

Timber Creek Southwest

Community Development District

Adopted Budget Fiscal Year 2027

Prepared By:

PFM Management Services, LLC

3501 Quadrangle Blvd., Suite 270

Orlando, Florida 32817

Phone: (954) 658-4900

Email: WardJ@pfm.com

Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2027

| Description | FY 2026 Amended Budget | Actual at 4/30/2026 | Anticipated FYE 9/30/2026 | FY 2027 Adopted Budget | Notes |
|--|---------------------------|------------------------|------------------------------|---------------------------|---|
| Revenues and Other Sources | | | | | |
| Carryforward | \$ 103,600 | \$ - | \$ 103,600 | \$ - | Cash required to meet 1st three (3) months operations |
| Assessment Revenue | | | | | |
| Assessments - On-Roll | \$ 228,711 | \$ 220,311 | \$ 228,711 | \$ 998,947 | Assessment on Tax Bills (Inc. carryfwd. cash req'd.) |
| Total Revenue and Other Sources | \$ 332,311 | \$ 220,311 | \$ 332,311 | \$ 998,947 | |
| Appropriations | | | | | |
| Legislative | | | | | |
| Board of Supervisor's Fees | \$ 1,200 | \$ 600 | \$ 1,200 | \$ 1,200 | Statutory Required Fees |
| Executive | | | | | |
| Professional - Management | \$ 48,000 | \$ 28,000 | \$ 48,000 | \$ 52,000 | District Manager |
| Financial and Administrative | | | | | |
| Audit Services | \$ 5,700 | \$ 5,700 | \$ 5,700 | \$ 5,800 | Statutory required audit yearly |
| Accounting Services | \$ 29,700 | \$ 17,325 | \$ 29,700 | \$ 31,500 | Accounting (all funds) |
| Assessment Roll Preparation | \$ 29,700 | \$ 17,325 | \$ 29,700 | \$ 31,500 | Tax Rolls preparations, yearly work with Appraiser & Tax Collector |
| Arbitrage Rebate Fees | \$ 1,000 | \$ 1,000 | \$ 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 | \$ 3,023 | \$ 3,023 | \$ 3,000 | Statutory Required Legal Advertising |
| Trustee Services | \$ 8,170 | \$ 4,246 | \$ 8,492 | \$ 8,500 | Trust Fees for Bonds |
| Dissemination Agent Services | \$ 10,000 | \$ 850 | \$ 7,750 | \$ 7,750 | Required SEC Reporting for Bonds |
| Property Appraiser Fees | \$ 1,400 | \$ 1,315 | \$ 1,400 | \$ 1,400 | Fees to place assessments on tax bills |
| Bank Service Fees | \$ 250 | \$ - | \$ 250 | \$ 250 | Bank Fees - Governmental Bank Account |
| Communications and Freight Services | | | | | |
| Postage, Freight & Messenger | \$ 100 | \$ 786 | \$ 986 | \$ 300 | Agenda Mailings and other misc. mail. |
| Computer Services (Web Site) | \$ 2,400 | \$ 1,200 | \$ 2,400 | \$ 2,400 | Statutory Maintenance of District Web Site |
| Insurance | \$ 7,019 | \$ 7,199 | \$ 7,199 | \$ 7,899 | General Liability and D&O Liability Insurance |
| Subscriptions and Memberships | \$ 175 | \$ 175 | \$ 175 | \$ 175 | Department of Economic Opportunity Fee |
| Printing and Binding | \$ 100 | \$ 1,446 | \$ 1,696 | \$ 300 | Agenda books and copies |
| Legal Services | | | | | |
| General Counsel | \$ 5,000 | \$ 4,558 | \$ 7,500 | \$ 7,500 | District Attorney |
| Other General Government Services | | | | | |
| Engineering Services | \$ 5,000 | \$ 8,980 | \$ 10,480 | \$ 5,000 | District Engineer |
| Other Current Charges - Lee Cty RE Tax | \$ - | \$ 20 | \$ 20 | \$ 20 | |
| Sub-Total: | \$ 157,414 | \$ 103,748 | \$ 166,671 | \$ 167,494 | |

Prepared by:

PFM Management Services, LLC

Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2027

| Description | FY 2026 Amended Budget | Actual at 4/30/2026 | Anticipated FYE 9/30/2026 | FY 2027 Adopted Budget | Notes |
|--|---------------------------|------------------------|------------------------------|---------------------------|---|
| Stormwater Management Services | | | | | |
| Professional - Management | | | | | |
| Asset Management | \$ 7,000 | \$ 5,669 | \$ 11,337 | \$ 30,000 | Asset Manager |
| Repairs & Maintenance | | | | | |
| Lake System | | | | | |
| Aquatic Weed Control | \$ 53,000 | \$ 38,000 | \$ 53,120 | \$ 33,000 | Weekly aquatic vegetation mgmt throughout lake system |
| Lake Bank Maintenance | \$ - | \$ - | \$ - | \$ 10,000 | Lake Bank Maintenance for erosion control |
| Aeration Maintenance | \$ 18,000 | \$ 18,581 | \$ 22,431 | \$ 12,700 | PM-Qtrly maintenance of lake aeration system |
| Water Quality Reporting/Testing | \$ - | \$ - | \$ - | \$ 15,600 | Compliance & reporting requirements associated with the South Florida Water Management District (SFWMD) Water Use Permit. |
| Littoral Shelf - Invasive Plant Control/Monitoring | \$ 18,000 | \$ - | \$ - | \$ 10,000 | Periodic control of Invasives, Maintenance of Littorals |
| Control Structures, Catch basins & Outfalls | \$ 5,000 | \$ 7,800 | \$ 7,800 | \$ 30,000 | Annual inspection & cleaning of stormwater drainage system |
| Cane Toad Program | \$ - | \$ - | \$ - | \$ 18,000 | Skimming of tadpoles during peak season |
| Signage | \$ - | \$ - | \$ - | \$ 6,000 | Installation of "Beware of Alligator" signage at each lake throughout community |
| Preserve Services | | | | | |
| Repairs & Maintenance | \$ 2,600 | \$ 3,000 | \$ 3,000 | \$ 68,000 | Preserve & Wetland Maint - Maintenance of approx 142 acres including choreographed preserves, buffers, & dry detention areas. |
| Hazardous Tree Removal | \$ - | \$ - | \$ - | \$ 45,000 | Removal of hazardous or structurally compromised trees within preserve areas. |
| Monitoring | \$ - | \$ - | \$ - | \$ - | Quarterly Permit Monitoring \$3000 per quarter - Completed |
| Contingencies | \$ - | \$ 2,410 | \$ 2,410 | \$ 17,381 | 7% of Repairs & Maintenance (Prev 10%) |
| Capital Outlay | | | | | |
| Littoral Shelf Plantings | \$ - | \$ - | \$ - | \$ 25,000 | Installation of additional littoral plantings along lake banks to improve water quality & shoreline stability |
| Erosion Restoration | \$ - | \$ - | \$ - | \$ 25,000 | Restoration from Down Spout wash outs |
| Sub-Total: | \$ 103,600 | \$ 75,460 | \$ 100,098 | \$ 345,681 | |

Prepared by:

PFM Management Services, LLC

Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2027

| Description | FY 2026 Amended Budget | Actual at 4/30/2026 | Anticipated FYE 9/30/2026 | FY 2027 Adopted Budget | Notes |
|---|---------------------------|------------------------|------------------------------|---------------------------|--|
| Landscaping Services | | | | | |
| Professional Management | | | | | |
| Asset Management | \$ - | \$ - | \$ - | \$ 18,000 | Asset Manager |
| Repairs & Maintenance | | | | | |
| Landscaping Maintenance - Common Area | \$ - | \$ - | \$ - | \$ 110,000 | Mowing & general landscape maint outside gate & common areas inside gate |
| Annuals | \$ - | \$ - | \$ - | \$ 18,000 | Seasonal annual flowers 3 times per year |
| Fence Maintenance | \$ - | \$ - | \$ - | \$ 4,000 | Routine R&M of community perimeter fencing |
| Tree Trimming | \$ - | \$ - | \$ - | \$ 5,000 | Routine Tree Trimming |
| Fertilization - Royal Palms | \$ - | \$ - | \$ - | \$ 1,800 | Preventative injections for Royal Palms (front entrance) to protect against whitefly & lethal yellowing. |
| Frost Damage | \$ - | \$ - | \$ - | \$ - | Hedge line replacement along Daniels Parkway due to frost damage |
| Landscape Lighting | \$ - | \$ - | \$ - | \$ 2,500 | Repairs to lighting throughout community as needed |
| Landscape Replacements | \$ - | \$ - | \$ - | \$ 25,000 | Replacement of damaged or declining landscape materials as needed |
| Mulch Installation | \$ - | \$ - | \$ - | \$ 30,000 | Mulch application at front gate (Daniels Parkway) & back gate entrance |
| Annual Holiday Decorations | \$ - | \$ - | \$ - | \$ 12,000 | Installation & seasonal display of holiday lighting at the main entrance & monument signs. |
| Pressure Washing | \$ - | \$ - | \$ - | \$ 4,500 | Cleaning of entry features, sidewalks & monument signage |
| Irrigation System | | | | | |
| Pump & Wells | | | | | |
| Routine Maintenance | \$ - | \$ - | \$ - | \$ 12,200 | PM & servicing of irrigation pump station equipment. |
| Line Distribution System | | | | | |
| Main Line Maintenance | \$ - | \$ - | \$ - | \$ 3,600 | Repairs to the main irrigation mainline |
| Capital Outlay | | | | | |
| Front Gate and Back Gate Landscape Improvements | \$ - | \$ - | \$ 6,400 | \$ - | Install brick pavers at the back of gate to prevent landscape damage caused by vehicles turning around in that area. |
| Back Gate Monument Improvements | \$ - | \$ - | \$ 5,000 | \$ - | Complete necessary repairs to the back gate monument & install backlighting to improve visibility/appearance. |
| Fence Replacement | \$ - | \$ - | \$ 11,000 | \$ - | Installation of new fencing in open space at SE Entrance (near shopping center) |
| Fence Improvements | \$ - | \$ - | \$ - | \$ 23,000 | Relocate sections of perimeter fence to move off residential properties |
| Contingencies & CEI | \$ - | \$ - | \$ - | \$ 4,572 | 2% of Repairs and Maintenance |
| Sub-Total | \$ - | \$ - | \$ 22,400 | \$ 274,172 | |

Prepared by:

PFM Management Services, LLC

Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2027

| Description | FY 2026 Amended Budget | Actual at 4/30/2026 | Anticipated FYE 9/30/2026 | FY 2027 Adopted Budget | Notes |
|---|---------------------------|------------------------|------------------------------|---------------------------|--|
| Reserves | | | | | |
| Extraordinary Capital/Operations Reserve | \$ 65,000 | \$ 32,500 | \$ 36,845 | \$ 204,900 | 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 | \$ 6,700 | Discount permitted when paying tax bill early and Tax Collector Fee |
| Total Expenditures and other Uses | \$ 332,311 | \$ 211,708 | \$ 332,311 | \$ 998,947 | |
| Fund Balances: | | | | | |
| Change from Current Year Operations | \$ - | \$ 8,603 | \$ - | \$ - | Cash Over (short) at Fiscal Year End |
| Fund Balance - Beginning | \$ 174,141 | \$ 174,141 | \$ 174,141 | \$ 107,386 | |
| Current Year Reserve Allocation | \$ 65,000 | \$ 32,500 | \$ 36,845 | \$ 204,900 | Budgeted Funds for Long Term Capital Planning |
| Current Year Reserve Appropriations | \$ (103,600) | \$ - | \$ (103,600) | \$ - | |
| Total Fund Balance | \$ 135,541 | \$ 215,244 | \$ 107,386 | \$ 312,286 | |
| Fund Balance - Allocations | | | | | |
| 1st 3 months of Operations Reserve | \$ 60,145 | \$ 40,322 | \$ 66,480 | \$ 178,661 | Required to meet Cah Needs until Assessment Rec'd. |
| Extraordinary Capital/Operations Reserve | \$ 75,396 | \$ 174,922 | \$ 40,906 | \$ 133,625 | Long Term Capital Planning - Balance of Funds |
| Total Fund Balance | \$ 135,541 | \$ 215,244 | \$ 107,386 | \$ 312,286 | |
| Assessment Rate | \$ 173.92 | | | \$ 759.66 | Year over Year Assessment Rate |
| Units Subject to Assessment | 1315 | | | 1315 | Anticipated Number of Units to be constructed |
| Cap Rate | \$ 208.00 | | | \$ 911.59 | |

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020 Bonds - Budget
Fiscal Year 2027

| Description | FY 2026 Amended Budget | Actual at 4/30/2026 | Anticipated FYE 9/30/2026 | FY 2027 Adopted Budget |
|--|---------------------------|------------------------|------------------------------|---------------------------|
| Revenues and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | |
| Reserve Account | \$ 9,084 | \$ 4,456 | \$ 8,913 | \$ 7,095 |
| Revenue Account | \$ 9,968 | \$ 7,295 | \$ 14,589 | \$ 9,781 |
| Special Assessment Revenue | | | | - |
| Special Assessment - On-Roll | \$ 433,269 | \$ 412,747 | \$ 433,269 | \$ 433,269 |
| Total Revenue & Other Sources | \$ 452,321 | \$ 424,498 | \$ 456,772 | \$ 450,146 |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | \$ 160,000 | \$ - | \$ 160,000 | \$ 165,000 |
| Interest Expense | \$ 252,700 | \$ 126,350 | \$ 252,700 | \$ 247,900 |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | \$ 16,508 | \$ - | \$ 16,508 | \$ 16,516 |
| Total Expenditures and Other Uses | \$ 429,208 | \$ 126,350 | \$ 429,208 | \$ 429,416 |
| Net Increase/(Decrease) in Fund Balance | \$ 23,113 | \$ 298,148 | \$ 27,564 | \$ 20,730 |
| Fund Balance - Beginning | \$ 415,943 | \$ 415,943 | \$ 415,943 | \$ 443,507 |
| Fund Balance - Ending | \$ 439,057 | \$ 714,092 | \$ 443,507 | \$ 464,237 |

Restricted Fund Balance:

| | |
|---|-------------------|
| Reserve Account Requirement | \$ 207,300 |
| Restricted for December 15, 2027 Interest Payment | \$ 121,475 |
| Total - Restricted Fund Balance: | \$ 328,775 |

| Description of Product | Number of Units | FY 2026 Rate | FY 2027 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 |

Prepared by:

PFM Management Services, LLC

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

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Outstanding |
|-------------|-----------------------|---------------------|-------------|------------------------|----------------------|-----------------|
| 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 | | |
| 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 | |

Outstanding Par at September 30, 2027 \$ 6,205,000

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021 Bonds - Budget
Fiscal Year 2027

| Description | FY 2026 Amended Budget | Actual at 4/30/2026 | Anticipated FYE 9/30/2026 | FY 2027 Adopted Budget |
|--|---------------------------|------------------------|------------------------------|---------------------------|
| Revenues and Other Sources | | | | |
| Carryforward | \$ - | \$ - | \$ - | \$ - |
| Interest Income | | | | |
| Reserve Account | \$ 25,262 | \$ 12,392 | \$ 24,784 | \$ 32,884 |
| Revenue Account | \$ 38,645 | \$ 23,427 | \$ 46,855 | \$ 58,574 |
| Special Assessment Revenue | | | | |
| Special Assessment - On-Roll | \$ 1,210,545 | \$ 1,153,727 | \$ 1,210,545 | \$ 1,210,545 |
| Total Revenue & Other Sources | \$ 1,274,453 | \$ 1,189,546 | \$ 1,282,184 | \$ 1,302,003 |
| Expenditures and Other Uses | | | | |
| Debt Service | | | | |
| Principal Debt Service - Mandatory | \$ 465,000 | \$ 465,000 | \$ 465,000 | \$ 475,000 |
| Principal Debt Service - Early Redemptions | \$ - | \$ 5,000 | \$ 5,000 | \$ - |
| Interest Expense | \$ 682,601 | \$ 344,083 | \$ 682,551 | \$ 671,356 |
| Other Fees and Charges | | | | |
| Discounts for Early Payment | \$ 45,904 | \$ - | \$ 45,904 | \$ 45,854 |
| Operating Transfers Out | \$ - | \$ 12,392 | \$ 12,392 | \$ - |
| Total Expenditures and Other Uses | \$ 1,193,505 | \$ 826,475 | \$ 1,210,847 | \$ 1,192,211 |
| Net Increase/(Decrease) in Fund Balance | \$ 80,948 | \$ 363,071 | \$ 71,337 | \$ 109,793 |
| Fund Balance - Beginning | \$ 1,521,458 | \$ 1,521,458 | \$ 1,521,458 | \$ 1,592,795 |
| Fund Balance - Ending | \$ 1,602,406 | \$ 1,884,530 | \$ 1,592,795 | \$ 1,702,587 |

Restricted Fund Balance:

| | |
|---|---------------------|
| Reserve Account Requirement | \$ 576,533 |
| Restricted for December 15, 2027 Principal & Interest Payment | \$ 817,888 |
| Total - Restricted Fund Balance: | \$ 1,394,420 |

| Description of Product | Number of Units | FY 2026 Rate | Actual Platted | FY 2027 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 | 3/15/2025 \$ 5,000.00 | | | \$ 344,032.50 | \$ 1,143,353 | \$ 19,370,000 |
| 12/15/2025 | | \$ 465,000 | 2.350% | \$ 344,032.50 | | |
| 6/15/2026 | | | | \$ 338,468.75 | \$ 1,147,501 | \$ 18,905,000 |
| 12/15/2026 | | \$ 475,000 | 2.350% | \$ 338,468.75 | | |
| 6/15/2027 | | | | \$ 332,887.50 | \$ 1,146,356 | \$ 18,430,000 |
| 12/15/2027 | | \$ 485,000 | 3.000% | \$ 332,887.50 | | |
| 6/15/2028 | | | | \$ 325,612.50 | \$ 1,143,500 | \$ 17,945,000 |
| 12/15/2028 | | \$ 500,000 | 3.000% | \$ 325,612.50 | | |
| 6/15/2029 | | | | \$ 318,112.50 | \$ 1,143,725 | \$ 17,445,000 |
| 12/15/2029 | | \$ 515,000 | 3.000% | \$ 318,112.50 | | |
| 6/15/2030 | | | | \$ 310,387.50 | \$ 1,143,500 | \$ 16,930,000 |
| 12/15/2030 | | \$ 530,000 | 3.000% | \$ 310,387.50 | | |
| 6/15/2031 | | | | \$ 302,437.50 | \$ 1,142,825 | \$ 16,400,000 |
| 12/15/2031 | | \$ 545,000 | 3.000% | \$ 302,437.50 | | |
| 6/15/2032 | | | | \$ 294,262.50 | \$ 1,141,700 | \$ 15,855,000 |
| 12/15/2032 | | \$ 560,000 | 3.300% | \$ 294,262.50 | | |
| 6/15/2033 | | | | \$ 285,022.50 | \$ 1,139,285 | \$ 15,295,000 |
| 12/15/2033 | | \$ 580,000 | 3.300% | \$ 285,022.50 | | |
| 6/15/2034 | | | | \$ 275,452.50 | \$ 1,140,475 | \$ 14,715,000 |
| 12/15/2034 | | \$ 600,000 | 3.300% | \$ 275,452.50 | | |
| 6/15/2035 | | | | \$ 265,552.50 | \$ 1,141,005 | \$ 14,115,000 |
| 12/15/2035 | | \$ 620,000 | 3.300% | \$ 265,552.50 | | |
| 6/15/2036 | | | | \$ 255,322.50 | \$ 1,140,875 | \$ 13,495,000 |
| 12/15/2036 | | \$ 640,000 | 3.300% | \$ 255,322.50 | | |
| 6/15/2037 | | | | \$ 244,762.50 | \$ 1,140,085 | \$ 12,855,000 |
| 12/15/2037 | | \$ 660,000 | 3.300% | \$ 244,762.50 | | |
| 6/15/2038 | | | | \$ 233,872.50 | \$ 1,138,635 | \$ 12,195,000 |
| 12/15/2038 | | \$ 680,000 | 3.300% | \$ 233,872.50 | | |
| 6/15/2039 | | | | \$ 222,652.50 | \$ 1,136,525 | \$ 11,515,000 |
| 12/15/2039 | | \$ 705,000 | 3.300% | \$ 222,652.50 | | |
| 6/15/2040 | | | | \$ 211,020.00 | \$ 1,138,673 | \$ 10,810,000 |
| 12/15/2040 | | \$ 730,000 | 3.300% | \$ 211,020.00 | | |
| 6/15/2041 | | | | \$ 198,975.00 | \$ 1,139,995 | \$ 10,080,000 |
| 12/15/2041 | | \$ 750,000 | 3.300% | \$ 198,975.00 | | |
| 6/15/2042 | | | | \$ 186,600.00 | \$ 1,135,575 | \$ 9,330,000 |
| 12/15/2042 | | \$ 775,000 | 4.000% | \$ 186,600.00 | | |
| 6/15/2043 | | | | \$ 171,100.00 | \$ 1,132,700 | \$ 8,555,000 |

Prepared by:

PFM Management Services, LLC

**Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021**

| Description | Principal Prepayments | Principal | Coupon Rate | Interest | Annual Debt Service | Par Outstanding |
|-------------|-----------------------|--------------|-------------|-------------------------|----------------------|-----------------|
| 12/15/2043 | | \$ 810,000 | 4.000% | \$ 171,100.00 | | |
| 6/15/2044 | | | | \$ 154,900.00 | \$ 1,136,000 | \$ 7,745,000 |
| 12/15/2044 | | \$ 840,000 | 4.000% | \$ 154,900.00 | | |
| 6/15/2045 | | | | \$ 138,100.00 | \$ 1,133,000 | \$ 6,905,000 |
| 12/15/2045 | | \$ 875,000 | 4.000% | \$ 138,100.00 | | |
| 6/15/2046 | | | | \$ 120,600.00 | \$ 1,133,700 | \$ 6,030,000 |
| 12/15/2046 | | \$ 910,000 | 4.000% | \$ 120,600.00 | | |
| 6/15/2047 | | | | \$ 102,400.00 | \$ 1,133,000 | \$ 5,120,000 |
| 12/15/2047 | | \$ 945,000 | 4.000% | \$ 102,400.00 | | |
| 6/15/2048 | | | | \$ 83,500.00 | \$ 1,130,900 | \$ 4,175,000 |
| 12/15/2048 | | \$ 985,000 | 4.000% | \$ 83,500.00 | | |
| 6/15/2049 | | | | \$ 63,800.00 | \$ 1,132,300 | \$ 3,190,000 |
| 12/15/2049 | | \$ 1,020,000 | 4.000% | \$ 63,800.00 | | |
| 6/15/2050 | | | | \$ 43,400.00 | \$ 1,127,200 | \$ 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 | | \$ - |
| | | | | \$ 13,927,232.71 | \$ 33,490,133 | |

Outstanding Par at September 30, 2027 \$ 18,430,000