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

Description	Fiscal Year 2026 Budget	Amendment #1	FY 2026 Amended Budget	Notes
Revenues and Other Sources				
Carryforward	$ -	$ 103,600	$ 103,600	Reserve Funds used for Current Year Operations
Interest Income - General Account	$ -	$ -	$ -	
Assessment Revenue				
Assessments - On-Roll	$ 228,711	$ -	$ 228,711	Assessment on Tax Bills (Inc. carryfwd. cash req'd.)
Assessments - Off-Roll	$ -	$ -	$ -	Direct Billing to Developer Only
Total Revenue & Other Sources	**$ 228,711**	**$ 103,600**	**$ 332,311**	
Appropriations				
Legislative				
Board of Supervisor's Fees	$ 1,200	$ -	$ 1,200	Statutory Required Fees
Executive				
Professional - Management	$ 48,000	$ -	$ 48,000	District Manager
Financial and Administrative				
Audit Services	$ 5,700	$ -	$ 5,700	Statutory required audit yearly
Accounting Services	$ 29,700	$ -	$ 29,700	Accounting (all funds)
Assessment Roll Preparation	$ 29,700	$ -	$ 29,700	Tax Rolls preparations, yearly work with Appraiser & Tax Collector
Arbitrage Rebate Fees	$ 1,000	$ -	$ 1,000	IRS Required Calculation to insure interest on bonds does not exceed interest paid on bonds
Other Contractual Services				
Legal Advertising	$ 2,500	$ -	$ 2,500	Statutory Required Legal Advertising
Trustee Services	$ 8,170	$ -	$ 8,170	Trust Fees for Bonds
Dissemination Agent Services	$ 10,000	$ -	$ 10,000	Required SEC Reporting for Bonds
Property Appraiser Fees	$ 1,400	$ -	$ 1,400	Fees to place assessments on tax bills
Bank Service Fees	$ 250	$ -	$ 250	Bank Fees - Governmental Bank Account
Communications and Freight Services				
Postage, Freight & Messenger	$ 100	$ -	$ 100	Agenda Mailings and other misc. mail.
Computer Services (Web Site)	$ 2,400	$ -	$ 2,400	Statutory Maintenance of District Web Site
Insurance	$ 7,019	$ -	$ 7,019	General Liability and D&O Liability Insurance
Subscriptions and Memberships	$ 175	$ -	$ 175	Department of Economic Opportunity Fee
Printing and Binding	$ 100	$ -	$ 100	Agenda books and copies
Legal Services				
General Counsel	$ 5,000	.	$ 5,000	District Attorney
Other General Government Services				
Engineering Services	$ 5,000	$ -	$ 5,000	District Engineer
Sub-Total:	**$ 157,414**	**$ -**	**$ 157,414**	
Stormwater Management Services				
Professional - Management				
Asset Management	$ -	$ 7,000	$ 7,000	Asset Manager
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	$ -	$ 53,000	$ 53,000	Initial clean up & periodic spraying of lakes
Littoral Shelf - Invasive Plant Control/Monitoring	$ -	$ 18,000	$ 18,000	Periodic control of Invasives, Maintenance of Littorals
Aeration System	$ -	$ 18,000	$ 18,000	Repairs and Initial Inspection
Control Structures, Catch basins & Outfalls	$ -	$ 5,000	$ 5,000	inspection this year need for 6k
Preserve Services				
Repairs & Maintenance	$ -	$ 2,600	$ 2,600	Initial Inspection
Sub-Total:	**$ -**	**$ 103,600**	**$ 103,600**	

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Fiscal Year 2026

Description	Fiscal Year 2026 Budget	Amendment #1	FY 2026 Amended Budget	Notes
Reserves				
Reserve for Natural Disaster Cleanup & Restoration	$ 65,000	$ -	$ 65,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	$ 6,297	$ -	$ 6,297	Discount permitted when paying tax bill early and Tax Collector Fee
Total Appropriations	**$ 228,711**	**$ 103,600**	**$ 332,311**	
Fund Balances:				
Change from Current Year Operations	$ -	$ -	$ -	Cash Over (short) at Fiscal Year End
Fund Balance - Beginning	**$ 174,141**	**$ -**	**$ 174,141**	Per FY25 Audited Financial Statements
Current Year Reserve Expenditures	$ -	$ (103,600)	$ (103,600)	Funds needed for Water Management Start Up Costs
Current Year Reserve Appropriations	$ 65,000	$ -	$ 65,000	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	**$ 239,141**	**$ (103,600)**	**$ 135,541**	
Fund Balance - Use of Funds				
Extraordinary Capital/Operations Reserve	$ 181,963		$ 52,463	Long Term Capital Planning - Balance of Funds
Operations Reserve	$ 57,178		$ 83,078	Required to meet Cah Needs until Assessment Rec'd.
Total Fund Balance	**$ 239,141**		**$ 135,541**	
Assessment Rate	**$ 173.92**		**$ 173.92**	Year over Year Assessment Rate
Units Subject to Assessment	**1315**		**1315**	Anticipated Number of Units to be constructed
Cap Rate	**$ 208.00**		**$ 208.00**	Adopted Cap Rate