

Timber Creek Southwest

Community Development District

*Meeting Agenda
April 16, 2026*

*JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

TIMBER CREEK SOUTHWEST
Community Development District

LOCATION: Social Room
Timber Creek Town Center
11590 Timber Creek Drive
Fort Myers, Florida 33913

DATE: April 16, 2026

TIME: 10:15 AM

MEETING AGENDA

Board of Supervisors

Scott Edwards, Chairman
Dalton Drake, Vice-Chairman
Fernanda Martinho, Assistant Secretary
Ashley Kingston, Assistant Secretary
Barry Ernst, Assistant Secretary

James P. Ward, District Manager
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
JimWard@JPWardAssociates.com
Phone: (954) 658-4900

The Public is provided with two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes unless further time is granted by the Presiding Officer. All remarks shall be addressed to the Board as a body and not to any member of the Board or staff. Please state your name and the name of the entity represented (if applicable) and the item on the agenda to be addressed.

Pursuant to Florida Statutes 286.0105, if a person decided to appeal any decision made by the body with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes testimony and evidence upon which the appeal is to be based.

Meeting Link: <https://districts.webex.com/districts/j.php?MTID=m05818964e8ac4e65acba6b6e156a23a4>

✓ Phone: (408) 418-9388 Code: 2340 813 9899; Event Password: Jpward

APRIL, 2026

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AGENDA

1. Call to Order & Roll Call

2. Notice of Advertisement of Public Hearings and Regular Meeting.

Pages 6 - 7

3. Minutes:

I. January 15, 2026 - Regular Meeting.

Pages 8 - 11

4. **PUBLIC HEARINGS.**

I. **FISCAL YEAR 2027 BUDGET.**

a) Public Comment and Testimony.

b) Consideration of **Resolution 2026-4** Amending the date of the Public Hearing to Thursday, June 18, 2026, at 9:30 a.m., to consider resident requests to include CDD facilities into the Fiscal Year 2027 Budget.

c) Consideration of **Resolution 2026-5** a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District Approving the Revised Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Thursday, June 18, 2026, at 9:30 A.M. at Timber Creek Clubhouse, 11590 Timber Creek Drive, Fort Myers, Florida 33913.**

Pages 12 - 25

5. Consideration of **Resolution 2026-6**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District setting the Final Landowners Election for **November 19, 2026, at 9:30 AM** at the offices of **Lennar Homes, 10461 Six Mile Cypress Highway, Fort Myers, Florida 33966** for a Landowners' Meeting and Election; Providing for publication; establishing forms for the Landowner Election; and providing for severability and an effective date.

Pages 26 - 33

6. Consideration of **Resolution 2026-7**, a Resolution of the Board of Supervisors of Timber Creek Southwest Community Development District implementing Section 190.006(3), Florida Statutes, and requesting that the Lee County Supervisor of Elections begin conducting the District's General Elections; providing for compensation; setting forth the terms of office; authorizing notice of the qualifying period; and providing for severability and an effective date.

Pages 34 - 36

7. Consideration of **Resolution 2026-8**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.

Pages 37 - 53

AGENDA

8. Staff Reports.

- I. District Attorney
- II. District Engineer
- III. District Manager

a) **Important Meeting Dates for Fiscal Year 2026:**

- General Election: Candidate Qualifying Period June 8, 2026 - June 12, 2026 (Seats 2 and 4).
- *Public Hearing: Revised Proposed Budget for FY 2027- Thursday June 18, 2026.*
- b) Financial Report for the period ending January 31, 2026 (unaudited).
- c) Financial Report for the period ending February 28, 2026 (unaudited).
- d) Financial Report for the period ending March 31, 2026 (unaudited).

Pages 53 - 84

9. Supervisors Requests.

10. Public Comments.

These are limited to three (3) minutes and individuals are permitted to speak on items included in the agenda.

11. Adjournment.

Meeting Schedule-FY 2026

Thursday, October 16, 2025	Thursday, November 20, 2025
Thursday, December 18, 2025	Thursday, January 15, 2026
Thursday, February 19, 2026	Thursday, March 19, 2026
<u>Thursday, April 16, 2026</u>	Thursday, May 21, 2026
Thursday, June 18, 2026	Thursday, July 16, 2026
Thursday, August 20, 2026	Thursday, September 17, 2026

AGENDA

This portion of the agenda is provided for a more comprehensive explanation of the items for consideration by the Board of Supervisors during the meeting.

Item 3: Minutes - January 15, 2026 - Regular Meeting.

Item 4: **Resolution 2026-4**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District Amending the date of the Public Hearing to Thursday, June 18, 2026, at 9:30 a.m., to consider resident requests to include CDD facilities into the Fiscal Year 2027 Budget.

Resolution 2026-5 a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District Approving the Revised Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing for **Thursday, June 18, 2026, at 9:30 A.M. at Timber Creek Clubhouse, 11590 Timber Creek Drive, Fort Myers, Florida 33913.**

Item 5: **Resolution 2026-6**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District setting the Final Landowners Election for **November 19, 2026, at 9:30 AM** at the offices of **Lennar Homes, 10461 Six Mile Cypress Highway, Fort Myers, Florida 33966** for a Landowners' Meeting and Election; Providing for publication; establishing forms for the Landowner Election; and providing for severability and an effective date

Item 6: **Resolution 2026-7**, a Resolution of the Board of Supervisors of Timber Creek Southwest Community Development District implementing Section 190.006(3), Florida Statutes, and requesting that the Lee County Supervisor of Elections begin conducting the District's General Elections; providing for compensation; setting forth the terms of office; authorizing notice of the qualifying period; and providing for severability and an effective date.

Item 7: Consideration of **Resolution 2026-8**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District Authorizing the Adoption of the Statewide Mutual Aid Agreement and Providing for an Effective Date.

Item 8: Staff Reports: - Staff Reports are an opportunity to communicate to the Board of Supervisors on matters that did not require Board action or that did not appear on the Agenda and the Professional Staff deemed this to be of a matter that was to be brought to the attention for action or informational purposes of the Board of Supervisors before the ensuing Board of Supervisors Meeting.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Timber Creek Southwest Cdd
STEVEN DEVITO
Timber Creek Southwest CDD
2301 NE 37Th ST
SUITE 1
Ft Lauderdale FL 33308-6242

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of , was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

FNP Fort Myers News-Press 03/29/2026, 04/05/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/05/2026

D. Roberts

Legal Clerk

Nicole Jacobs

Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	\$2703.30	
Tax Amount:	\$0.00	
Payment Cost:	\$2703.30	
Order No:	12094758	# of Copies:
Customer No:	1127000	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF A CAP RATE FOR NOTICE PURPOSES ONLY; ADOPTION OF AN ASSESSMENT ROLL; USE OF THE UNIFORM METHOD OF COLLECTION; AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Timber Creek Southwest Community Development District will hold two public hearings and a regular meeting on **Thursday, April 16, 2026 at 10:15 a.m.** in the **Social Room at Timber Creek Town Center, 11590 Timber Creek Drive, Fort Myers, Florida 33913.** The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.Timbercreeksouthwestcdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2027 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2027 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of a cap rate for notice purposes only and to consider the adoption of an assessment roll, for the uniform collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, 2301 Northeast 37th Street, Fort Lauderdale, Florida 33308, Ph: (954) 658-4900, or on the District's website www.Timbercreeksouthwestcdd.org at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2027 and the cap rate. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

Fiscal Year 2027 Proposed Schedule of Assessments	
FY 2027 Rate	\$409.31
CAP Rate	\$491.17

The tax collector will collect the assessments pursuant to the uniform method. The District may choose to collect the assessments for certain properties not pursuant to the uniform method.

Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on next year's county tax bill. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Timber Creek Southwest Community Development District
James P. Ward, District Manager



PROJECT: TIMBER CREEK	CONSULTANT: MORRIS DEPEW ENGINEERS AND ARCHITECTS, P.A. 11001 W. UNIVERSITY BLVD., SUITE 100 FORT MYERS, FL 33907 TEL: (888) 443-7272 FAX: (239) 939-1100 WWW.MORRISDEPEW.COM	CLIENT: TIMBER CREEK SOUTHWEST CDD	PROJECT MANAGER: RMS DRAWN BY: PTM APPROVED BY: LEE COUNTY DATE: 12/14/2013 SHEET TITLE: OVERALL SITE PLAN SHEET NUMBER: EXHIBIT 3 DISTRICT NUMBER: 14012
LOCATION: DANIELS PARKWAY, LEE COUNTY	Scale: SCALE 1"=1000'		

14012-03

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**MINUTES OF MEETING
TIMBER CREEK SOUTHWEST
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District was held on Thursday, January 15, 2026 at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966. It began at 9:30 a.m. and was presided over by Mr. Scott Edwards, Chairperson, and James P. Ward as Secretary.

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Present and constituting a quorum:

Scott Edwards	Chairperson
Dalton Drake	Vice Chairperson
Barry Ernst	Assistant Secretary
Fernanda Martinho	Assistant Secretary
Ashley Kingston	Assistant Secretary

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19
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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Ryan Shute	District Engineer

22
23

Audience:

24
25
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27
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All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes. Portions of these minutes may be transcribed in verbatim.

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31

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

32
33
34
35

Mr. Ward called the meeting to order at approximately 9:30 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

36
37

SECOND ORDER OF BUSINESS

Consideration of Minutes

38
39

October 16, 2025 - Regular Meeting Minutes

40
41
42

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes; hearing none, he called for a motion.

43
44
45
46
47

On MOTION made by Barry Ernst, seconded by Ashley Kingston, and with all in favor, the October 16, 2025 Regular Meeting Minutes were approved.

48 **THIRD ORDER OF BUSINESS** **Consideration of Audited Financial Statements**

49
50 **Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year**
51 **2025**

52
53 Mr. Ward introduced Ben Steets with Grau and Associates.

54
55 Mr. Ben Steets with Grau and Associates declared the auditor’s opinion was clean, which
56 meant Grau and Associates believed the financial statements were fairly presented in
57 accordance with generally accepted accounting principles (GAP). He indicated the Opinion
58 Letter was on pages 1 and 2. He stated pages 3-6 were the Management’s Discussion and
59 Analysis providing a summary overview of the year’s financial activity. He reported pages 7-
60 12 were basic financial statements including government wide financial statements, fund
61 level financial statements, the balance sheet, and the income statement. He stated pages 13-
62 21 were the notes to the financial statements. He reported notes 1 through 4 were standard
63 for government entities in Florida; note 5 discussed interfund transfers; note 6 was capital
64 assets (infrastructure improvements); note 7 discussed long term debt. He indicated page 22
65 was the comparison of the general fund activity for the year to the budget; page 24
66 contained data elements required by the State of Florida; pages 25-26 contained the
67 auditor’s report on internal controls; page 27 was the Florida Statute dealing with
68 investments; and pages 28-29 contained the Management Letter. He stated there were no
69 instances of noncompliance with Florida Statutes and there were no findings. He concluded
70 the District was in compliance and Grau issued a clean opinion.

71
72 **On MOTION made by Dalton Drake, seconded by Ashley**
73 **Kingston, and with all in favor, the Audited Financial**
74 **Statements for the Fiscal Year ended September 30, 2025**
75 **were accepted.**

76
77 The audio cut in and out from 5 minutes and 30 seconds until the end of the meeting
78 rendering most of the remainder of the meeting non-transcribable.

79
80
81 **FOURTH ORDER OF BUSINESS** **Consideration of Proposals**

82
83 **Consideration of Proposals to provide Audit Services to the District for the Fiscal Years**
84 **2026-2030**

85
86 **On MOTION made by Scott Edwards, seconded by Barry**
87 **Ernst, and with all in favor, Grau was ranked #1.**

88
89
90

91 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-2**
 92
 93 **Consideration of Resolution 2026-2, a Resolution of the Board of Supervisors of the**
 94 **Timber Creek Southwest Community Development District, amending the Fiscal Year**
 95 **2026 Budget which began on October 1, 2025, and ends On September 30, 2026;**
 96 **providing a severability clause; providing for conflict and providing an effective date**
 97

98 **On MOTION made by Scott Edwards, seconded by Barry**
 99 **Ernst, and with all in favor, Resolution 2026-2 was adopted,**
 100 **and the Chair was authorized to sign.**

101
 102
 103 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2026-3**
 104
 105 **Consideration of Resolution 2026-3, a Resolution of the Board of Supervisors of the**
 106 **Timber Creek Southwest Community Development District Approving a Proposed**
 107 **Budget for Fiscal Year 2027 and Setting a Public Hearing for Thursday, April 16, 2026,**
 108 **at 10:15 A.M. at Timber Creek Clubhouse, 11590 Timber Creek Drive, Fort Myers,**
 109 **Florida 33913**
 110

111 **On MOTION made by Scott Edwards, seconded by Barry**
 112 **Ernst, and with all in favor, Resolution 2026-3 was adopted,**
 113 **and the Chair was authorized to sign.**

114
 115 The motion sheet contains an additional motion at this point for CGA Agreements:
 116

117 **On MOTION made by Dalton Drake, seconded by Scott**
 118 **Edwards, and with all in favor, the agreement with Calvin,**
 119 **Giordano, and Associates was adopted, and the Chair**
 120 **authorized to sign.**

121
 122
 123 **SEVENTH ORDER OF BUSINESS** **Staff Reports**

124
 125 **I. District Attorney**
 126

127 Mr. Urbancic reminded the Board that the ethics training requirement renewed for this
 128 year; therefore, the Board Members were required once again to complete the ethics
 129 training requirements in 2026. He indicated he would keep the Board updated regarding
 130 the current legislative session.
 131

132 **II. District Engineer**
 133

134 No report.
 135
 136

137 **III. District Manager**

138 **a) Important Meeting Dates for Fiscal Year 2026:**

139 **1. Thursday, April 16, 2026 - Public Hearing: Proposed Budget for FY 2027**

140 **b) Financial Statements for period ending October 31, 2025 (unaudited)**

141 **c) Financial Statements for period ending November 30, 2025 (unaudited)**

142 **d) Financial Statements for period ending December 31, 2025 (unaudited)**

143
144 No report.

145
146
147 **EIGHTH ORDER OF BUSINESS** **Public Comments**

148
149 Mr. Ward asked if there were any public comments; there were none.

150
151
152 **NINTH ORDER OF BUSINESS** **Supervisor’s Requests**

153
154 Mr. Ward asked if there were any Supervisor’s requests; there were none.

155
156
157 **TENTH ORDER OF BUSINESS** **Adjournment**

158
159 Mr. Ward adjourned the meeting at approximately 9:47 a.m.

160
161 **On MOTION made by Scott Edwards, seconded by Dalton**
162 **Drake, and with all in favor, the Meeting was adjourned.**

163
164 Timber Creek Southwest Community
165 Development District

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169 _____
170 James P. Ward, Secretary

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167
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169 _____
170 Scott Edwards, Chairperson

RESOLUTION 2026-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FISCAL YEAR 2027 PROPOSED BUDGET AND AMENDING THE DATE AND TIME OF THE PUBLIC HEARING ON THE FISCAL YEAR 2027 PROPOSED BUDGET; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Timber Creek Community Development District (the "Board") prior to June 15, 2026, a proposed Budget for Fiscal Year 2027; and

WHEREAS, the Board has previously set the date of the Public Hearing on the Proposed Budget for Fiscal Year 2027 for Thursday, April 16, 2026, and

WHEREAS, the Board desires to change the date and time of the Public Hearing on the Proposed Budget for Fiscal Year 2027 to Thursday, June 18, 2026 at 9:30 AM at the Timber Creek Clubhouse, 11590 Timber Creek Drive, Fort Myers, Florida 33913.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. The foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. BUDGET. The proposed Budget submitted by the District Manager for Fiscal Year 2027 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. REVISED PUBLIC HEARING DATE, TIME AND LOCATION. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Thursday, June 18, 2026
HOUR: 9:30 AM
LOCATION: Social Room
Timber Creek Town Center
11590 Timber Creek Drive
Fort Myers, Florida 33913

SECTION 4. TRANSMITTAL OF BUDGET. The District Manager is hereby directed to submit a copy of the proposed budget to Lee County at least 60 days prior to the hearing set

above. In accordance with [Section 189.016, Florida Statutes](#), the District’s Secretary is directed to post the proposed budget on the District’s website at least two days before the Public Hearing date.

SECTION 5. PUBLICATION. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Timber Creek Southwest Community Development District, Lee County, Florida, this 16th day of April 2026.

ATTEST:

**TIMBER CREEK SOUTHWEST COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairman

Exhibit A: Proposed Fiscal Year 2027 Budget

Timber Creek Southwest

Community Development District

Proposed Budget (Rev 3) Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

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

Description	FY 2026 Amended Budget	Actual at 03/18/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed 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	\$ 215,668	\$ 228,711	\$ 538,246	\$ 998,947	Assessment on Tax Bills (Inc. carryfwd. cash req'd.)
Total Revenue and Other Sources	\$ 332,311	\$ 215,668	\$ 332,311	\$ 538,246	\$ 998,947	
Appropriations						
Legislative						
Board of Supervisor's Fees	\$ 1,200	\$ 400	\$ 1,200	\$ 1,200	\$ 1,200	Statutory Required Fees
Executive						
Professional - Management	\$ 48,000	\$ 24,000	\$ 48,000	\$ 52,000	\$ 52,000	District Manager
Financial and Administrative						
Audit Services	\$ 5,700	\$ 5,700	\$ 5,700	\$ 5,800	\$ 5,800	Statutory required audit yearly
Accounting Services	\$ 29,700	\$ 14,850	\$ 29,700	\$ 31,500	\$ 31,500	Accounting (all funds)
Assessment Roll Preparation	\$ 29,700	\$ 14,850	\$ 29,700	\$ 31,500	\$ 31,500	Tax Rolls preparations, yearly work with Appraiser & Tax Collector
Arbitrage Rebate Fees	\$ 1,000	\$ 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	\$ 320	\$ 3,000	\$ 3,000	\$ 3,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,170	\$ 4,246	\$ 8,492	\$ 8,500	\$ 8,500	Trust Fees for Bonds
Dissemination Agent Services	\$ 10,000	\$ 850	\$ 7,750	\$ 7,750	\$ 7,750	Required SEC Reporting for Bonds
Property Appraiser Fees	\$ 1,400	\$ 1,315	\$ 1,400	\$ 1,400	\$ 1,400	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
Communications and Freight Services						
Postage, Freight & Messenger	\$ 100	\$ 786	\$ 986	\$ 300	\$ 300	Agenda Mailings and other misc. mail.
Computer Services (Web Site)	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance						
	\$ 7,019	\$ 7,199	\$ 7,199	\$ 7,899	\$ 7,899	General Liability and D&O Liability Insurance
Subscriptions and Memberships						
	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding						
	\$ 100	\$ 1,446	\$ 1,696	\$ 300	\$ 300	Agenda books and copies
Legal Services						
General Counsel	\$ 5,000	\$ 4,440	\$ 7,500	\$ 7,500	\$ 7,500	District Attorney
Other General Government Services						
Engineering Services	\$ 5,000	\$ 7,070	\$ 9,570	\$ 5,000	\$ 5,000	District Engineer
Other Current Charges - Lee Cty RE Tax	\$ -	\$ 20	\$ 20	\$ 20	\$ 20	
Sub-Total:	\$ 157,414	\$ 89,866	\$ 165,738	\$ 167,494	\$ 167,494	

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

Description	FY 2026 Amended Budget	Actual at 03/18/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed Budget	Notes
Stormwater Management Services						
Professional - Management						
Asset Management	\$ 7,000	\$ -	\$ 7,000	\$ 60,000	\$ 30,000	Asset Manager
Repairs & Maintenance						
Lake System						
Aquatic Weed Control	\$ 53,000	\$ 33,560	\$ 51,200	\$ 34,000	\$ 33,000	Weekly aquatic vegetation mgmt throughout lake system
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	Lake Bank Maintenance for erosion control
Aeration Maintenance	\$ 18,000	\$ 6,150	\$ 17,700	\$ -	\$ 12,700	PM-Qtrly maintenance of lake aeration system
Water Quality Reporting/Testing	\$ -	\$ -	\$ -	\$ 15,600	\$ 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	\$ -	\$ 18,000	\$ 10,000	\$ 10,000	Periodic control of Invasives, Maintenance of Littorals
Control Structures, Catch basins & Outfalls	\$ 5,000	\$ -	\$ 5,000	\$ 60,000	\$ 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	\$ -	\$ 2,600	\$ 22,000	\$ 68,000	Preserve & Wetland Maint - Maintenance of approx 142 acres including choreographed preserves, buffers, & dry detention areas. Removal of hazardous or structurally compromised trees within preserve areas.
Hazardous Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ 45,000	
Monitoring	\$ -	\$ -	\$ -	\$ 12,000	\$ -	Quarterly Permit Monitoring \$3000 per quarter - Completed
Contingencies	\$ -	\$ -	\$ -	\$ 11,452	\$ 17,381	7% of Repairs & Maintenance (Prev 10%)
Capital Outlay						
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ 19,000	\$ 25,000	Installation of additional littoral plantings along lake banks to improve water quality & shoreline stability
Erosion Restoration	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	Restoration from Down Spout wash outs
Sub-Total:	\$ 103,600	\$ 39,710	\$ 101,500	\$ 299,052	\$ 345,681	

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

Description	FY 2026 Amended Budget	Actual at 03/18/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed 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	\$ -	\$ -	\$ 7,000	\$ -	\$ 18,000	Seasonal annual flowers 3 times per year
Fence Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 4,000	Routine R&M of community perimeter fencing
Tree Trimming	\$ -	\$ -	\$ 3,500	\$ -	\$ 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	\$ -	\$ -	\$ 80,000	\$ -	\$ -	Hedge line replacement along Daniels Parkway due to frost damage
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	\$ 2,500	Repairs to lighting throughout community as needed
Landscape Replacements	\$ -	\$ -	\$ 10,000	\$ -	\$ 25,000	Replacement of damaged or declining landscape materials as needed
Mulch Installation	\$ -	\$ -	\$ 15,000	\$ -	\$ 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	\$ -	\$ -	\$ 2,000	\$ -	\$ 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	\$ -	\$ -	\$ 139,900	\$ -	\$ 274,172	

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

Description	FY 2026 Amended Budget	Actual at 03/18/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed Budget	Notes
Reserves						
Extraordinary Capital/Operations Reserve	\$ 65,000	\$ 32,500	\$ 65,000	\$ 65,000	\$ 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	\$ 6,700	Discount permitted when paying tax bill early and Tax Collector Fee
Total Expenditures and other Uses	\$ 332,311	\$ 162,076	\$ 478,435	\$ 538,246	\$ 998,947	
Fund Balances:						
Change from Current Year Operations	\$ -	\$ 53,591	\$ (146,124)	\$ -	\$ -	Cash Over (short) at Fiscal Year End
Fund Balance - Beginning	\$ 174,141	\$ 174,141	\$ 174,141	\$ (10,583)	\$ (10,583)	
Current Year Reserve Allocation	\$ 65,000	\$ 32,500	\$ 65,000	\$ 65,000	\$ 204,900	Budgeted Funds for Long Term Capital Planning
Current Year Reserve Appropriations	\$ (103,600)	\$ -	\$ (103,600)	\$ -	\$ -	
Total Fund Balance	\$ 135,541	\$ 260,232	\$ (10,583)	\$ 54,417	\$ 194,317	
Fund Balance - Allocations						
1st 3 months of Operations Reserve	\$ 60,145	\$ 29,155	\$ 93,023	\$ 106,480	\$ 178,661	Required to meet Cah Needs until Assessment Rec'd.
Extraordinary Capital/Operations Reserve	\$ 75,396	\$ 231,077	\$ (103,606)	\$ (52,064)	\$ 15,656	Long Term Capital Planning - Balance of Funds
Total Fund Balance	\$ 135,541	\$ 260,232	\$ (10,583)	\$ 54,417	\$ 194,317	
Assessment Rate	\$ 173.92			\$ 409.31	\$ 759.66	Year over Year Assessment Rate
Units Subject to Assessment	1315			1315	1315	Anticipated Number of Units to be constructed
Cap Rate	\$ 208.00			\$ 491.18	\$ 911.59	

RESOLUTION 2026-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT APPROVING THE REVISED PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Timber Creek Community Development District (the "Board") prior to June 15, 2026, a proposed Budget for Fiscal Year 2027; and

WHEREAS, the Board has considered the revised proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. INCORPORATION OF WHEREAS CLAUSES. The foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. BUDGET. The revised proposed Budget submitted by the District Manager for Fiscal Year 2027 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. PUBLIC HEARING. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Thursday, April 16, 2026
HOUR: 9:30 AM
LOCATION: Social Room
Timber Creek Town Center
11590 Timber Creek Drive
Fort Myers, Florida 33913

SECTION 4. TRANSMITTAL OF BUDGET. The District Manager is hereby directed to submit a copy of the proposed budget to Lee County at least 60 days prior to the hearing set above. In accordance with [Section 189.016, Florida Statutes](#), the District's Secretary is directed to post the proposed budget on the District's website at least two days before the Public Hearing date.

SECTION 5. PUBLICATION. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Board of Supervisors of the Timber Creek Southwest Community Development District, Lee County, Florida, this 16th day of April 2026.

ATTEST:

**TIMBER CREEK SOUTHWEST COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairman

Exhibit A: Revised Proposed Fiscal Year 2027 Budget

Timber Creek Southwest

Community Development District

Proposed Budget (Rev 3) Fiscal Year 2027

Prepared By:

JPWard and Associates, LLC

2301 N.E. 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Email: JimWard@JPWardAssociates.com

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

Description	FY 2026 Amended Budget	Actual at 03/18/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed 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	\$ 215,668	\$ 228,711	\$ 538,246	\$ 998,947	Assessment on Tax Bills (Inc. carryfwd. cash req'd.)
Total Revenue and Other Sources	\$ 332,311	\$ 215,668	\$ 332,311	\$ 538,246	\$ 998,947	
Appropriations						
Legislative						
Board of Supervisor's Fees	\$ 1,200	\$ 400	\$ 1,200	\$ 1,200	\$ 1,200	Statutory Required Fees
Executive						
Professional - Management	\$ 48,000	\$ 24,000	\$ 48,000	\$ 52,000	\$ 52,000	District Manager
Financial and Administrative						
Audit Services	\$ 5,700	\$ 5,700	\$ 5,700	\$ 5,800	\$ 5,800	Statutory required audit yearly
Accounting Services	\$ 29,700	\$ 14,850	\$ 29,700	\$ 31,500	\$ 31,500	Accounting (all funds)
Assessment Roll Preparation	\$ 29,700	\$ 14,850	\$ 29,700	\$ 31,500	\$ 31,500	Tax Rolls preparations, yearly work with Appraiser & Tax Collector
Arbitrage Rebate Fees	\$ 1,000	\$ 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	\$ 320	\$ 3,000	\$ 3,000	\$ 3,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,170	\$ 4,246	\$ 8,492	\$ 8,500	\$ 8,500	Trust Fees for Bonds
Dissemination Agent Services	\$ 10,000	\$ 850	\$ 7,750	\$ 7,750	\$ 7,750	Required SEC Reporting for Bonds
Property Appraiser Fees	\$ 1,400	\$ 1,315	\$ 1,400	\$ 1,400	\$ 1,400	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
Communications and Freight Services						
Postage, Freight & Messenger	\$ 100	\$ 786	\$ 986	\$ 300	\$ 300	Agenda Mailings and other misc. mail.
Computer Services (Web Site)	\$ 2,400	\$ 1,200	\$ 2,400	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance						
	\$ 7,019	\$ 7,199	\$ 7,199	\$ 7,899	\$ 7,899	General Liability and D&O Liability Insurance
Subscriptions and Memberships						
	\$ 175	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding						
	\$ 100	\$ 1,446	\$ 1,696	\$ 300	\$ 300	Agenda books and copies
Legal Services						
General Counsel	\$ 5,000	\$ 4,440	\$ 7,500	\$ 7,500	\$ 7,500	District Attorney
Other General Government Services						
Engineering Services	\$ 5,000	\$ 7,070	\$ 9,570	\$ 5,000	\$ 5,000	District Engineer
Other Current Charges - Lee Cty RE Tax	\$ -	\$ 20	\$ 20	\$ 20	\$ 20	
Sub-Total:	\$ 157,414	\$ 89,866	\$ 165,738	\$ 167,494	\$ 167,494	

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

Description	FY 2026 Amended Budget	Actual at 03/18/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed Budget	Notes
Stormwater Management Services						
Professional - Management						
Asset Management	\$ 7,000	\$ -	\$ 7,000	\$ 60,000	\$ 30,000	Asset Manager
Repairs & Maintenance						
Lake System						
Aquatic Weed Control	\$ 53,000	\$ 33,560	\$ 51,200	\$ 34,000	\$ 33,000	Weekly aquatic vegetation mgmt throughout lake system
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	Lake Bank Maintenance for erosion control
Aeration Maintenance	\$ 18,000	\$ 6,150	\$ 17,700	\$ -	\$ 12,700	PM-Qtrly maintenance of lake aeration system
Water Quality Reporting/Testing	\$ -	\$ -	\$ -	\$ 15,600	\$ 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	\$ -	\$ 18,000	\$ 10,000	\$ 10,000	Periodic control of Invasives, Maintenance of Littorals
Control Structures, Catch basins & Outfalls	\$ 5,000	\$ -	\$ 5,000	\$ 60,000	\$ 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	\$ -	\$ 2,600	\$ 22,000	\$ 68,000	Preserve & Wetland Maint - Maintenance of approx 142 acres including choreographed preserves, buffers, & dry detention areas. Removal of hazardous or structurally compromised trees within preserve areas.
Hazardous Tree Removal	\$ -	\$ -	\$ -	\$ -	\$ 45,000	
Monitoring	\$ -	\$ -	\$ -	\$ 12,000	\$ -	Quarterly Permit Monitoring \$3000 per quarter - Completed
Contingencies	\$ -	\$ -	\$ -	\$ 11,452	\$ 17,381	7% of Repairs & Maintenance (Prev 10%)
Capital Outlay						
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ 19,000	\$ 25,000	Installation of additional littoral plantings along lake banks to improve water quality & shoreline stability
Erosion Restoration	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	Restoration from Down Spout wash outs
Sub-Total:	\$ 103,600	\$ 39,710	\$ 101,500	\$ 299,052	\$ 345,681	

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

Description	FY 2026 Amended Budget	Actual at 03/18/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed 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	\$ -	\$ -	\$ 7,000	\$ -	\$ 18,000	Seasonal annual flowers 3 times per year
Fence Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 4,000	Routine R&M of community perimeter fencing
Tree Trimming	\$ -	\$ -	\$ 3,500	\$ -	\$ 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	\$ -	\$ -	\$ 80,000	\$ -	\$ -	Hedge line replacement along Daniels Parkway due to frost damage
Landscape Lighting	\$ -	\$ -	\$ -	\$ -	\$ 2,500	Repairs to lighting throughout community as needed
Landscape Replacements	\$ -	\$ -	\$ 10,000	\$ -	\$ 25,000	Replacement of damaged or declining landscape materials as needed
Mulch Installation	\$ -	\$ -	\$ 15,000	\$ -	\$ 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	\$ -	\$ -	\$ 2,000	\$ -	\$ 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	\$ -	\$ -	\$ 139,900	\$ -	\$ 274,172	

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

Description	FY 2026 Amended Budget	Actual at 03/18/2026	Anticipated FYE 09/30/2026	Fiscal Year 2027 Original Proposed Budget	Fiscal Year 2027 Revised Proposed Budget	Notes
Reserves						
Extraordinary Capital/Operations Reserve	\$ 65,000	\$ 32,500	\$ 65,000	\$ 65,000	\$ 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	\$ 6,700	Discount permitted when paying tax bill early and Tax Collector Fee
Total Expenditures and other Uses	\$ 332,311	\$ 162,076	\$ 478,435	\$ 538,246	\$ 998,947	
Fund Balances:						
Change from Current Year Operations	\$ -	\$ 53,591	\$ (146,124)	\$ -	\$ -	Cash Over (short) at Fiscal Year End
Fund Balance - Beginning	\$ 174,141	\$ 174,141	\$ 174,141	\$ (10,583)	\$ (10,583)	
Current Year Reserve Allocation	\$ 65,000	\$ 32,500	\$ 65,000	\$ 65,000	\$ 204,900	Budgeted Funds for Long Term Capital Planning
Current Year Reserve Appropriations	\$ (103,600)	\$ -	\$ (103,600)	\$ -	\$ -	
Total Fund Balance	\$ 135,541	\$ 260,232	\$ (10,583)	\$ 54,417	\$ 194,317	
Fund Balance - Allocations						
1st 3 months of Operations Reserve	\$ 60,145	\$ 29,155	\$ 93,023	\$ 106,480	\$ 178,661	Required to meet Cah Needs until Assessment Rec'd.
Extraordinary Capital/Operations Reserve	\$ 75,396	\$ 231,077	\$ (103,606)	\$ (52,064)	\$ 15,656	Long Term Capital Planning - Balance of Funds
Total Fund Balance	\$ 135,541	\$ 260,232	\$ (10,583)	\$ 54,417	\$ 194,317	
Assessment Rate	\$ 173.92			\$ 409.31	\$ 759.66	Year over Year Assessment Rate
Units Subject to Assessment	1315			1315	1315	Anticipated Number of Units to be constructed
Cap Rate	\$ 208.00			\$ 491.18	\$ 911.59	

RESOLUTION 2026-6

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR
A LANDOWNERS’ MEETING AND ELECTION; PROVIDING
FOR PUBLICATION; ESTABLISHING FORMS FOR THE
LANDOWNER ELECTION; AND PROVIDING FOR
SEVERABILITY AND AN EFFECTIVE DATE.**

RECITALS

WHEREAS, Timber Creek Southwest Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to [Chapter 190, Florida Statutes](#), being situated entirely within Lee County, Florida; and

WHEREAS, pursuant to [Section 190.006\(1\), Florida Statutes](#), the District’s Board of Supervisors (“**Board**”) “shall exercise the powers granted to the district pursuant to [Chapter 190, Florida Statutes],” and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to [Section 190.006\(2\), Florida Statutes](#).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Barry Ernst	2028
2	Fernanda Martinho	2026
3	Dalton Drake	2026
4	Ashley Kingston	2026
5	Scott Edwards	2028

This year, Seat 3, currently held by Dalton Drake, is subject to election by landowners in November 2026. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

2. **LANDOWNER’S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on Thursday, the 19th day of November, 2026, at 9:30 AM and located at the offices of Lennar Homes, 10461 Six Mile Cypress Highway, Fort Myers, Florida 33966.

3. **PUBLICATION.** The District’s Secretary is hereby directed to publish notice of the landowners’ meeting and election in accordance with the requirements of [Section 190.006\(2\), Florida Statutes](#).

4. **FORMS.** Pursuant to [Chapter 190 Section 006 - 2025 Florida Statutes - The Florida Senate](#), the landowners’ meeting and election have been announced by the Board at its April 16, 2026, meeting. A sample notice of landowners’ meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District’s Local Records Office, located at the office of the District Manager, c/o JPWard and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone: 954-658-4900, E-Mail: JimWard@JPWardAssociates.com.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED by the Board of Supervisors of the Timber Creek Southwest Community Development District, Lee County, Florida, this 16th day of April 2026.

ATTEST:

**TIMBER CREEK SOUTHWEST COMMUNITY
DEVELOPMENT DISTRICT**

James P, Ward, Secretary

Scott Edwards, Chairman

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Timber Creek Southwest Community Development District ("**District**") the location of which is generally described as comprising approximately 654.36 acres lying in Sections 4, 5, 8, 9, and 17 Township 45 South, Range 26 East, in Lee County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Thursday, November 19, 2026
TIME: 9:30 AM
PLACE: Lennar Homes
10461 Six Mile Cypress Highway
Fort Myers, Florida 33966

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o JPWard and Associates, LLC, 2301 NE 37th Street, Fort Lauderdale, Florida 33308, Phone 954-658-4900, E-Mail: JimWard@JPWardAssociates.com ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings

and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

James P. Ward

District Manager

Run Date(s): October 25, 2026 & November 1, 2026

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Thursday, November 19, 2026**

TIME: **9:30 AM**

LOCATION: **Lennar Homes
10461 Six Mile Cypress Highway
Fort Myers, Florida 33966**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. **Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING - November 19, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Timber Creek Southwest Community Development District to be held at the offices of Lennar Homes, 10461 Six Mile Cypress Highway, Fort Myers, Florida 33966, on November 19, 2026, at 9:30 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is

treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS MEETING - November 19, 2026

For Election (1 Supervisor): The (1) candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Timber Creek Southwest Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
	Click or tap here to enter text.	Click or tap here to enter text.

Date: _____

Signed: _____
 Printed Name: _____

RESOLUTION 2026-7

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
TIMBER CREEK SOUTHWEST COMMUNITY
DEVELOPMENT DISTRICT IMPLEMENTING SECTION
190.006(3), FLORIDA STATUTES, AND REQUESTING
THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS
BEGIN CONDUCTING THE DISTRICT'S GENERAL
ELECTIONS; PROVIDING FOR COMPENSATION;
SETTING FORTH THE TERMS OF OFFICE;
AUTHORIZING NOTICE OF THE QUALIFYING PERIOD;
AND PROVIDING FOR SEVERABILITY AND AN
EFFECTIVE DATE.**

WHEREAS, Timber Creek Southwest Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the District was established in Lee County, Florida by Ordinance 19-20, effective October 3, 2019; and

WHEREAS, the District's Board of Supervisors (the "Board") consists of five (5) members; and

WHEREAS, Chapter 190, Section 190.006(3)(a), Florida Statutes provides that following the sixth year after establishment and once a District reaches 250 qualified electors, the positions of two (2) members of the Board Supervisors whose terms are expiring shall be filled by qualified electors of the District, elected by the qualified electors of the District, for four-year terms; and

WHEREAS, because the District is now qualified to have the members of the Board elected by the qualified electors of the District, the Board seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections (the "Supervisor") to conduct the District's general election (the "General Election").

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:**

1. **RECITALS.** The foregoing recitals are true and correct and incorporated herein by reference.

2. **GENERAL ELECTION SEATS.** Seat 2, currently held by Fernanda Martinho and Seat 4, currently held by Ashley Kingston, are scheduled for the General Election in November 2026. Seat 1, currently held by Barry Ernst and Seat 5, currently held by Scott Edwards are scheduled for the General Election in 2028. Seat 3, currently held by Dalton Drake is scheduled for the General Election in 2030. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

4. **COMPENSATION.** Pursuant to Section 190.006(8), Florida Statutes, each member of the Board shall be entitled to receive for his or her service an amount not to exceed \$200 per meeting of the Board, not to exceed \$4,800 per year per member.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED by the Board of Supervisors of the Timber Creek Southwest Community Development District on this 16th day of April 2026.

ATTEST:

**TIMBER CREEK SOUTHWEST COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

Exhibit A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Timber Creek Southwest Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at Melvin Morgan Constitutional Complex, 2480 Thompson St, 3rd Floor, Fort Myers, FL 33901 (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District, as defined in Section 190.003, Florida Statutes. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

Timber Creek Southwest Community Development District has two (2) seats up for election, specifically seats 2 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

District Manager
Timber Creek Southwest Community Development District

Publish on or before May 24, 2026.

RESOLUTION 2026-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO ENTER INTO THE STATEWIDE MUTUAL AID AGREEMENT WITH THE STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT; TO CARRY OUT EMERGENCY MANAGEMENT ASSISTANCE AND RESPONSIBILITIES BETWEEN LOCAL GOVERNMENTS; PROVIDING GENERAL AUTHORIZATION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Timber Creek Southwest Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorized the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS, the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS, this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS. That the above recitals are true and correct and are incorporated by reference.

SECTION 2. STATEWIDE MUTUAL AID AGREEMENT. Timber Creek Southwest Community Development District hereby adopts the Statewide Mutual Aid Agreement in the form attached hereto as **Exhibit A** and authorizes the Chairperson to execute it.

SECTION 3. GENERAL AUTHORIZATION. The Board and staff are hereby authorized and directed to do all such acts and things, and to execute and deliver all such documents as may be necessary to carry out and comply with the provisions of this Resolution, and all such actions which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved. The Vice Chairperson shall be authorized to undertake any action herein authorized

to be taken by the Chairperson, in the absence or unavailability of the Chairperson, and any Assistant Secretary shall be authorized to undertake any action herein authorized to be taken by the Secretary, in the absence or unavailability of the Secretary. Further, each Assistant Secretary and the Secretary are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chairperson or Vice Chairperson or any other member of the Board as they appear on any documents which may be necessary or helpful in connection with the intent of this Resolution.

SECTION 4. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 5. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED by the Board of Supervisors of the Timber Creek Southwest Community Development District, Lee County, Florida, this 16th day of April 2026.

ATTEST:

**TIMBER CREEK SOUTHWEST COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

Exhibit A: Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management (“the Division”) and the local government (“Participating Party”) signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The “Agreement” is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement (“SMAA”).



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



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Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



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Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



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Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



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Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



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Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



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Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA' s Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

TIMBER CREEK SOUTHWEST
COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: James P. Ward, Secretary

Title: Scott Edwards, Chairman

Date: _____

Approved as to Form:

By: _____

Greg Urbancic, District Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



Melvin Morgan Constitutional Complex
2480 Thompson St., 3rd Floor
Fort Myers, Florida 33901
Phone (all offices): 239-533-8683
Hours (all offices) M - F, 8:30 am - 5:00 pm
Email: elections@lee.vote
Website: www.lee.vote

Candidate Qualifying Dates are **Noon, Monday, June 8, 2026 through Noon, Friday, June 12, 2026**

Candidates may pre-qualify beginning on May 26, 2026 (*Supervisor of Elections office will be closed May 25 for the Memorial Day holiday*)

Candidates may also obtain Forms and Publications by visiting the [Florida Division of Elections website](http://www.fdelections.com).

The Supervisor of Elections office will begin accepting pre-qualifying documents and fees on **Tuesday, May 26, 2026** (*Offices will be closed on May 25 for Memorial Day*). Qualifying documents **cannot be accepted** prior to the beginning of pre-qualifying.

If you are a candidate who is attempting to qualify for office AND you do not currently hold a public position that requires financial disclosure, please go to the Florida Commission on Ethics Electronic Financial Disclosure Management System <https://disclosure.floridaethics.gov/Account/Login> and click on the **I am a Candidate** box.

These forms must be completed and received by the Supervisor of Elections office no later than **noon on Friday - June 12, 2026**.

BRANCH OFFICES

Bonita Springs

at Bonita Commons
25987 S Tamiami Trail,
#105
Bonita Springs, FL 34134

Cape Coral

Commissioner John E.
Manning
Government Complex
1039 SE 9th Ave
Cape Coral, FL 33990

Lee County Elections Center

South Fort Myers Branch
Office
13180 S Cleveland Ave
Fort Myers, FL 33907

Lehigh Acres

East Lee County
Government Center
600 Homestead Rd S, #9
Lehigh Acres, FL 33974



Timber Creek Southwest

Community Development District

Financial Statements January 31, 2026

JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900

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**Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending January 31, 2026**

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund		Account Groups		
		Series 2020	Series 2021	Series 2021	Series 2021	General Long Term Debt	General Fixed Assets	
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 287,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 287,821
Debt Service Fund								
Reserve Account	-	207,300	576,400	-	-	-	-	783,700
Revenue Account	-	480,203	1,244,639	-	-	-	-	1,724,842
Prepayment Account	-	-	133	-	-	-	-	133
General Redemption Account	-	19	-	-	-	-	-	19
Construction Account	-	-	-	61,532	-	-	-	61,532
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable								
	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds								
	-	-	-	-	2,508,694	-	-	2,508,694
Amount to be Provided by Debt Service Funds								
	-	-	-	-	22,931,306	-	-	22,931,306
Investment in General Fixed Assets (net of depreciation)								
	-	-	-	-	-	5,259,923	-	5,259,923
Total Assets	\$ 287,821	\$ 687,522	\$ 1,821,172	\$ 61,532	\$ 25,440,000	\$ 5,259,923	\$ 5,259,923	\$ 33,557,970

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending January 31, 2026

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	Account Groups			
		Series 2020	Series 2021		Series 2021	General Long Term Debt	General Fixed Assets	
Liabilities								
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Developer Advances	-	-	-	1,359,256	-	-	-	1,359,256
Bonds Payable								
Current Portion (Due within 12 months)								
Series 2020	-	-	-	-	160,000	-	-	160,000
Series 2021	-	-	-	-	475,000	-	-	475,000
Long Term								
Series 2020	-	-	-	-	6,370,000	-	-	6,370,000
Series 2021	-	-	-	-	18,435,000	-	-	18,435,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 1,359,256	\$ 25,440,000	\$ -	\$ -	\$ 26,799,256
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-	-	-	-	-	5,259,923	5,259,923
Fund Balance								
Restricted								
Beginning: October 1, 2025 (Unaudited)	-	415,943	1,521,458	(1,305,871)	-	-	-	(3,127,554)
Results from Current Operations	-	271,578	299,714	8,147	-	-	-	4,338,524
Unassigned								
Beginning: October 1, 2025 (Unaudited)	174,141	-	-	-	-	-	-	174,141
Additions for Extraordinary Capital/Operations	21,667	-	-	-	-	-	-	21,667
Results from Current Operations	92,014	-	-	-	-	-	-	92,014
Total Fund Equity and Other Credits	\$ 287,821	\$ 687,522	\$ 1,821,172	\$ (1,297,724)	\$ -	\$ 5,259,923	\$ 6,758,714	\$ 6,758,714
Total Liabilities, Fund Equity and Other Credits	\$ 287,821	\$ 687,522	\$ 1,821,172	\$ 61,532	\$ 25,440,000	\$ 5,259,923	\$ 33,557,970	\$ 33,557,970

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 103,600	0%
Special Assessment Revenue				
Special Assessments - On-Roll	3,338	209,314	228,711	92%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(6,297)	0%
Total Revenue and Other Sources:	\$ 3,338	\$ 209,314	\$ 326,014	64%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	200	400	1,200	33%
Executive				
Professional Management	4,000	16,000	48,000	33%
Financial and Administrative				
Audit Services	-	5,700	5,700	100%
Accounting Services	2,475	9,900	29,700	33%
Assessment Roll Services	2,475	9,900	29,700	33%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	-	320	2,500	13%
Trustee Services	-	4,246	8,170	52%
Dissemination Agent Services	-	750	10,000	8%
Property Appraiser Fees	-	1,315	1,400	94%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	9	100	9%
Computer Services - Website Development	-	-	2,400	0%
Insurance				
	-	7,199	7,019	103%
Printing & Binding				
	-	-	100	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	-	4,029	5,000	81%
Other General Government Services				
Engineering Services	-	-	5,000	0%
Lee County RE Taxes	-	20	-	0%
Sub-Total:	9,150	60,963	157,414	39%

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Stormwater Mangement Services				
Professional Management				
Asset Management	-	-	7,000	0%
Repairs & Maintenance				
Lake System				
Aeration Systems	6,150	6,150	18,000	34%
Aquatic Weed Control	26,000	28,520	53,000	54%
Littoral Shelf - Invasive Plant Ctrl/Monitoring	-	-	18,000	0%
Control Structures, Catch Basings, & Outfalls	-	-	5,000	0%
Preserve Services				
Repairs & Maintenance	-	-	2,600	0%
Sub-Total:	32,150	34,670	103,600	33%
Reserve Allocations				
Extraordinary Capital/Operation	5,417	21,667	65,000	33%
Total Expenditures and Other Uses:	\$ 46,717	\$ 117,300	\$ 326,014	36%
Net Increase/ (Decrease) in Fund Balance	(43,379)	92,014	-	
Fund Balance - Beginning	325,784	174,141	174,141	
Additions to Extraordinary Cap/Oper Reserve	5,417	21,667	65,000	
Fund Balance - Ending	\$ 287,821	\$ 287,821	\$ 239,141	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	630	2,669	9,084	29%
Revenue Account	1,023	3,114	9,968	31%
Special Assessments - Prepayments				
Special Assessments - On Roll	6,253	392,145	433,269	91%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,508)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 7,906	397,928	\$ 435,813	91%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020	-	-	160,000	0%
Interest Expense				
Series 2020	-	126,350	252,700	50%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	126,350	\$ 412,700	31%
Net Increase/ (Decrease) in Fund Balance	7,906	271,578	23,113	
Fund Balance - Beginning	679,616	415,943	415,943	
Fund Balance - Ending	\$ 687,522	687,522	\$ 439,056	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

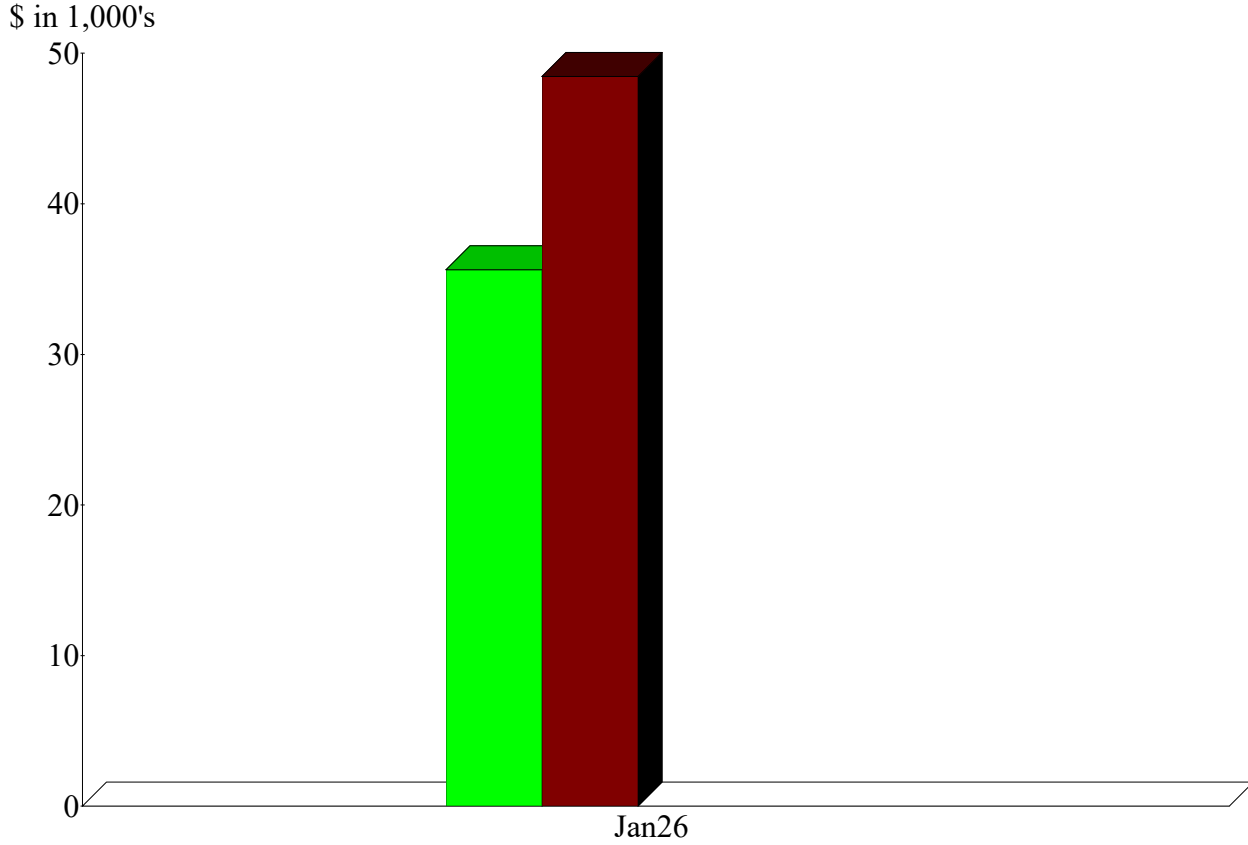
Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,751	7,422	25,262	29%
Revenue Account	3,210	12,607	38,645	33%
Special Assessments - Prepayments				
Special Assessments - On Roll	17,479	1,096,139	1,210,545	91%
Other Fees and Charges				
Discounts for Early Payment	-	-	(45,904)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 22,440	\$ 1,116,168	\$ 1,228,548	91%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021	-	465,000	465,000	100%
Principal Debt Service - Early Redemptions				
Series 2021	-	344,033	-	0%
Interest Expense				
Series 2021	-	-	682,600	0%
Intragovernmental Transfer Out	1,751	7,422	-	0%
Total Expenditures and Other Uses:	\$ 1,751	\$ 816,455	\$ 1,147,600	71%
Net Increase/ (Decrease) in Fund Balance	20,689	299,714	80,948	
Fund Balance - Beginning	1,800,483	1,521,458	1,521,458	
Fund Balance - Ending	\$ 1,821,172	\$ 1,821,172	\$ 1,602,406	

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2026

Description	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	181	725	-	0%
Intragovernmental Transfer In	<u>1,751</u>	<u>7,422</u>	<u>-</u>	<u>0%</u>
Total Revenue and Other Sources:	<u>\$ 1,932</u>	<u>\$ 8,147</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	1,932	\$ 8,147	-	
Fund Balance - Beginning	(1,299,656)	\$ (1,305,871)	\$ -	
Fund Balance - Ending	<u>\$ (1,297,724)</u>	<u>\$ (1,297,724)</u>	<u>\$ -</u>	

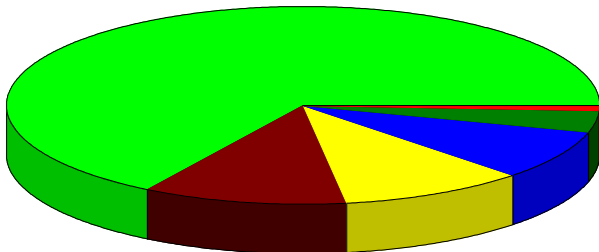
Timber Creek Southwest Community Development District

Income and Expense by Month
January 2026



Expense Summary
January 2026

5380000 · Stormwater Management	66.33%
9099000 · Reserve Allocations	11.18
5130000 · Financial and Administrative	10.21
5120000 · Executive	8.25
5810000 · Interfund Transfer Out	3.61
5110000 · Legislative	0.41
Total	\$48,467.78



By Account

Timber Creek Southwest

Community Development District

*Financial Statements
February 28, 2026*

*JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

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Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending February 28, 2026

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets			
		Series 2020	Series 2021	Series 2021					
Assets									
Cash and Investments									
General Fund - Truist Checking Account	\$ 278,865	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 278,865
Debt Service Fund									
Reserve Account	-	207,300	576,400	-	-	-	-	-	783,700
Revenue Account	-	489,378	1,268,275	-	-	-	-	-	1,757,653
Prepayment Account	-	-	133	-	-	-	-	-	133
General Redemption Account	-	19	-	-	-	-	-	-	19
Construction Account	-	-	-	63,426	-	-	-	-	63,426
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds									
Amount Available in Debt Service Funds	-	-	-	-	2,541,505	-	-	-	2,541,505
Amount to be Provided by Debt Service Funds									
Amount to be Provided by Debt Service Funds	-	-	-	-	22,898,495	-	-	-	22,898,495
Investment in General Fixed Assets (net of depreciation)									
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	5,259,923	-	-	5,259,923
Total Assets	\$ 278,865	\$ 696,697	\$ 1,844,808	\$ 63,426	\$ 25,440,000	\$ 5,259,923	\$ -	\$ -	\$ 33,583,719

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending February 28, 2026

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets		
		Series 2020	Series 2021	Series 2021	Series 2021				
Liabilities									
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									-
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Developer Advances	-	-	-	1,359,256	-	-	-	-	1,359,256
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2020	-	-	-	-	160,000	-	-	-	160,000
Series 2021	-	-	-	-	475,000	-	-	-	475,000
Long Term									
Series 2020	-	-	-	-	6,370,000	-	-	-	6,370,000
Series 2021	-	-	-	-	18,435,000	-	-	-	18,435,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,359,256</u>	<u>\$ 25,440,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,799,256</u>
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	5,259,923	-	5,259,923
Fund Balance									
Restricted									
Beginning: October 1, 2025 (Unaudited)	-	415,943	1,521,458	(1,305,871)	-	-	-	-	(3,127,554)
Results from Current Operations	-	280,754	323,350	10,041	-	-	-	-	4,373,229
Unassigned									
Beginning: October 1, 2025 (Unaudited)	174,141	-	-	-	-	-	-	-	174,141
Additions for Extraordinary Capital/Operations	27,083	-	-	-	-	-	-	-	27,083
Results from Current Operations	77,641	-	-	-	-	-	-	-	77,641
Total Fund Equity and Other Credits	<u>\$ 278,865</u>	<u>\$ 696,697</u>	<u>\$ 1,844,808</u>	<u>\$ (1,295,830)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,259,923</u>	<u>\$ -</u>	<u>\$ 6,784,463</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 278,865</u>	<u>\$ 696,697</u>	<u>\$ 1,844,808</u>	<u>\$ 63,426</u>	<u>\$ 25,440,000</u>	<u>\$ -</u>	<u>\$ 5,259,923</u>	<u>\$ -</u>	<u>\$ 33,583,719</u>

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 103,600	0%
Special Assessment Revenue				
Special Assessments - On-Roll	3,814	213,128	228,711	93%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(6,297)	0%
Total Revenue and Other Sources:	\$ 3,814	\$ 213,128	\$ 326,014	65%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	400	1,200	33%
Executive				
Professional Management	4,000	20,000	48,000	42%
Financial and Administrative				
Audit Services	-	5,700	5,700	100%
Accounting Services	2,475	12,375	29,700	42%
Assessment Roll Services	2,475	12,375	29,700	42%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	-	320	2,500	13%
Trustee Services	-	4,246	8,170	52%
Dissemination Agent Services	-	750	10,000	8%
Bond Amortization	100	100	-	0%
Property Appraiser Fees	-	1,315	1,400	94%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	9	100	9%
Computer Services - Website Development	1,200	1,200	2,400	50%
Insurance				
	-	7,199	7,019	103%
Printing & Binding				
	-	-	100	0%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	-	4,029	5,000	81%
Other General Government Services				
Engineering Services	-	-	5,000	0%
Lee County RE Taxes	-	20	-	0%
Sub-Total:	10,250	71,213	157,414	45%

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Stormwater Mangement Services				
Professional Management				
Asset Management	-	-	7,000	0%
Repairs & Maintenance				
Lake System				
Aeration Systems	-	6,150	18,000	34%
Aquatic Weed Control	2,520	31,040	53,000	59%
Littoral Shelf - Invasive Plant Ctrl/Monitoring	-	-	18,000	0%
Control Structures, Catch Basings, & Outfalls	-	-	5,000	0%
Preserve Services				
Repairs & Maintenance	-	-	2,600	0%
Sub-Total:	2,520	37,190	103,600	36%
Reserve Allocations				
Extraordinary Capital/Operation	5,417	27,083	65,000	42%
Total Expenditures and Other Uses:	\$ 18,187	\$ 135,487	\$ 326,014	42%
Net Increase/ (Decrease) in Fund Balance				
	(14,373)	77,641	-	
Fund Balance - Beginning	287,821	174,141	174,141	
Additions to Extraordinary Cap/Oper Reserve	5,417	27,083	65,000	
Fund Balance - Ending	\$ 278,865	\$ 278,865	\$ 239,141	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	616	3,285	9,084	36%
Revenue Account	1,414	4,528	9,968	45%
Special Assessments - Prepayments				
Special Assessments - On Roll	7,145	399,290	433,269	92%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,508)	0%
Total Revenue and Other Sources:	\$ 9,175	407,104	\$ 435,813	93%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020	-	-	160,000	0%
Interest Expense				
Series 2020	-	126,350	252,700	50%
Total Expenditures and Other Uses:	\$ -	126,350	\$ 412,700	31%
Net Increase/ (Decrease) in Fund Balance	9,175	280,754	23,113	
Fund Balance - Beginning	687,522	415,943	415,943	
Fund Balance - Ending	\$ 696,697	696,697	\$ 439,056	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,712	9,134	25,262	36%
Revenue Account	3,663	16,270	38,645	42%
Special Assessments - Prepayments				
Special Assessments - On Roll	19,973	1,116,112	1,210,545	92%
Other Fees and Charges				
Discounts for Early Payment	-	-	(45,904)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 25,348	\$ 1,141,517	\$ 1,228,548	93%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021	-	465,000	465,000	100%
Principal Debt Service - Early Redemptions				
Series 2021	-	344,033	-	0%
Interest Expense				
Series 2021	-	-	682,600	0%
Intragovernmental Transfer Out	1,712	9,134	-	0%
Total Expenditures and Other Uses:	\$ 1,712	\$ 818,167	\$ 1,147,600	71%
Net Increase/ (Decrease) in Fund Balance	23,636	323,350	80,948	
Fund Balance - Beginning	1,821,172	1,521,458	1,521,458	
Fund Balance - Ending	\$ 1,844,808	\$ 1,844,808	\$ 1,602,406	

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2026

Description	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	182	907	-	0%
Intragovernmental Transfer In	1,712	9,134	-	0%
Total Revenue and Other Sources:	<u>\$ 1,894</u>	<u>\$ 10,041</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	1,894	\$ 10,041	-	
Fund Balance - Beginning	(1,297,724)	\$ (1,305,871)	\$ -	
Fund Balance - Ending	<u>\$ (1,295,830)</u>	<u>\$ (1,295,830)</u>	<u>\$ -</u>	

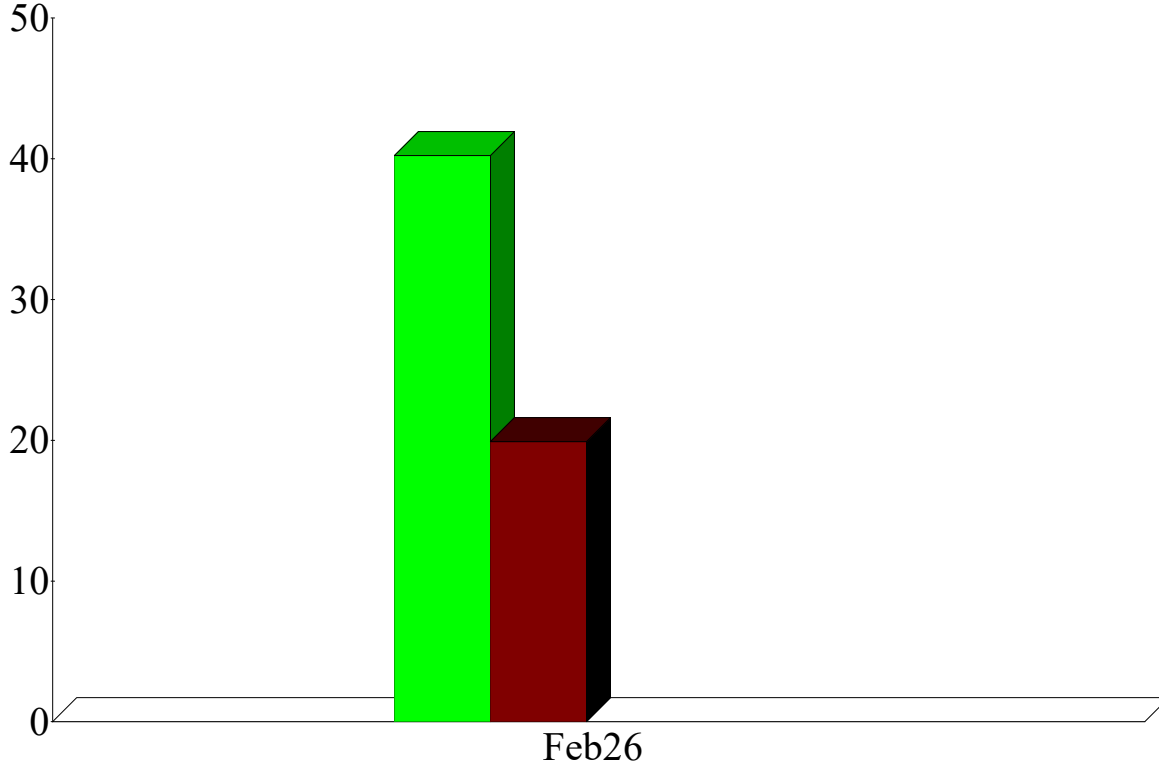
Timber Creek Southwest Community Development District

Income and Expense by Month

February 2026

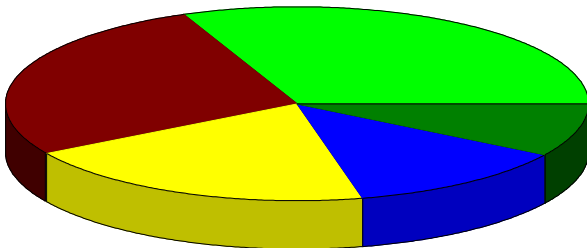


\$ in 1,000's



Expense Summary February 2026

5130000 · Financial and Admi	31.41%
9099000 · Reserve Allocations	27.22
5120000 · Executive	20.10
5380000 · Stormwater Managem	12.66
5810000 · Interfund Transfer Out	8.60
Total	\$19,898.62



By Account

Timber Creek Southwest

Community Development District

Financial Statements March 31, 2026

*JPWard and Associates, LLC
2301 N.E. 37th Street
Fort Lauderdale, Florida 33308
Phone: (954) 658-4900*

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**Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending March 31, 2026**

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets			
		Series 2020	Series 2021	Series 2021					
Assets									
Cash and Investments									
General Fund									
Truist - Checking Account	\$ 247,509	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 247,509
Debt Service Fund									
Reserve Account	-	207,300	576,400	-	-	-	-	-	783,700
Revenue Account	-	495,993	1,280,027	-	-	-	-	-	1,776,020
Prepayment Account	-	-	-	-	-	-	-	-	-
General Redemption Account	-	19	-	-	-	-	-	-	19
Construction Account	-	-	-	65,142	-	-	-	-	65,142
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Amount Available in Debt Service Funds	-	-	-	-	2,559,739	-	-	-	2,559,739
Amount to be Provided by Debt Service Funds	-	-	-	-	22,875,261	-	-	-	22,875,261
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	5,259,923	-	-	5,259,923
Total Assets	\$ 247,509	\$ 703,312	\$ 1,856,427	\$ 65,142	\$ 25,435,000	\$ 5,259,923	\$ -	\$ -	\$ 33,567,313

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending March 31, 2026

	Governmental Funds						Account Groups		Totals (Memorandum Only)	
	General Fund		Debt Service Funds		Capital Project Fund		General Long	General Fixed		
			Series 2020	Series 2021	Series 2021		Term Debt	Assets		
Liabilities										
Accounts Payable	\$	-	\$	-	\$	-	\$	-	\$	-
Due to Other Funds										-
General Fund		-		-		-		-		-
Debt Service Fund(s)		-		-		-		-		-
Developer Advances		-		-		1,359,256		-		1,359,256
Bonds Payable										
Current Portion (Due within 12 months)										
Series 2020		-		-		-		160,000		160,000
Series 2021		-		-		-		475,000		475,000
Long Term										
Series 2020		-		-		-		\$6,370,000		6,370,000
Series 2021		-		-		-		\$18,430,000		18,430,000
Total Liabilities	\$	-	\$	-	\$	1,359,256	\$	25,435,000	\$	-
Fund Equity and Other Credits										
Investment in General Fixed Assets		-		-		-				5,259,923
Fund Balance										
Restricted										
Beginning: October 1, 2025 (Unaudited)		-		415,943		1,521,458		(1,305,871)		-
Results from Current Operations		-		287,368		334,969		11,757		-
Unassigned										
Beginning: October 1, 2025 (Unaudited)		174,141		-		-		-		-
Additions for Extraordinary Capital/Operations		32,500		-		-		-		-
Results from Current Operations		40,868		-		-		-		-
Total Fund Equity and Other Credits	\$	247,509	\$	703,312	\$	1,856,427	\$	(1,294,114)	\$	-
Total Liabilities, Fund Equity and Other Credits	\$	247,509	\$	703,312	\$	1,856,427	\$	25,435,000	\$	5,259,923
										\$ 33,567,313

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 103,600	0%
Special Assessment Revenue				
Special Assessments - On-Roll	2,540	215,668	228,711	94%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(6,297)	0%
Total Revenue and Other Sources	\$ 2,540	\$ 215,668	\$ 326,014	66%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	400	1,200	33%
Executive				
Professional Management	4,000	24,000	48,000	50%
Financial and Administrative				
Audit Services	-	5,700	5,700	100%
Accounting Services	2,475	14,850	29,700	50%
Assessment Roll Services	2,475	14,850	29,700	50%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	-	320	2,500	13%
Trustee Services	-	4,246	8,170	52%
Dissemination Agent Services	-	750	10,000	8%
Bond Amortization	-	100	-	0%
Property Appraiser Fees	-	1,315	1,400	94%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	777	786	100	786%
Computer Services - Website Development	-	1,200	2,400	50%
Insurance				
	-	7,199	7,019	103%
Printing & Binding				
	1,446	1,446	100	1446%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	411	4,440	5,000	89%
Other General Government Services				
Engineering Services	7,070	7,070	5,000	141%
Lee County RE Taxes	-	20	-	0%
Sub-Total	18,653	89,867	157,414	57%

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Stormwater Mangement Services				
Professional Management				
Asset Management	1,536	1,536	7,000	22%
Repairs & Maintenance				
Lake System				
Aeration Systems	-	6,150	18,000	34%
Aquatic Weed Control	5,040	36,080	53,000	68%
Littoral Shelf - Invasive Plant Ctrl/Monitoring	-	-	18,000	0%
Control Structures, Catch Basings, & Outfalls	-	-	5,000	0%
Preserve Services				
Repairs & Maintenance	-	-	2,600	0%
Contingencies	8,667	8,667	-	0%
Sub-Total	15,243	52,433	103,600	51%
Reserve Allocations				
Extraordinary Capital/Operation	5,417	32,500	65,000	50%
Total Expenditures and Other Uses	\$ 39,312	\$ 174,799	\$ 326,014	54%
Net Increase/ (Decrease) in Fund Balance	(36,773)	40,868	-	
Fund Balance - Beginning	316,055	174,141	174,141	
Additions to Extraordinary Cap/Oper Reserve	5,417	32,500	65,000	
Fund Balance - Ending	\$ 284,699	\$ 247,509	\$ 239,141	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	556	3,841	9,084	42%
Revenue Account	1,301	5,829	9,968	58%
Special Assessment Revenue				
Special Assessments - On Roll	4,758	404,049	433,269	93%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,508)	0%
Total Revenue and Other Sources	\$ 6,615	413,718	\$ 435,813	95%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020	-	-	160,000	0%
Interest Expense				
Series 2020	-	126,350	252,700	50%
Total Expenditures and Other Uses	\$ -	126,350	\$ 412,700	31%
Net Increase/ (Decrease) in Fund Balance	6,615	287,368	23,113	
Fund Balance - Beginning	696,697	415,943	415,943	
Fund Balance - Ending	\$ 703,312	703,312	\$ 439,056	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,546	10,680	25,262	42%
Revenue Account	3,368	19,639	38,645	51%
Special Assessment Revenue				
Special Assessments - On Roll	13,301	1,129,412	1,210,545	93%
Other Fees and Charges				
Discounts for Early Payment	-	-	(45,904)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 18,215	\$ 1,159,732	\$ 1,228,548	94%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021	-	465,000	465,000	100%
Principal Debt Service - Early Redemptions				
Series 2021	5,000	5,000	-	0%
Interest Expense				
Series 2021	50	344,083	682,600	50%
Intragovernmental Transfer Out	1,546	10,680	-	0%
Total Expenditures and Other Uses	\$ 6,596	\$ 824,763	\$ 1,147,600	72%
Net Increase/ (Decrease) in Fund Balance				
	11,619	334,969	80,948	
Fund Balance - Beginning	1,844,808	1,521,458	1,521,458	
Fund Balance - Ending	\$ 1,856,427	\$ 1,856,427	\$ 1,602,406	

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2026

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	170	1,077	-	0%
Intragovernmental Transfer In	1,546	10,680	-	0%
Total Revenue and Other Sources	<u>\$ 1,716</u>	<u>\$ 11,757</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
 Net Increase/ (Decrease) in Fund Balance	 1,716	 \$ 11,757	 -	
Fund Balance - Beginning	(1,295,830)	\$ (1,305,871)	\$ -	
Fund Balance - Ending	<u>\$ (1,294,114)</u>	<u>\$ (1,294,114)</u>	<u>\$ -</u>	

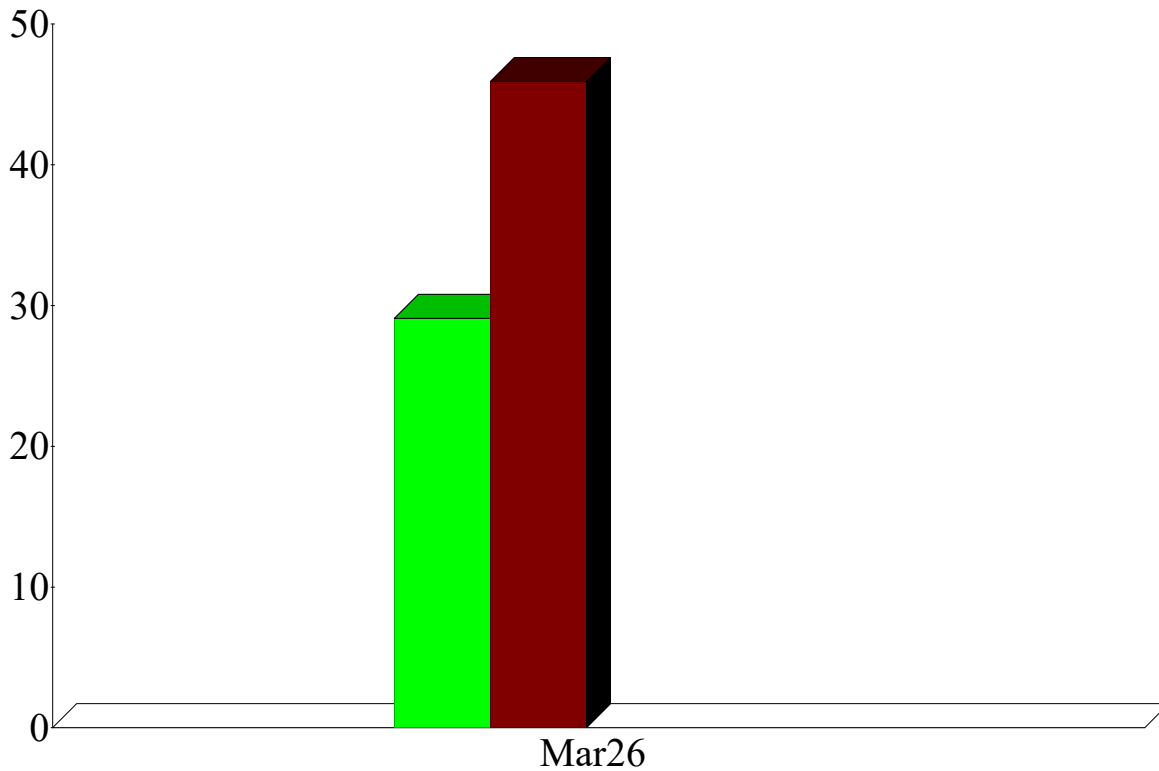
Timber Creek Southwest Community Development District

Income and Expense by Month

March 2026

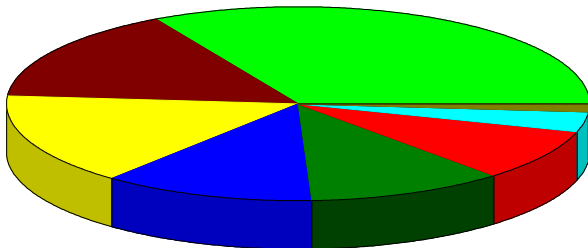


\$ in 1,000's



Expense Summary March 2026

5380000	· Stormwater Manage	33.20%
5130000	· Financial and Adminis	15.62
5190000	· Other General Govern	15.40
9099000	· Reserve Allocations	11.80
5170000	· Debt Service	11.00
5120000	· Executive	8.71
5810000	· Interfund Transfer Out	3.37
5140000	· Legal Services	0.89
Total		\$45,908.29



By Account