost of Issuance Account			\$ -
Due from Other Funds			
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
Accounts Receivable	-	-	-
Assessments Receivable	-	-	-
Amount Available in Debt Service Funds	-	-	-
Amount to be Provided by Debt Service Funds	-	-	-
Total Assets	\$ 30,834	\$ -	\$ 30,834

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending April 30, 2020

Governmental Funds			
		Account Groups	Totals
	General Fund	General Long Term Debt	(Memorandum Only)
Liabilities			
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -
Due to Fiscal Agent			
Due to Other Funds	-		-
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
Bonds Payable			
Current Portion			
Long Term			
Series 2019		\$0	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Equity and Other Credits			
Investment in General Fixed Assets	-	-	-
Fund Balance			
Restricted			
Beginning: October 1, 2019 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unassigned			
Beginning: October 1, 2019 (Unaudited)	-	-	-
Results from Current Operations	30,834	-	30,834
Total Fund Equity and Other Credits	<u>\$ 30,834</u>	<u>\$ -</u>	<u>\$ 30,834</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 30,834</u>	<u>\$ -</u>	<u>\$ 30,834</u>

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2020

Description	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest							
Interest - General Checking	0	1	1	0	2	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Developer Contribution	30,000			28,600	58,600	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 30,000	\$ 1	\$ 1	\$ 28,600	58,602	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	-	-	-	13,333	13,333	-	N/A
Financial and Administrative							
Audit Services	-	-	-	-	-	-	N/A
Accounting Services	-	-	-	2,667	2,667	-	N/A
Assessment Roll Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	N/A
Other Contractual Services							
Legal Advertising	745	2,094	-	-	2,839	-	N/A
Trustee Services	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	-	27	26	25	78	-	N/A
Communications & Freight Services							
Postage, Freight & Messenger	-	24	-	-	24	-	N/A

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2020

Description	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	1,220	-	-	-	1,220	-	N/A
Insurance	4,726	-	-	-	4,726	-	N/A
Printing & Binding	536		-	-	536	-	N/A
Subscription & Memberships	-	-	-	-	-	-	N/A
Legal Services							
Legal - General Counsel	783	-	-	1,563	2,346	-	N/A
Legal -	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	N/A
Discounts/Collection Fees				-	-	-	
Sub-Total:	8,010	2,145	26	17,588	27,768	-	N/A
Total Expenditures and Other Uses:	\$ 8,010	\$ 2,145	\$ 26	\$ 17,588	\$ 27,768	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	21,990	(2,144)	(25)	11,012	30,834	-	
Fund Balance - Beginning	-	21,990	19,847	19,822	-	-	
Fund Balance - Ending	\$ 21,990	\$ 19,847	\$ 19,822	\$ 30,834	30,834	\$ -	