

Timber Creek Southwest

Community Development District

*Meeting Agenda
October 16, 2025*

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

TIMBER CREEK SOUTHWEST
Community Development District

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

DATE: October 16, 2025

TIME: 9:30am

The Public is provided t

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=ma1bc9dcc7aac64a1c1b5f480b4555ec2>
✓ Phone: (408) 444-9388 Code: 2330 114 4713 Event Password Jpward

OCTOBER, 2025

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AGENDA

1. Call to Order & Roll Call

2. Minutes:

I. June 19, 2025 – Regular Meeting.

Pages 5-9

3. Consideration of **Resolution 2026-1**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District, adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amount Needed to Meet Current Operating Expenses, in accordance with the Section 218.415(17) Florida Statutes; providing for Severability and Invalid Provisions; providing for Conflicts and providing for an Effective Date.

Pages 10-11

4. Consideration of Reciprocal Easement Agreement between Jared F. Holes and Timber Creek Southwest Development District to grant certain reciprocal easements for the benefit of the proposed development and use of the Holes Property and Timber Creek.

Pages 12-37

5. Staff Reports.

I. District Attorney

II. District Engineer

III. District Asset Manager

IV. District Manager

a) Financial Report for the period ending July 31, 2025 (unaudited).

b) Financial Report for the period ending August 31, 2025 (unaudited).

c) Financial Report for the period ending September 30, 2025 (unaudited).

Pages 38-64

6. Supervisors Requests.

7. Public Comments

8. 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

Thursday, April 16, 2026

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 2: Minutes - June 19, 2025 - Regular Meeting.

Item 3: **Resolution 2026-1**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District, adopting the Alternative Investment Guidelines for Investing Public Funds in Excess of Amount Needed to Meet Current Operating Expenses, in accordance with the Section 218.415(17) Florida Statutes; providing for Severability and Invalid Provisions; providing for Conflicts and providing for an Effective Date.

Item 4: Consideration of Reciprocal Easement Agreement between Jared F. Holes and Timber Creek Southwest Development District to grant certain reciprocal easements for the benefit of the proposed development and use of the Holes Property and Timber Creek.

Item 5: 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.

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

On MOTION made by Dalton Drake, seconded by Barry Ernst, and with all in favor, the April 17, 2025 Regular Meeting Minutes were approved.

FOURTH ORDER OF BUSINESS

PUBLIC HEARINGS

Mr. Ward explained the Public Hearing process noting there were two public hearings, the first related to the Budget itself.

a) FISCAL YEAR 2026 BUDGET

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Barry Ernst, seconded by Ashley Kingston, and with all in favor, the Public Hearing was opened.

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public present via audio or video with any questions; there were none. He called for a motion to close the public hearing.

On MOTION made by Barry Ernst, seconded by Dalton Drake, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any questions or comments from the Board; there were none.

III. Consideration of Resolution 2025-5, a Resolution of the Board of Supervisors adopting the Annual Appropriation and Budget for Fiscal Year 2026

Mr. Ward called for a motion.

On MOTION made by Dalton Drake, seconded by Ashley Kingston, and with all in favor, Resolution 2025-5 was adopted, and the Chair was authorized to sign.

**b) FISCAL YEAR 2026 PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS;
CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE;
PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE**

Mr. Ward indicated this public hearing set into place the assessment rates and certified an assessment roll.

I. Public Comment and Testimony

Mr. Ward called for a motion to open the Public Hearing.

On MOTION made by Dalton Drake, seconded by Barry Ernst, and with all in favor, the Public Hearing was opened.

Mr. Ward noted there were no members of the public present in person. He asked if there were any members of the public present via audio or video with any questions; there were none. He called for a motion to close the public hearing.

On MOTION made by Barry Ernst, seconded by Dalton Drake, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward noted Resolution 2025-6 set the assessment rate and certified the assessment roll. He asked if there were any questions from the Board; there were none.

III. Consideration of Resolution 2025-6, a Resolution of the Board imposing special assessments, certifying an assessment roll, providing a severability clause; providing for conflict and providing an effective date

Mr. Ward called for a motion.

On MOTION made by Ashley Kingston, seconded by Fernanda Martinho, and with all in favor, Resolution 2025-6 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-7

Consideration of Resolution 2025-7, a resolution of the Board of Supervisors designating dates, time, and location for regular meetings of the Board of Supervisors for Fiscal Year 2026

Mr. Ward noted the meeting dates would be the third Thursday of each month at 9:30 a.m. at the offices of Lennar Homes LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966. He noted the Resolution allowed the CDD to advertise all meetings once in September, it did

not bind the Board to the use of these dates, it simply set the dates, time, and location; the dates, time or location could be changed and readvertised at the discretion of the Board. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Barry Ernst, seconded by Dalton Drake, and with all in favor, Resolution 2025-7 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a) Supervisor of Elections Qualified Elector Report: 1,544 as of April 15, 2025**
- b) Special District Reporting: Goals and Objectives for Fiscal Year 2026**
- c) Important Board Meeting Dates for Balance of Fiscal Year 2025**
 - i. June/July - Look for Commission on Ethics email (Form 1 Financial Disclosure)**
- d) Financial Statements for period ending April 30, 2025 (unaudited)**
- e) Financial Statements for period ending May 31, 2025 (unaudited)**

Mr. Ward indicated the number of voters within the District as of April 15, 2025 was 1,544 registered voters. He noted the District was in the qualified elector process; and there were three seats up for election in 2026, Fernanda Martinho's seat, Dalton Drake's seat and Ashley Kingston's seat, two of which would go to qualified electors, the third would be a four year landowner's seat. He noted the final seat would go to a qualified elector in 2030 and the transition would be complete. He discussed the election process and the appointment process if no one was elected for the seats. He reported the performance measures and standards for fiscal year 2026 were the same as last year. He asked for a motion to approve these measures and standards.

On MOTION made by Barry Ernst, seconded by Ashley Kingston, and with all in favor, the performance measures and standards for Fiscal Year 2026 were adopted.

Mr. Ward reminded the Board to file Form 1 by July 1, 2025 and to check the ethics training box. He reminded the Board to complete the annual ethics training requirement before December 31, 2025. He said staff would send out links for free ethics training modules.

SEVENTH ORDER OF BUSINESS**Public Comments**

Public comment period is for items NOT listed on the agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

Mr. Ward asked if there were any public comments; there were none. There were no members of the public present in person or on audio or video.

EIGHTH ORDER OF BUSINESS**Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's requests; there were none.

NINTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 9:40 a.m.

On MOTION made by Dalton Drake, seconded by Ashley Kingston, and with all in favor, the Meeting was adjourned.

Timber Creek Southwest Community
Development District

James P. Ward, Secretary

Scott Edwards, Chairperson

RESOLUTION 2026-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT, ADOPTING THE ALTERNATIVE INVESTMENT GUIDELINES FOR INVESTING PUBLIC FUNDS IN EXCESS OF AMOUNT NEEDED TO MEET CURRENT OPERATING EXPENSES, IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the 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, the Board of supervisors, hereinafter referred to as the "**Board**" of the District is required to adopt an investment policy in accordance with Section 218.415, *Florida Statutes*, and

WHEREAS, the Board desires to adopt the alternative investment guidelines for the investment of public funds in excess of amounts needed to meet current operating expenses, in accordance with Section 218.415, *Florida Statutes*.

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

SECTION 1. ALTERNATIVE INVESTMENT GUIDELINES. The District hereby adopts the alternative investment guidelines for the investment of public funds in excess of the amounts needed to meet current operating expenses, in accordance with Section 218.415(17), *Florida Statutes*.

The District may invest in the following instruments and may divest itself of investments, at prevailing prices or rates:

- a) The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act of 1969, as provided in Section 163.01, *Florida Statutes*.
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.
- c) Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, *Florida Statutes*.

d) Direct obligations of the U. S. Treasury.

To the extent that the above referenced instruments are amended in Section 218.415(17) the prevailing investments outlined in Section 418.415(17) shall govern.

SECTION 2. LIQUIDITY PROVISIONS. Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

SECTION 3. 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 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.

SECTION 4. 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 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED by the Board of Supervisors of the Timber Creek Southwest Community Development District, Lee County, Florida, this 16th day of October 2025.

ATTEST:

**TIMBER CREEK SOUTHWEST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

WHEN RECORDED
RETURN DOCUMENT TO:

Robert D. Simons, Esq.
Hartman Simons & Wood LLP
400 Interstate North Parkway SE, Suite 600
Atlanta, Georgia 30339

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (the “Agreement”) is made as of this _____ day of _____, 2025, by and between **JARED F. HOLES, AS SUCCESSOR TRUSTEE OF LAND TRUST 5018 (“Holes”)** and ~~**LENNAR HOMES, LLC, a Florida limited liability company**~~ (~~**“Lennar”**~~**TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (“CDD”)**);

W I T N E S S E T H:

WHEREAS, Holes owns certain property located at the Northwest corner of SR 82 and Daniels Parkway, in unincorporated Lee County, Florida identified as “**Holes Property**” on the site plan attached hereto as **Exhibit A** and incorporated herein (the “**Site Plan**”) and more particularly described in **Exhibit B** attached hereto and incorporated herein (“**Holes Property**”); and

WHEREAS, ~~Lennar~~**CDD** owns certain property identified as “**Timber Creek**” on the Site Plan and more particularly described in **Exhibit C** attached hereto and incorporated herein (the “**Timber Creek Property**”); and

WHEREAS, Holes and ~~Lennar~~**CDD** desire to grant certain reciprocal easements for the benefit of the proposed development and use of the Holes Property and the Timber Creek Property; and

WHEREAS, Holes desires to grant to ~~Lennar~~**CDD**, for the benefit of the Timber Creek Property, the perpetual and non-exclusive right to use the proposed curb cut and access drive identified on the Site Plan as the Timber Creek “**Permanent Access Easement Area**”, as described on **Exhibit D** attached hereto, for the purpose of providing ingress and egress between the Timber Creek Property and Daniels Parkway; and

WHEREAS, ~~Lennar~~**CDD** desires to grant to Holes, for the benefit of the Holes Property, the non-exclusive right to temporarily during construction dewater certain portions of the Holes Property and provide for permanent storm water drainage from the Holes Property into the drainage system [to be] located on the Timber Creek Property in the area identified on the Site Plan as the Holes Property “**Drainage and Overflow Easement Area**”, as described on **Exhibit E** attached hereto, including the construction, maintenance, repair and replacement of storm water drainage lines and facilities to be located on the Timber Creek Property; and

WHEREAS, ~~Lennar~~CDD desires to grant to Holes, for the benefit of the Holes Property, a temporary construction and access easement to relocate that certain existing stormwater system located on the Timber Creek Property in connection with construction of a deceleration lane in State Road 82 along the northwest boundary of the Holes Property in the area identified on the Site Plan as the “**Stormwater Easement Relocation Area**”, as described on Exhibit F attached hereto; and

WHEREAS, ~~Lennar~~CDD desires to grant to Holes, for the benefit of the Holes Property, certain perpetual and non-exclusive rights over and across the Timber Creek Property for the purpose of connecting to two (2) existing water utility lines located on the Timber Creek Property in the “**Waterline Easement Area**” identified on the Site Plan, as described on Exhibit G attached hereto.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Permanent Access Easement.** Holes hereby grants, bargains and conveys to ~~Lennar~~CDD and ~~Lennar's~~CDD's employees, agents, licensees, successors and assigns and occupants of the Timber Creek Property (collectively, the “~~Lennar~~CDD Parties”), for the benefit of the ~~Lennar~~CDD Parties and the Timber Creek Property, a perpetual, nonexclusive easement (an/the “**Permanent Access Easement**”) through and over drives and curb cuts within the Permanent Access Easement Area depicted on Exhibit D to be constructed on the Holes Property in connection with the development of the Holes Property. The Permanent Access Easement shall be solely for the purpose providing pedestrian and vehicular ingress and egress between the Timber Creek Property and Daniels Parkway.

a. **No Parking Rights Granted.** Holes and ~~Lennar~~CDD hereby acknowledge and agree that the Permanent Access Easement granted in this Agreement does not include any grant or right for any of the ~~Lennar~~CDD Parties or any owner or occupant of all or any portion of the Timber Creek Property to park or use any of the parking spaces now or hereafter located on the Holes Property.

b. **No Construction Access.** Holes and ~~Lennar~~CDD hereby acknowledge and agree that the Permanent Access Easement and the Permanent Access Easement Area shall not be used for ingress and egress of any construction vehicles in connection with any construction related activities on the Timber Creek Property.

2. **Drainage Easement.**

a. **Pre-Construction Temporary De-Watering Easement.** In connection with the development of the Holes Property, the property will require temporary dewatering related to the initial installation of underground utilities, lake excavation and other on-site excavation purposes which will result in offsite discharge of dewatering effluent which will be routed to a temporary retention area. If the temporary retention area reaches capacity, the effluent will discharge in a location which is located on “Tract I” and “Tract D” of the Timber Creek Property, as depicted as the Drainage and Overflow Easement Area on Exhibit E attached hereto. ~~Lennar~~CDD hereby grants, bargains and conveys to Holes, Holes’ contractors, sub-contractors, engineers, consultants, employees, agents, licensees, successors and assigns, including without limitation the developer of the Holes Property (collectively, the “**Holes Parties**”), a temporary, non-exclusive dewatering easement (the “**Dewatering Easement**”) over, across, under and through the Draining and Overflow Easement Area for purposes of the temporary discharge of dewatering effluent. In connection with the Dewatering

Easement, turbidity control barriers and other measures will be used to control the turbidity in the dewatering effluent before it is discharged onto Timber Creek and a turbidity monitoring plan will be implemented to ensure water quality standards are met. The owner and the developer of the Holes Property will work with the South Florida Water Management District to ensure dewatering permits are obtained and all discharge of dewatering effluent is conducted in compliance with all laws. The Dewatering Easement shall automatically terminate on the earlier of: (i) such time that the dewatering is complete and all necessary permits and final approvals have been received from the applicable governmental and quasi-governmental authorities; or (ii) three (3) years from the date hereof. Although the provisions of this 2.a. are intended to be self-operative, upon request of ~~Lennar~~CDD, Holes agrees to execute and deliver a notification of termination and extinguishment of the Dewatering Easement to be recorded in the Public Records of Lee County, Florida.

- b. Permanent Drainage Easement. ~~Lennar~~CDD hereby grants, bargains and conveys to the Holes Parties, a perpetual, nonexclusive drainage easement (the “**Drainage Easement**”) for the purpose of installing, maintaining, operating, replacing, repairing and demolishing Drainage Facilities (as hereinafter defined) to carry surface, underground and storm water runoff from the Holes Property through, over and under the Drainage and Overflow Easement Area. as well as surface within the Drainage and Overflow Easement Area for the flow and accumulation of stormwater to be fed into the Drainage Facilities. The term “**Drainage Facilities**” shall refer to the storm water underground drainage pipes, ~~storm water sewer lines~~, catch basins, stormwater drainage swales and related drainage facilities now or hereinafter constructed within the Drainage and Overflow Easement Area for discharge and flow of stormwater runoff from the Holes Property. The owner of the Timber Creek Property shall not ~~permit or allow any buildings, or other improvements or construction within the Drainage and Overflow Easement Area that would~~ unreasonably interfere with the operation of the Drainage Facilities within the Drainage and Overflow Easement Area at the capacity required by the owner of Holes Property or would unreasonably interfere with the owner of the Holes Property’s rights and ability to use or perform any installation, maintenance, repair, replacement or demolition of the Drainage Facilities within the Drainage and Overflow Easement Area; provided, however, that the owner of the Timber Creek Property shall have the right to install, maintain, repair and replace existing landscape improvements which are located in the Drainage and Overflow Easement Area.

3. Utility Relocation Easement.

- a. Temporary Utility Easement. In connection with the development of the Holes Property and the construction of a deceleration lane in State Road 82 along the northwest boundary of the Holes Property, an existing stormwater concrete flume/pipe within the Stormwater Easement Relocation Area (the “**Stormwater Flume**”) will be relocated by the developer of the Holes Property. ~~Lennar~~CDD hereby grants, bargains and conveys to the Holes Parties, for the benefit of Holes Property, a temporary, non-exclusive easement (the “**Temporary Utility Easement**”) over, across, under and through the “**Stormwater Easement Relocation Area**” for the purpose of the construction (including access) required to modify and/or relocate the Stormwater Flume within the Stormwater Easement Relocation Area, as depicted on Exhibit F, until the earlier of: (i) such time that the modification of the Stormwater Flume is complete and all necessary permits and final approvals have been received from the applicable governmental and quasi-governmental authorities, or (ii) three (3) years from the date hereof. ~~—~~ Although the provisions of this 3.a. are intended to be self-operative, upon request of ~~Lennar~~CDD, Holes agrees to execute and deliver a notification of termination and

extinguishment of the Temporary Utility Easement to be recorded in the Public Records of Lee County, Florida.

- b. Permanent Utility Easement. ~~Lennar~~CDD hereby grants, bargains and conveys to Holes and the Holes Parties, for the benefit of the Holes Parties and the Holes Property, a perpetual, non-exclusive easement (the “**Waterline Easement**”) over, under, through and across the Waterline Easement Area shown on Exhibit G attached hereto and incorporated herein by this reference, for the purpose of installation, connection, operation, maintenance, repair and replacement of two (2) existing certain underground waterline locations (the “**Waterlines**”) as are necessary to service the Holes Property. The foregoing easement rights shall include the right of access for the benefit of the Holes Parties over under, through and across the Timber Creek Property in order to perform the construction, installation, maintenance, repairs and replacement of the Waterlines.
4. **Construction.** Any work to be performed in connection with any of the foregoing easement rights granted herein shall be done in a manner so as not to unreasonably interfere with the other party’s use and enjoyment of their parcel. The party performing any such work shall repair, to the other party’s reasonable satisfaction, any damage to the property caused by the construction, installation, maintenance, repairs and replacements in connection with the easement rights contained herein, returning the subject property to its condition prior to any damage, shall promptly pay for all work performed and materials furnished in connection therewith, and shall discharge any liens that may be filed against the property within twenty (20) days after written notice.
5. **Indemnification.**
 - a. The owner of the Holes Property shall protect, indemnify, defend and hold the owners of Timber Creek, and their respective employees and invitees harmless from and against any and all actual out-of-pocket loss, claim, damage, liability, injury to person or property, cost and expense incurred by the owners of Timber Creek to the extent arising on account of any negligence or intentional acts or omissions by the owner of the Holes Property or its agents, contractors, subcontractors, employees, licensees or invitees in connection with any work to be performed pursuant to this Agreement or the exercise of any rights granted herein, other than claims arising from the negligence or intentional acts or omissions of the party seeking indemnification.
 - b. The owner of Timber Creek shall protect, indemnify, defend and hold the owners of the Holes Property, and their respective employees and invitees harmless from and against any and all actual out-of-pocket loss, claim, damage, liability, injury to person or property, cost and expense incurred by the owners of the Holes Property to the extent arising on account of any negligence or intentional acts or omissions by the owner of Timber Creek or its agents, contractors, subcontractors, employees, licensees or invitees in connection with any work to be performed pursuant to this Agreement or the exercise of any rights granted herein, other than claims arising from the negligence or intentional acts or omissions of the party seeking indemnification.
 - c. In no event shall either party be liable for consequential or punitive damages.
6. **Acquisition Contingency.** As of the date of this Agreement, GB Lehigh 1, LLC (“**GB Lehigh**”) is under contract to purchase the Holes Property. In the event that GB Lehigh or an affiliate of GB Lehigh do not acquire the Holes Property from Holes on or before January 1, 2027, this

Agreement shall automatically terminate, be null and void and of no further force or effect. Although the provisions of this Section 6 are intended to be self-operative, upon request of ~~Lennar~~CDD, Holes agrees to execute and deliver a notification of termination and extinguishment of this Agreement to be recorded in the Public Records of Lee County, Florida.

7. **Reserved Rights.** Each of Holes and ~~Lennar~~CDD, and their respective successors and assigns, shall as to their respective property, fully use and enjoy the real estate through and over which said easement extends, except as to the rights herein granted.
8. **Notices.** Any notice given hereunder shall be in writing and sent by registered or certified U. S. mail, postage prepaid, return receipt requested or sent by expedited courier or overnight service with proof of delivery to the party being given such notice at the following address or at such other address as to which notice is given in accordance with the provisions of this paragraph. Notices delivered by expedited courier service shall be deemed given at the time of such delivery, and notice delivered by U. S. registered or certified mail shall be effective when deposited in a regularly maintained receptacle of the U. S. mail.

Holes: Jared F. Holes, as successor Trustee of Land Trust #5018
2500 Tamiami Trail N, Ste 214
Naples, Florida 34103

With a copy to: GB Lehigh 1, LLC
5858 Central Avenue
St. Petersburg, Florida 33707
Attn: Josh Beyer

~~CDD:~~ Timber Creek Southwest Community Development District
~~Lennar:~~ Lennar Homes, LLC
~~10481 Ben C. Pratt / 6 Mile Cypress Parkway~~
~~Ft. Myers, Florida 33966~~
~~Telephone:-~~
~~Attn: Attention: Darin McMurray~~
~~Email: darin.memurray@lennar.com~~
2300 Glades Road, Suite 410W
~~Copy to:~~ LENNAR CORPORATION
~~700 NW 107th Avenue 4th Floor~~
Miami Boca Raton, Florida 33172-33431
~~Attn: General Counsel James P. Ward~~
~~E-Mail: mark.sustana@lennar.com~~
~~Copy to:-~~ Bolanos-Truxton, PA
~~12800 University Drive, Suite 350~~
~~Fort Myers, Florida 33907~~
~~Telephone No.:(239) 437-5421~~
~~Attn: Gregg S. Truxton~~
~~E-Mail: _____~~ GTruxton@BolanosTruxton Email:
JimWard@JPWardAssociates.com

9. **Miscellaneous.** This Agreement shall be binding upon and shall inure to the benefit of Holes, ~~Lennar~~CDD and their respective successors and/or assigns. The easements, rights and privileges

and obligations set forth herein shall be perpetual and appurtenant to and shall run with the real property which is hereby burdened. This Agreement does not create an association, partnership, joint venture or a principal and agency relationship between the parties. No party is obligated to take any action to enforce the terms of this Agreement or to exercise any of the rights, privileges or easements hereunder. Except as otherwise expressly set forth in this Agreement, all rights, powers and privileges conferred hereunder upon the Parties are cumulative but not restricted to those given by law. No failure of any party to exercise any power given such party hereunder or to insist upon strict compliance by any other party to its obligations hereunder, and no custom or practice of the parties in variance with the terms hereof, constitutes a waiver of any party's right to demand exact compliance with the terms hereof. Any conveyance of the Holes Property or Timber Creek shall also convey the rights, privileges, duties and obligations contained in this Agreement, regardless of whether or not specific mention is made of this Agreement and regardless of whether or not a specific conveyance is made of, or subject to, the rights, privileges, duties and obligations herein. Each party acknowledges that time is of the essence of this Agreement. The parties do not hereby convey an interest in their respective properties, but merely grant the rights, privileges and easements hereinabove set forth. Wherever possible, each provision of this Agreement will be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited by or invalid under such law, such provision is ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

10. **Governing Law; Jurisdiction; Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Each of the parties irrevocably and unconditionally: (i) agrees that any suit, action or legal proceeding arising out of or relating to this Agreement shall be brought in the courts of record of the State of Florida in Lee County; (ii) consents to the jurisdiction of each such court in any suit, action or proceeding; and (iii) waives any objection which it may have to the laying of venue of any such suit, action or proceeding in any of such courts.
11. **Attorney's Fees and Costs.** In the event of any litigation arising under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees, court costs and all expenses (including without limitation, all such fees, costs and expenses incident to pre-trial, trial, appellate, bankruptcy, post-judgment and alternative dispute resolution proceedings), incurred in that suit, action or proceeding, in addition to any other relief to which such party is entitled. Attorneys' fees shall include, without limitation, paralegal fees, investigative fees, expert witness fees, administrative costs and all other charges billed by the attorney to the prevailing party.
12. **Waiver of Trial by Jury.** The parties hereby waive any right they may have under any applicable law to a trial by jury with respect to any suit or legal action which may be commenced by or against the other concerning the interpretation, construction, validity, enforcement or performance of this Agreement or any other agreement or instrument executed in connection with this Agreement.
13. **Entire Agreement.** This Agreement constitutes the entire agreement by and between parties hereto with respect to the subject matter hereof and supersedes all prior agreements, understandings, negotiations and discussions, both written and oral, by and between the parties hereto with respect to such subject matter. No representations, warranties or agreements have been made or, if made, have been relied upon by either party, except as specifically set forth herein. This Agreement may not be amended or modified in any way except by a written instrument executed by each party hereto.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement under seal as of the day and year first written above.

HOLES:

Witness:

Print name: _____

Address: _____

Print Name: _____

Address: _____

By: _____
JARED F. HOLES, AS SUCCESSOR
TRUSTEE OF LAND TRUST 5018

STATE OF FLORIDA)
)SS:
COUNTY OF LEE)

The foregoing instrument was acknowledged before me, by means of () physical presence, or () online notarization, this _____ day of _____, 2025, by Jared F. Holes, as Successor Trustee of Land Trust 5018, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida
Print Name:
My Commission Expires:

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

[SIGNATURES CONTINUED FROM PREVIOUS PAGE]

~~LENNAR~~CDD:

Witness:

~~Lennar — Homes, — LLC,~~TIMBER CREEK
SOUTHWEST COMMUNITY
DEVELOPMENT DISTRICT,
~~a Florida limited liability company—~~
a local unit of special-purpose government
created pursuant to Chapter 190, Florida
Statutes

Print name: _____
Address: _____

Print Name: _____
Address: _____

By: _____
Print Name: _____
Title: _____

STATE OF FLORIDA)
)SS:
COUNTY OF LEE)

The foregoing instrument was acknowledged before me, by means of () physical presence, or () online notarization, this _____ day of _____, 20____, by _____, as _____ of ~~Lennar Homes, LLC, a Florida limited liability company~~TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT, who is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida
Print Name:
My Commission Expires:

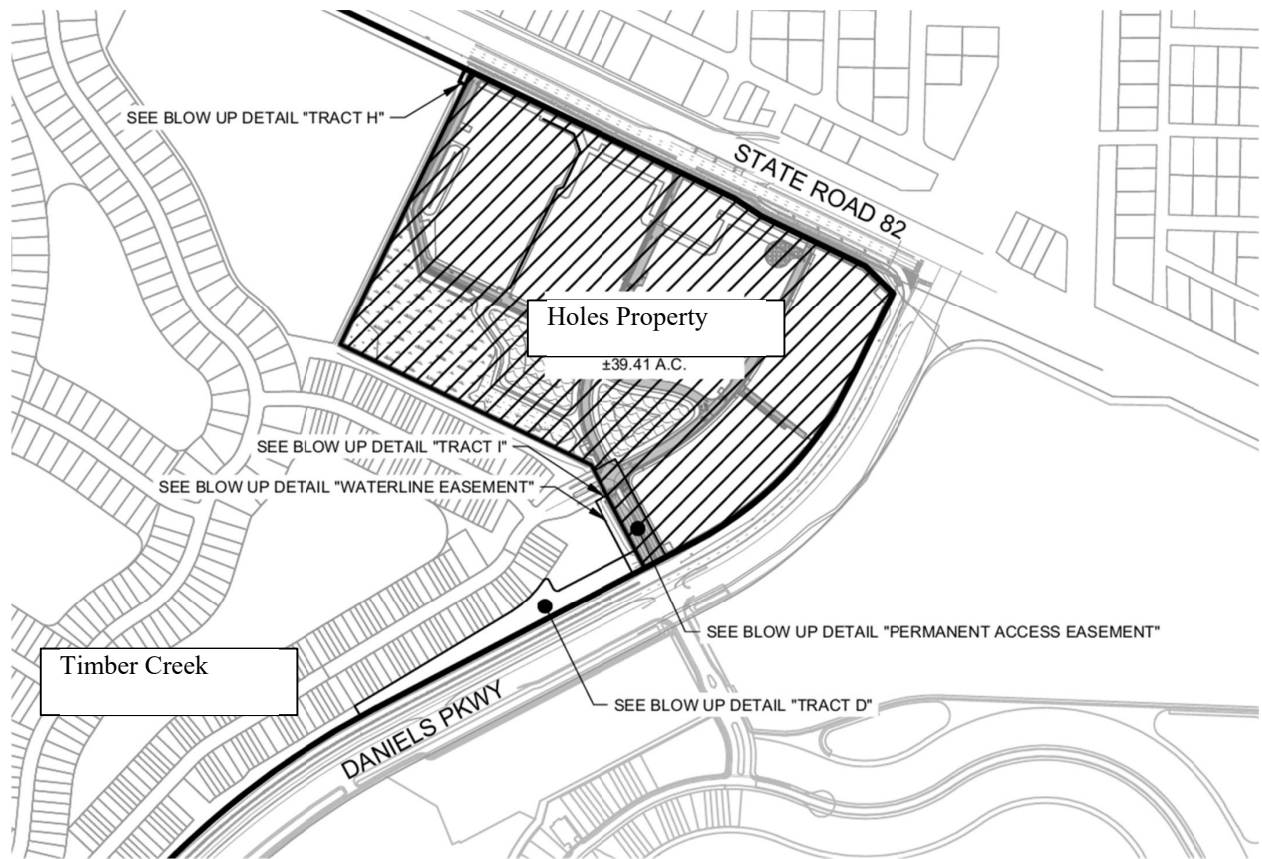
Index of Exhibits

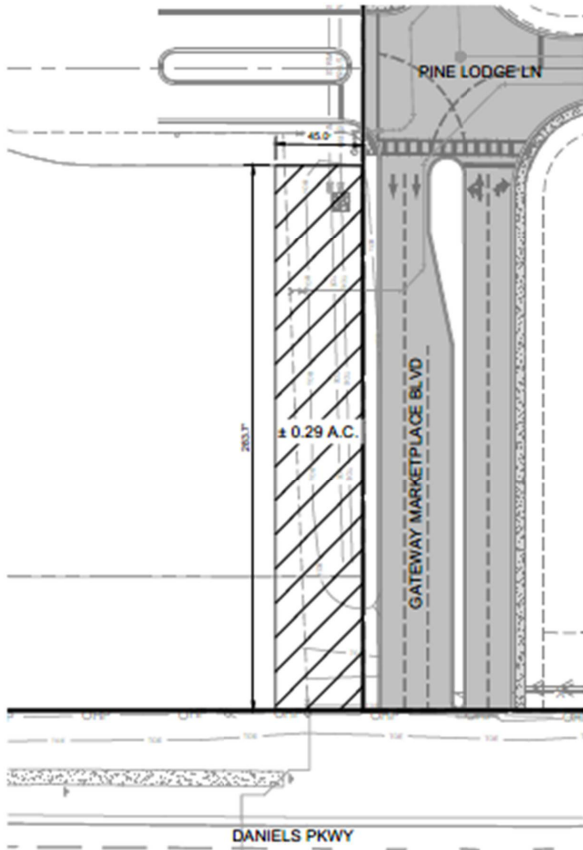
Exhibit A	Site Plan
Exhibit B	Description of Holes Property
Exhibit C	Description of Timber Creek Property
Exhibit D	Permanent Access Easement Area
Exhibit E	Drainage and Overflow Easement Area
Exhibit F	Stormwater Relocation Easement Area
Exhibit G	Waterline Easement Area

EXHIBIT A

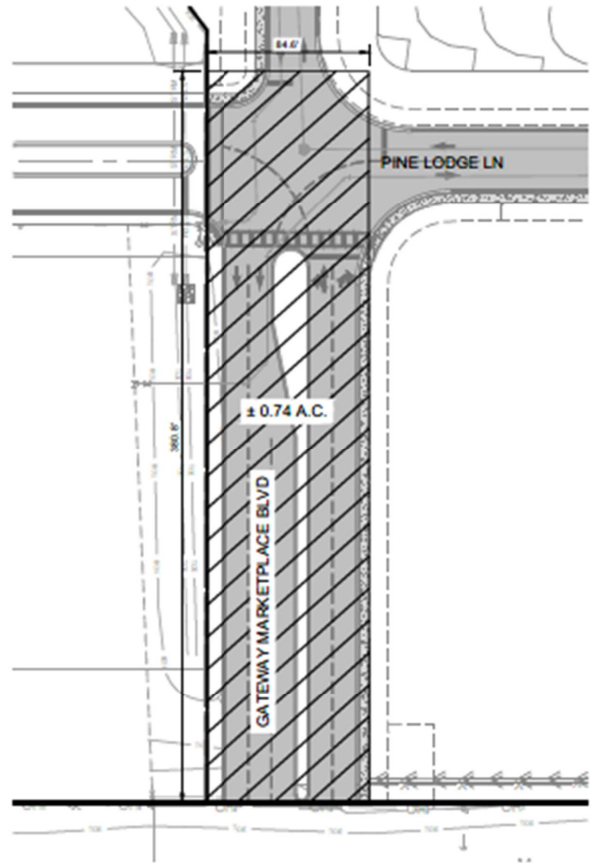
SITE PLAN



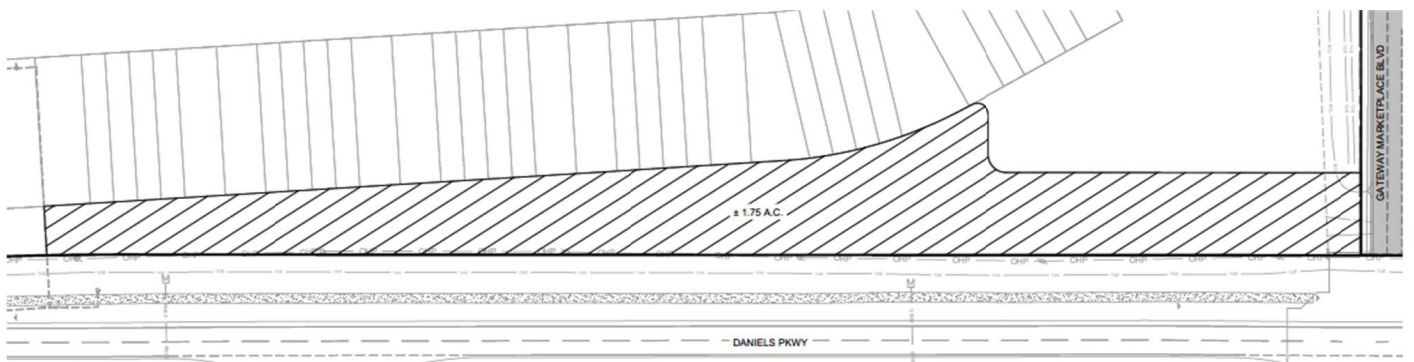




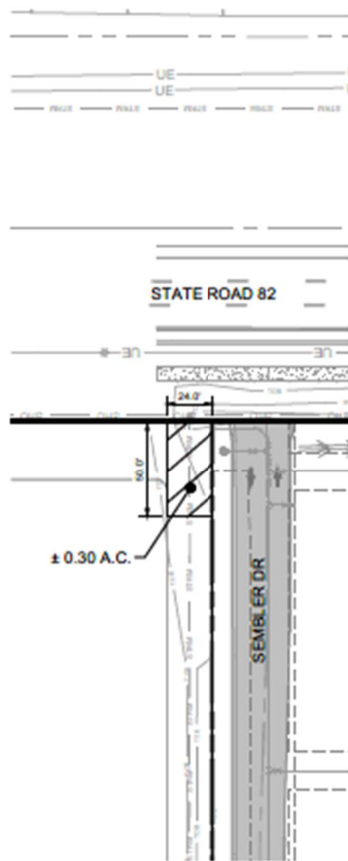
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AREA**



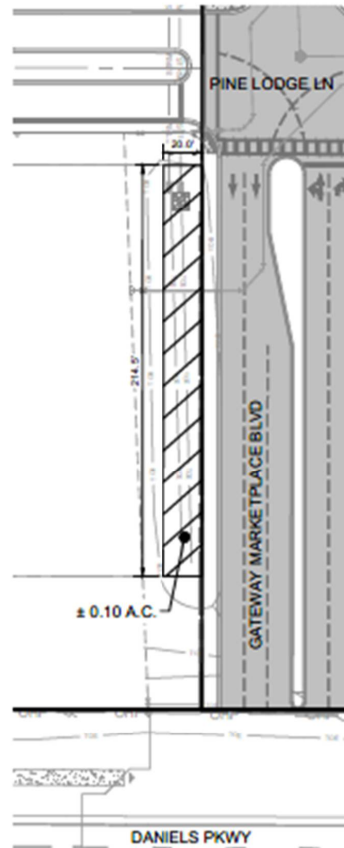
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"PERMANENT ACCESS EASEMENT"
AREA**



**BLOW UP DETAIL
"TRACT D"
DRAINAGE EASEMENT AREA**



**BLOW UP DETAIL
"TRACT H"
TEMPORARY STORM
WATER EASEMENT AREA**



**BLOW UP DETAIL
"TRACT I"
DRAINAGE
EASEMENT AREA**

EXHIBIT B

Holes Property legal description

DESCRIPTION:
COMMERCIAL LOT 2

PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY (220' RIGHT-OF-WAY) AND THE WEST BOUNDARY LINE OF THE NORTHEAST-QUARTER OF SECTION 17, OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°00'05"W., ALONG THE SAID WEST BOUNDARY OF THE NORTHEAST-QUARTER OF SECTION 17, A DISTANCE OF 2149.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST-QUARTER OF SAID SECTION 8 OF SAID TOWNSHIP 45 SOUTH, RANGE 26 EAST; THENCE N.01°01'56"W., ALONG THE WEST BOUNDARY OF THE EAST ONE-HALF OF SAID SECTION 8, A DISTANCE OF 500.00 FEET; THENCE N.89°33'59"E., A DISTANCE OF 605.00 FEET; THENCE N.01°01'56"W., A DISTANCE OF 1800.00 FEET; THENCE S.89°33'59"W., A DISTANCE OF 605.00 FEET TO AN INTERSECTION WITH THE SAID WEST BOUNDARY LINE OF THE EAST-HALF OF SECTION 8; THENCE N.01°01'56"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 3027.87 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5; THENCE N.00°06'30"W., ALONG THE WEST BOUNDARY OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 2271.81 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 82 (200' RIGHT-OF-WAY); THENCE S.64°20'50"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5737.05 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S.64°20'50"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1007.89 FEET TO THE MOST NORTHWESTERLY CORNER OF THAT CERTAIN RIGHT-OF-WAY ACQUISITION PARCEL 119, AS SHOWN ON RIGHT-OF-WAY MAP PREPARED BY "BOWYER-SINGLETON & ASSOCIATES, INC." FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION ENTITLED "DETAIL SHEET S.R. 82 (JIMMOKALEE ROAD) FROM LEE BLVD. / C.R. 884 TO: 3000' EAST OF SHAWNEE ROAD", F. P. ID 428541-1, F.A. PROJ. NO. N/A, SECTION 12070-000, SHEETS 21 AND 22, WITH A FINAL DATE OF 11 /18 /2013, WITH NO REVISION DATE; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RIGHT-OF-WAY ACQUISITION PARCEL 119 FOR THE NEXT THREE (3) COURSES, S.56°34'56"E. A DISTANCE OF 111.02 FEET; S.64°20'50"E. A DISTANCE OF 400.00 FEET; S.45°29'53"E. A DISTANCE OF 135.57 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY, AS DESCRIBED IN CLERK'S INSTRUMENT NUMBER 201400006385, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES: S.25°54'24"W. A DISTANCE OF 399.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY, ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 1238.14 FEET, A CENTRAL ANGLE OF 36°29'15", AND WHOSE CHORD BEARS S.44°09'01"W. A DISTANCE OF 775.22 FEET, HAVING AN ARC LENGTH OF 788.48 FEET; THENCE S.62°23'39"W. ALONG A TANGENT LINE, A DISTANCE OF 192.51 FEET; THENCE N.27°36'21"W., LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 402.09 FEET; THENCE N.64°20'50"W. A DISTANCE OF 961.36 FEET; THENCE N.25°39'10"E. A DISTANCE OF 1047.58 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.
CONTAINING 39.77 ACRES, MORE OR LESS.

EXHIBIT C

Timber Creek Property legal description

A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, 9, AND 17, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT OF, "TIMBER CREEK", RECORDED AS CLERK'S INSTRUMENT NO. 2020000059084, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

A SUBDIVISION LYING IN PORTIONS OF SECTIONS 4, 5, 8, AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT OF, "TIMBER CREEK – PHASE 2", RECORDED AS CLERK'S INSTRUMENT NO. 2021000148212, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

A SUBDIVISION LYING IN A PORTION OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT OF, "TIMBER CREEK – PHASE 3", RECORDED AS CLERK'S INSTRUMENT NO. 2021000318547, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT OF, "TIMBER CREEK – PHASE 4", RECORDED AS CLERK'S INSTRUMENT NO. 2022000026807, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

A SUBDIVISION LYING IN A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT OF, "TIMBER CREEK – PHASE 5", RECORDED AS CLERK'S INSTRUMENT NO. 2022000086461, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT OF, "TIMBER CREEK – PHASE 6", RECORDED AS CLERK'S INSTRUMENT NO. 202200217242, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AND

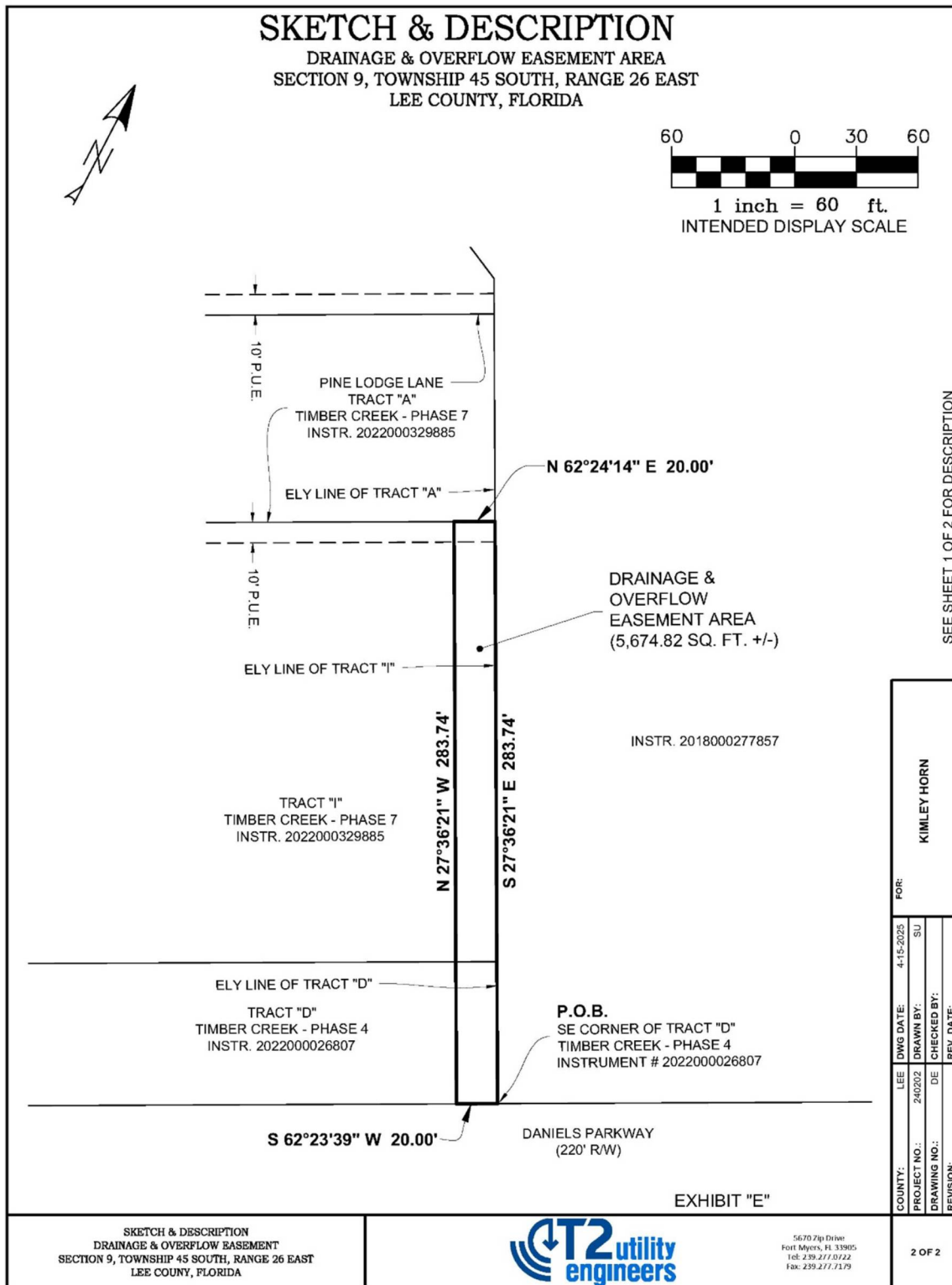
A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT OF, "TIMBER CREEK – PHASE 7", RECORDED AS CLERK'S INSTRUMENT NO. 2022000329885, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CONTAINING 1,208.00 ACRES, MORE OR LESS

EXHIBIT E

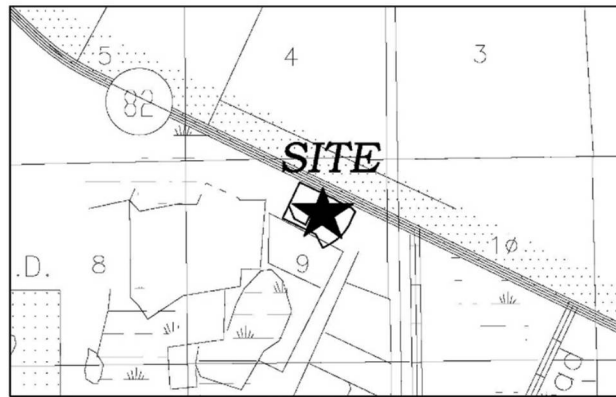
Description of Drainage and Overflow Easement Area



Temporary Stormwater Relocation Easement Area

SKETCH & DESCRIPTION

STORMWATER RELOCATION EASEMENT AREA
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION:

PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, BEING A PORTION OF TRACT "H", TIMBER CREEK - PHASE 7, INSTRUMENT NUMBER 2022000329885, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT "H", TIMBER CREEK - PHASE 7, INSTRUMENT NUMBER 2022000329885, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S 25°39'10" W ALONG THE EASTERLY LINE OF SAID TRACT "H" FOR 50.00 FEET; THENCE N 64°20'50" W FOR 25.00 FEET TO THE WESTERLY LINE OF SAID TRACT "H"; THENCE N 25°39'10" E ALONG SAID WESTERLY LINE AND EXTENSION THEREOF FOR 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF S.R. 82 (IMMOKALEE ROAD); THENCE S 64°20'50" E ALONG SAID RIGHT-OF-WAY LINE FOR 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,250.00 SQUARE FEET OR 0.30 ACRES MORE OR LESS.

NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2UES, INC. IS LB-8336.
2. BEARINGS SHOWN ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF S.R. 82, AS BEING S 64°20'50" E.
3. LEGAL DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS AND DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS SKETCH AND DESCRIPTION IS BASED ON THE LANDS DESCRIBED IN THE CLERK OF COURT FILE NUMBER 2018000277857 AND ARE NOT BASED ON A FIELD SURVEY
6. NOT VALID WITHOUT ALL SHEETS.

ABBREVIATIONS:

COR. = CORNER
DWG. = DRAWING
INC. = INCORPORATED
INSTR. = INSTRUMENT
LB = LICENSED BUSINESS
NO. = NUMBER
P.B. = PLAT BOOK
PG. = PAGE OR PAGES
P.O.B. = POINT OF BEGINNING
P.U.E. = PUBLIC UTILITY EASEMENT
REV. = REVISION
R/W = RIGHT OF WAY
SEC. = SECTION
S.F. = SQUARE FEET
ST. = STREET

SCOTT R. URQUHART
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 8336)
SIGNED THIS ____ DAY OF _____, 2025

EXHIBIT "F"
SEE SHEET 2 OF 2 FOR SKETCH

SKETCH & DESCRIPTION
STORMWATER RELOCATION EASEMENT
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



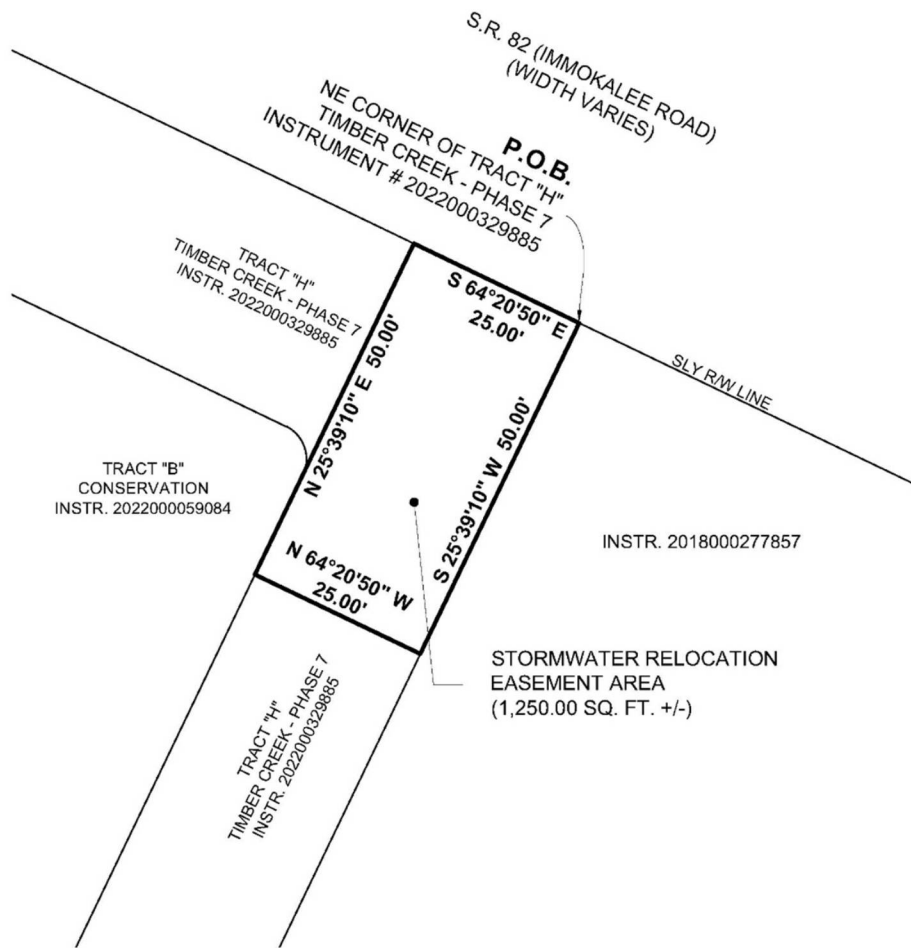
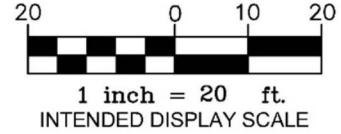
5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7179

COUNTY:	LEE	DWG DATE:	4-15-2025
PROJECT NO.:	240202	DRAWN BY:	SU
DRAWING NO.:	SRE	CHECKED BY:	
REVISION:		REV. DATE:	

FOR: KIMLEY HORN

SKETCH & DESCRIPTION

STORMWATER RELOCATION EASEMENT AREA
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



SEE SHEET 1 OF 2 FOR DESCRIPTION

FOR:		KIMLEY HORN	
COUNTY:	LEE	DWG DATE:	4-15-2025
PROJECT NO.:	240202	DRAWN BY:	SU
DRAWING NO.:	SRE	CHECKED BY:	
REVISION:		REV. DATE:	

SKETCH & DESCRIPTION
STORMWATER RELOCATION EASEMENT
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0122
Fax: 239.277.7179

2 OF 2

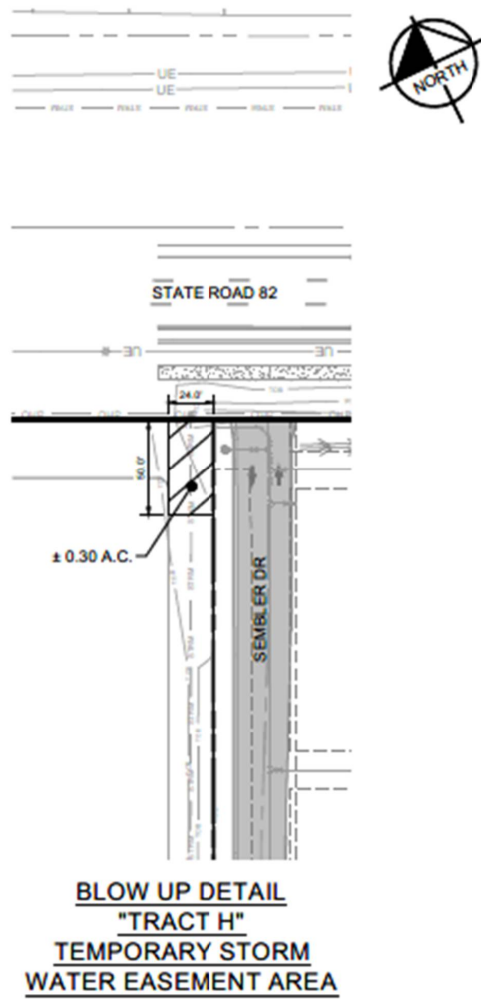
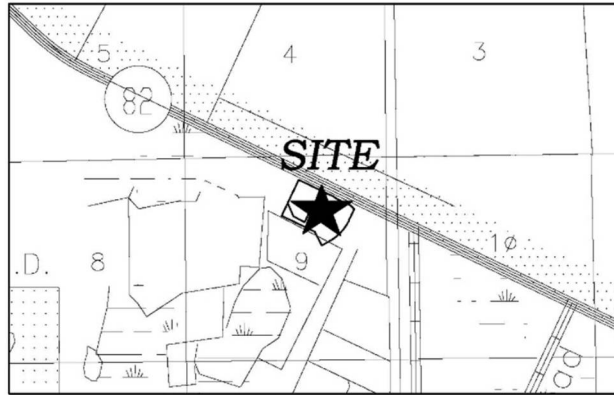


EXHIBIT G

Description of Waterline Easement Area

SKETCH & DESCRIPTION

WATERLINE EASEMENT AREA
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, BEING A PORTION OF TRACT "D", TIMBER CREEK - PHASE 4, INSTRUMENT NUMBER 2022000026807, AND TRACT "I", TIMBER CREEK - PHASE 7, INSTRUMENT NUMBER 2022000329885, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "D", TIMBER CREEK - PHASE 4, INSTRUMENT NUMBER 2022000026807, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S 62°23'39" W ALONG THE SOUTHERLY LINE OF SAID TRACT "D" BEING THE SAME AS THE NORTHERLY RIGHT-OF-WAY LINE OF DANIELS PARKWAY, FOR 45.00 FEET; THENCE N 27°36'21" W PARALLEL WITH THE EASTERLY LINE OF SAID TRACT "D" AND THE EASTERLY LINE OF TRACT "I", TIMBER CREEK - PHASE 7, INSTRUMENT NUMBER 2022000329885, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, FOR 283.75 FEET TO THE NORTHERLY LINE OF SAID TRACT "I"; THENCE N 62°24'14" E FOR 45.00 FEET TO THE EASTERLY LINE OF TRACT "I"; THENCE S 27°36'21" E ALONG THE EASTERLY LINES OF SAID TRACT "I" AND TRACT "D" FOR 283.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,768.43 SQUARE FEET OR 0.29 ACRES MORE OR LESS.

NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF T2UES, INC. IS LB-8336.
2. BEARINGS SHOWN ARE BASED ON THE EASTERLY LINE OF TRACT "D", TIMBER CREEK - PHASE 4, AS BEING N 27°36'21" W.
3. LEGAL DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS AND DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. NOT VALID WITHOUT ALL SHEETS.

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ST. = STREET

SCOTT R. URQUHART
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6524
(FOR THE FIRM - LB 8336)
SIGNED THIS ____ DAY OF _____, 2025

EXHIBIT "G"
SEE SHEET 2 OF 2 FOR SKETCH

SKETCH & DESCRIPTION
WATERLINE EASEMENT
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0722
Fax: 239.277.7379

KIMLEY HORN

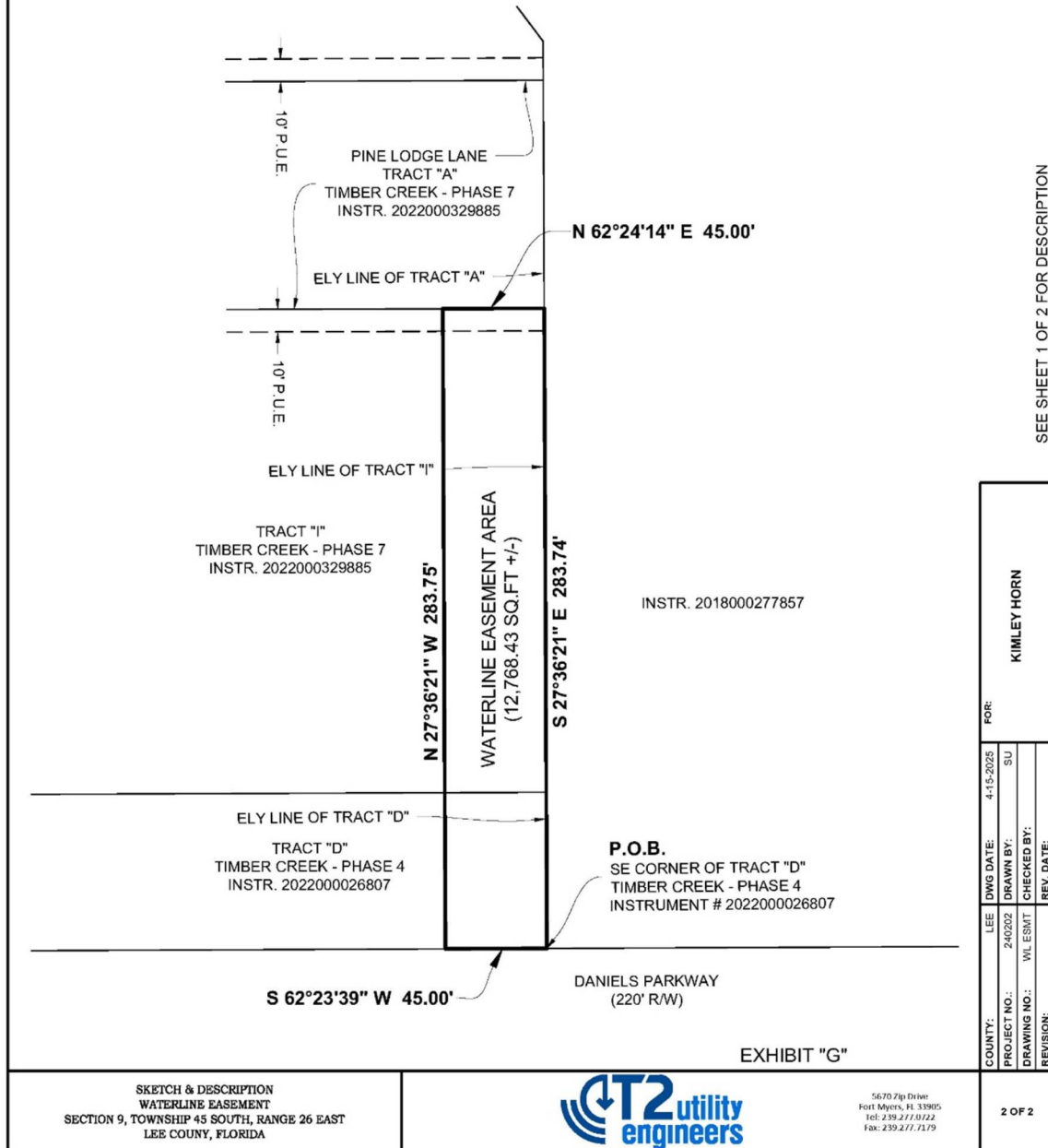
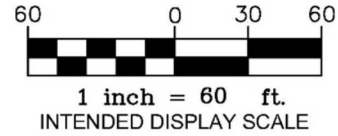
FOR:

COUNTY: LEE DWG DATE: 4-15-2025
PROJECT NO.: 240202 DRAWN BY: SU
DRAWING NO.: WL ESMT CHECKED BY:
REVISION: REV. DATE:

1 OF 2

SKETCH & DESCRIPTION

WATERLINE EASEMENT AREA
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



SEE SHEET 1 OF 2 FOR DESCRIPTION

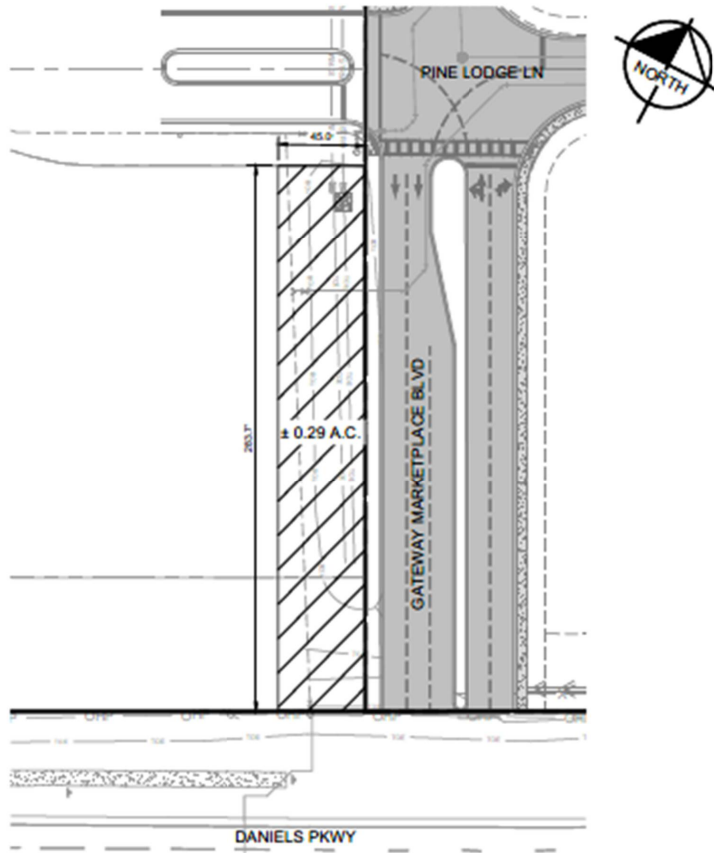
FOR:		KIMLEY HORN	
COUNTY:	LEE	DWG DATE:	4-15-2025
PROJECT NO.:	240202	DRAWN BY:	SU
DRAWING NO.:	WL ESMT	CHECKED BY:	
REVISION:		REV. DATE:	

SKETCH & DESCRIPTION
WATERLINE EASEMENT
SECTION 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



5670 Zip Drive
Fort Myers, FL 33905
Tel: 239.277.0122
Fax: 239.277.7179

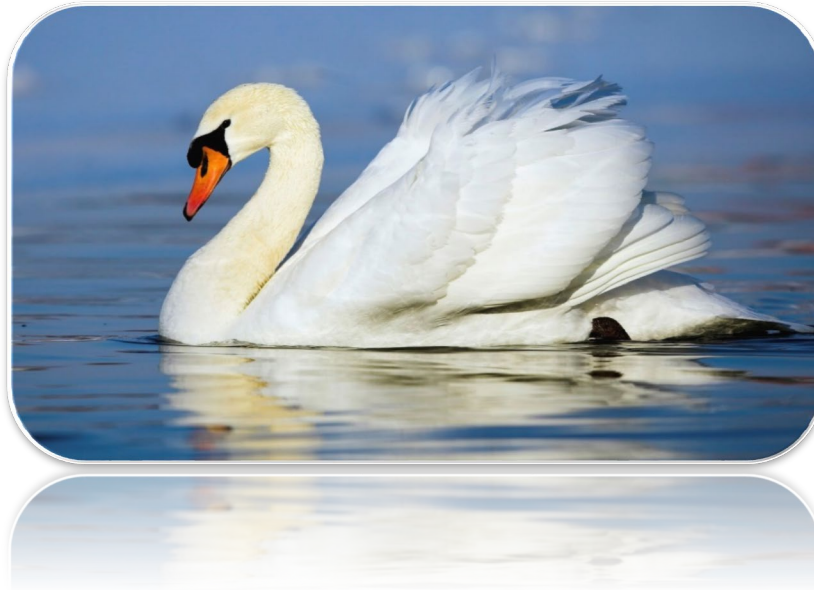
2 OF 2



BLOW UP DETAIL
"WATERLINE EASEMENT"
AREA

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Intelligent Table Comparison: Active	
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Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	137

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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

Timber Creek Southwest Community Development District

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<i>Series 2021</i>	<i>7</i>

JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending July 31, 2025

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds	Debt Service Funds	Capital Project Fund	Account Groups			
		Series 2020	Series 2021	Series 2021	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 199,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 199,580
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Principal Account	-	-	-	-	-	-	-	-
Sinking Fund Account	-	-	-	-	-	-	-	-
Reserve Account	-	207,300	576,533	-	-	-	-	783,833
Revenue Account	-	205,647	938,163	-	-	-	-	1,143,810
Capitalized Interest	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-
General Redemption Account	-	19	-	-	-	-	-	19
Construction Account	-	-	-	48,869	-	-	-	48,869
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,927,661	-	-	1,927,661
Amount to be Provided by Debt Service Funds	-	-	-	-	23,977,339	-	-	23,977,339
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	5,549,282	5,549,282
Total Assets	\$ 199,580	\$ 412,966	\$ 1,514,695	\$ 48,869	\$ 25,905,000	\$ 5,549,282	\$ 5,549,282	\$ 33,630,391

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending July 31, 2025

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2020	Debt Service Funds Series 2021	Capital Project Fund Series 2021	General Long Term Debt	General Fixed Assets	
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent	-	-	-	-	-	-	-
Due to Other Funds							-
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-	-
Developer Advances	-	-	-	1,359,256	-	-	1,359,256
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2020	-	-	-	-	160,000	-	160,000
Series 2021	-	-	-	-	465,000	-	465,000
Long Term							
Series 2020	-	-	-	-	\$6,370,000	-	6,370,000
Series 2021	-	-	-	-	18,910,000	-	18,910,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,359,256</u>	<u>\$ 25,905,000</u>	<u>\$ -</u>	<u>\$ 27,264,256</u>
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	5,549,282	5,549,282
Fund Balance							
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	380,914	1,435,256	(1,332,852)	-	-	(3,275,767)
Results from Current Operations	-	32,052	79,439	22,464	-	-	3,893,040
Unassigned							
Beginning: October 1, 2024 (Unaudited)	82,812	-	-	-	-	-	82,812
Results from Current Operations	116,768	-	-	-	-	-	116,768
Total Fund Equity and Other Credits	<u>\$ 199,580</u>	<u>\$ 412,966</u>	<u>\$ 1,514,695</u>	<u>\$ (1,310,388)</u>	<u>\$ -</u>	<u>\$ 5,549,282</u>	<u>\$ 6,366,135</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 199,580</u>	<u>\$ 412,966</u>	<u>\$ 1,514,695</u>	<u>\$ 48,869</u>	<u>\$ 25,905,000</u>	<u>\$ 5,549,282</u>	<u>\$ 33,630,391</u>

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest													
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue													
Special Assessments - On-Roll	623	16,070	185,080	4,280	4,021	2,818	8,752	1,497	1,354	1,194	225,688	227,902	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	(6,006)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 623	\$ 16,070	\$ 185,080	\$ 4,280	\$ 4,021	\$ 2,818	\$ 8,752	\$ 1,497	\$ 1,354	\$ 1,194	\$ 225,688	\$ 221,896	102%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's Fees	-	-	200	-	-	-	200	-	200	-	600	-	0%
Executive													
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	36,750	44,100	83%
Financial and Administrative													
Audit Services	-	-	-	2,000	3,600	-	-	-	-	-	5,600	5,600	100%
Accounting Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	23,750	28,500	83%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	23,750	28,500	83%
Arbitrage Rebate Services	-	-	500	500	-	-	-	-	-	-	1,000	1,000	100%
Other Contractual Services													
Legal Advertising	-	-	752	-	-	-	-	-	-	-	752	4,000	19%
Trustee Services	-	4,139	-	-	-	-	-	-	-	-	4,139	8,170	51%
Dissemination Agent Services	-	-	-	-	-	-	-	3,500	-	-	3,500	10,000	35%
Property Appraiser Fees	-	-	-	-	-	-	-	1,328	-	-	1,328	1,400	95%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	100	0%

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services													
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	25	0%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	-	300	1,750	17%
Insurance	6,319	-	-	-	-	-	-	-	-	-	6,319	6,776	93%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	50	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	-	270	270	-	-	99	-	83	237	957	5,000	19%
Legal - Series 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Validation	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services													
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Series 2021	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves													
Natural Disaster Cleanup & Restoration	-	-	-	-	-	-	-	-	-	-	-	71,750	0%
Sub-Total:	14,744	12,739	10,147	11,495	12,025	8,425	8,724	13,253	8,708	8,662	108,920	221,896	49%
Total Expenditures and Other Uses:	\$ 14,744	\$ 12,739	\$ 10,147	\$ 11,494.5	\$ 12,025	\$ 8,425	\$ 8,724	\$ 13,253	\$ 8,708	\$ 8,662	\$ 108,920	\$ 221,896	49%
Net Increase/ (Decrease) in Fund Balance	(14,121)	3,331	174,933	(7,214)	(8,004)	(5,607)	28	(11,756)	(7,354)	(7,468)	116,768	-	
Fund Balance - Beginning	82,812	68,691	72,022	246,956	239,741	231,737	226,130	226,157	214,401	207,048	82,812	82,812	
Fund Balance - Ending	\$ 68,691	\$ 72,022	\$ 246,956	\$ 239,741	\$ 231,737	\$ 226,130	\$ 226,157	\$ 214,401	\$ 207,048	\$ 199,580	\$ 199,580	\$ 82,812	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Principal Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	858	834	774	771	748	675	748	724	748	724	7,602	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	717	704	671	950	1,329	1,443	1,631	1,626	1,723	1,192	11,988	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
General Redemption Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments													
Special Assessments - On Roll	1,171	30,193	347,740	8,042	7,554	5,294	16,443	2,812	2,544	2,244	424,037	433,269	98%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	(16,463)	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,746	\$ 31,731	\$ 349,185	\$ 9,763	\$ 9,631	\$ 7,413	\$ 18,822	\$ 5,162	\$ 5,015	\$ 4,160	443,627	\$ 416,806	106%
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2020	-	-	-	-	-	-	-	-	155,000	-	155,000	155,000	100%
Principal Debt Service - Early Redemptions													
Series 2020	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense													
Series 2020	-	-	128,288	-	-	-	-	-	128,288	-	256,575	256,575	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 128,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,288	\$ -	411,575	\$ 411,575	100%
Net Increase/ (Decrease) in Fund Balance	2,746	31,731	220,897	9,763	9,631	7,413	18,822	5,162	(278,273)	4,160	32,052	5,231	
Fund Balance - Beginning	380,914	383,660	415,391	636,288	646,051	655,683	663,095	681,917	687,079	408,806	380,914	380,914	
Fund Balance - Ending	\$ 383,660	\$ 415,391	\$ 636,288	\$ 646,051	\$ 655,683	\$ 663,095	\$ 681,917	\$ 687,079	\$ 408,806	\$ 412,966	412,966	\$ 386,145	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Principal Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	2,385	2,318	2,153	2,145	2,079	1,878	2,079	2,012	2,079	2,012	21,141	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	3,551	3,468	3,264	3,208	3,459	3,794	4,287	4,271	4,527	3,825	37,654	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments													
Special Assessments - On Roll	3,273	84,387	971,895	22,477	21,113	14,796	45,956	7,860	7,110	6,271	1,185,138	1,210,545	98%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges													
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	(45,734)	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,208	\$ 90,172	\$ 977,313	\$ 27,830	\$ 26,651	\$ 20,469	\$ 52,323	\$ 14,144	\$ 13,716	\$ 12,108	\$ 1,243,933	\$ 1,164,811	107%
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2021	-	-	450,000	-	-	-	-	-	-	-	450,000	450,000	100%
Principal Debt Service - Early Redemptions													
Series 2021	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense													
Series 2021	-	-	349,320	-	-	-	-	-	344,033	-	693,353	693,353	100%
Operating Transfers Out (To Other Funds)	2,385	2,318	2,153	2,145	2,079	1,878	2,079	2,012	2,079	2,012	21,141	-	0%
Total Expenditures and Other Uses:	\$ 2,385	\$ 2,318	\$ 801,473	\$ 2,145	\$ 2,079	\$ 1,878	\$ 2,079	\$ 2,012	\$ 346,112	\$ 2,012	\$ 1,164,493	\$ 1,143,353	102%
Net Increase/ (Decrease) in Fund Balance	6,823	87,855	175,840	25,685	24,572	18,591	50,243	12,131	(332,396)	10,096	79,439	21,458	
Fund Balance - Beginning	1,435,256	1,442,079	1,529,934	1,705,773	1,731,458	1,756,030	1,774,621	1,824,864	1,836,995	1,504,599	1,435,256	1,435,256	
Fund Balance - Ending	\$ 1,442,079	\$ 1,529,934	\$ 1,705,773	\$ 1,731,458	\$ 1,756,030	\$ 1,774,621	\$ 1,824,864	\$ 1,836,995	\$ 1,504,599	\$ 1,514,695	\$ 1,514,695	\$ 1,456,714	

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income													
Construction Account	101	116	116	124	129	123	144	147	160	162	1,323	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds													
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	2,385	2,318	2,153	2,145	2,079	1,878	2,079	2,012	2,079	2,012	21,141	-	0%
Total Revenue and Other Sources:	\$ 2,486	\$ 2,434	\$ 2,269	\$ 2,269	\$ 2,208	\$ 2,001	\$ 2,223	\$ 2,160	\$ 2,239	\$ 2,175	\$ 22,464	\$ -	0%
Expenditures and Other Uses													
Executive													
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services													
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services													
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services													
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay													
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance													
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	2,486	2,434	2,269	2,269	2,208	2,001	2,223	2,160	2,239	2,175	\$ 22,464	-	
Fund Balance - Beginning	(1,332,852)	(1,330,366)	(1,327,932)	(1,325,663)	(1,323,394)	(1,321,186)	(1,319,184)	(1,316,961)	(1,314,802)	(1,312,562)	\$ (1,332,852)	\$ -	
Fund Balance - Ending	\$ (1,330,366)	\$ (1,327,932)	\$ (1,325,663)	\$ (1,323,394)	\$ (1,321,186)	\$ (1,319,184)	\$ (1,316,961)	\$ (1,314,802)	\$ (1,312,562)	\$ (1,310,388)	\$ (1,310,388)	\$ -	

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2025

FISCAL YEAR 2025

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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

Timber Creek Southwest Community Development District

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JPWard & Associates, LLC

**2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308**

Timber Creek Southwest Community Development District

Balance Sheet

for the Period Ending August 31, 2025

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds	Debt Service Funds	Capital Project Fund	Account Groups			
		Series 2020	Series 2021	Series 2021	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 189,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 189,080
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Principal Account	-	-	-	-	-	-	-	-
Sinking Fund Account	-	-	-	-	-	-	-	-
Reserve Account	-	207,300	576,533	-	-	-	-	783,833
Revenue Account	-	207,132	941,534	-	-	-	-	1,148,666
Capitalized Interest	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-
General Redemption Account	-	19	-	-	-	-	-	19
Construction Account	-	-	-	51,124	-	-	-	51,124
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,932,517	-	-	1,932,517
Amount to be Provided by Debt Service Funds	-	-	-	-	23,972,483	-	-	23,972,483
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	5,549,282	5,549,282
Total Assets	\$ 189,080	\$ 414,451	\$ 1,518,067	\$ 51,124	\$ 25,905,000	\$ 5,549,282	\$ 5,549,282	\$ 33,627,004

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending August 31, 2025

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2020	Debt Service Funds Series 2021	Capital Project Fund Series 2021	General Long Term Debt	General Fixed Assets	
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent	-	-	-	-	-	-	-
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-	-
Developer Advances	-	-	-	1,359,256	-	-	1,359,256
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2020	-	-	-	-	160,000	-	160,000
Series 2021	-	-	-	-	465,000	-	465,000
Long Term							
Series 2020	-	-	-	-	\$6,370,000	-	6,370,000
Series 2021	-	-	-	-	18,910,000	-	18,910,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,359,256</u>	<u>\$ 25,905,000</u>	<u>\$ -</u>	<u>\$ 27,264,256</u>
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	5,549,282	5,549,282
Fund Balance							
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	380,914	1,435,256	(1,332,852)	-	-	(3,275,767)
Results from Current Operations	-	33,537	82,811	24,720	-	-	3,900,151
Unassigned							
Beginning: October 1, 2024 (Unaudited)	82,812	-	-	-	-	-	82,812
Results from Current Operations	106,269	-	-	-	-	-	106,269
Total Fund Equity and Other Credits	<u>\$ 189,080</u>	<u>\$ 414,451</u>	<u>\$ 1,518,067</u>	<u>\$ (1,308,132)</u>	<u>\$ -</u>	<u>\$ 5,549,282</u>	<u>\$ 6,362,747</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 189,080</u>	<u>\$ 414,451</u>	<u>\$ 1,518,067</u>	<u>\$ 51,124</u>	<u>\$ 25,905,000</u>	<u>\$ 5,549,282</u>	<u>\$ 33,627,004</u>

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest														
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue														
Special Assessments - On-Roll	623	16,070	185,080	4,280	4,021	2,818	8,752	1,497	1,354	1,194	-	225,688	227,902	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	(6,006)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 623	\$ 16,070	\$ 185,080	\$ 4,280	\$ 4,021	\$ 2,818	\$ 8,752	\$ 1,497	\$ 1,354	\$ 1,194	\$ -	\$ 225,688	\$ 221,896	102%
Expenditures and Other Uses														
Legislative														
Board of Supervisor's Fees	-	-	200	-	-	-	200	-	200	-	-	600	-	0%
Executive														
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	40,425	44,100	92%
Financial and Administrative														
Audit Services	-	-	-	2,000	3,600	-	-	-	-	-	-	5,600	5,600	100%
Accounting Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	26,125	28,500	92%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	26,125	28,500	92%
Arbitrage Rebate Services	-	-	500	500	-	-	-	-	-	-	-	1,000	1,000	100%
Other Contractual Services														
Legal Advertising	-	-	752	-	-	-	-	-	-	-	1,803	2,555	4,000	64%
Trustee Services	-	4,139	-	-	-	-	-	-	-	-	-	4,139	8,170	51%
Dissemination Agent Services	-	-	-	-	-	-	-	3,500	-	-	-	3,500	10,000	35%
Property Appraiser Fees	-	-	-	-	-	-	-	1,328	-	-	-	1,328	1,400	95%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	100	0%

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services														
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	-	25	0%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	-	-	300	1,750	17%
Insurance	6,319	-	-	-	-	-	-	-	-	-	-	6,319	6,776	93%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	50	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services														
Legal - General Counsel	-	-	270	270	-	-	99	-	83	237	162	1,119	5,000	22%
Legal - Series 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	110	110	-	0%
Legal - Validation	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services														
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Series 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves														
Natural Disaster Cleanup & Restoration	-	-	-	-	-	-	-	-	-	-	-	-	71,750	0%
Sub-Total:	14,744	12,739	10,147	11,495	12,025	8,425	8,724	13,253	8,708	8,662	10,499	119,419	221,896	54%
Total Expenditures and Other Uses:	\$ 14,744	\$ 12,739	\$ 10,147	\$ 11,494.5	\$ 12,025	\$ 8,425	\$ 8,724	\$ 13,253	\$ 8,708	\$ 8,662	\$ 10,499	\$ 119,419	\$ 221,896	54%
Net Increase/ (Decrease) in Fund Balance	(14,121)	3,331	174,933	(7,214)	(8,004)	(5,607)	28	(11,756)	(7,354)	(7,468)	(10,499)	106,269	-	
Fund Balance - Beginning	82,812	68,691	72,022	246,956	239,741	231,737	226,130	226,157	214,401	207,048	199,580	82,812	82,812	
Fund Balance - Ending	\$ 68,691	\$ 72,022	\$ 246,956	\$ 239,741	\$ 231,737	\$ 226,130	\$ 226,157	\$ 214,401	\$ 207,048	\$ 199,580	\$ 189,080	\$ 189,080	\$ 82,812	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Principal Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	858	834	774	771	748	675	748	724	748	724	748	8,350	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	717	704	671	950	1,329	1,443	1,631	1,626	1,723	1,192	737	12,726	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
General Redemption Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments														
Special Assessments - On Roll	1,171	30,193	347,740	8,042	7,554	5,294	16,443	2,812	2,544	2,244	-	424,037	433,269	98%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(16,463)	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,746	\$ 31,731	\$ 349,185	\$ 9,763	\$ 9,631	\$ 7,413	\$ 18,822	\$ 5,162	\$ 5,015	\$ 4,160	\$ 1,485	445,112	\$ 416,806	107%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2020	-	-	-	-	-	-	-	-	155,000	-	-	155,000	155,000	100%
Principal Debt Service - Early Redemptions														
Series 2020	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2020	-	-	128,288	-	-	-	-	-	128,288	-	-	256,575	256,575	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 128,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,288	\$ -	\$ -	411,575	\$ 411,575	100%
Net Increase/ (Decrease) in Fund Balance	2,746	31,731	220,897	9,763	9,631	7,413	18,822	5,162	(278,273)	4,160	1,485	33,537	5,231	
Fund Balance - Beginning	380,914	383,660	415,391	636,288	646,051	655,683	663,095	681,917	687,079	408,806	412,966	380,914	380,914	
Fund Balance - Ending	\$ 383,660	\$ 415,391	\$ 636,288	\$ 646,051	\$ 655,683	\$ 663,095	\$ 681,917	\$ 687,079	\$ 408,806	\$ 412,966	\$ 414,451	414,451	\$ 386,145	

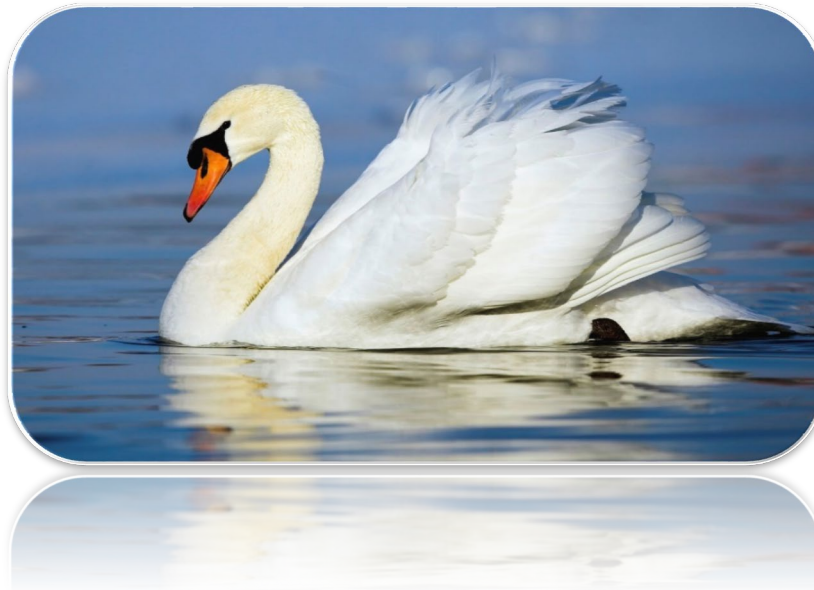
Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Principal Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	2,385	2,318	2,153	2,145	2,079	1,878	2,079	2,012	2,079	2,012	2,079	23,220	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	3,551	3,468	3,264	3,208	3,459	3,794	4,287	4,271	4,527	3,825	3,372	41,026	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments														
Special Assessments - On Roll	3,273	84,387	971,895	22,477	21,113	14,796	45,956	7,860	7,110	6,271	-	1,185,138	1,210,545	98%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges														
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	(45,734)	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,208	\$ 90,172	\$ 977,313	\$ 27,830	\$ 26,651	\$ 20,469	\$ 52,323	\$ 14,144	\$ 13,716	\$ 12,108	\$ 5,451	\$ 1,249,384	\$ 1,164,811	107%
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2021	-	-	450,000	-	-	-	-	-	-	-	-	450,000	450,000	100%
Principal Debt Service - Early Redemptions														
Series 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense														
Series 2021	-	-	349,320	-	-	-	-	-	344,033	-	-	693,353	693,353	100%
Operating Transfers Out (To Other Funds)	2,385	2,318	2,153	2,145	2,079	1,878	2,079	2,012	2,079	2,012	2,079	23,220	-	0%
Total Expenditures and Other Uses:	\$ 2,385	\$ 2,318	\$ 801,473	\$ 2,145	\$ 2,079	\$ 1,878	\$ 2,079	\$ 2,012	\$ 346,112	\$ 2,012	\$ 2,079	\$ 1,166,573	\$ 1,143,353	102%
Net Increase/ (Decrease) in Fund Balance	6,823	87,855	175,840	25,685	24,572	18,591	50,243	12,131	(332,396)	10,096	3,372	82,811	21,458	
Fund Balance - Beginning	1,435,256	1,442,079	1,529,934	1,705,773	1,731,458	1,756,030	1,774,621	1,824,864	1,836,995	1,504,599	1,514,695	1,435,256	1,435,256	
Fund Balance - Ending	\$ 1,442,079	\$ 1,529,934	\$ 1,705,773	\$ 1,731,458	\$ 1,756,030	\$ 1,774,621	\$ 1,824,864	\$ 1,836,995	\$ 1,504,599	\$ 1,514,695	\$ 1,518,067	\$ 1,518,067	\$ 1,456,714	

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income														
Construction Account	101	116	116	124	129	123	144	147	160	162	176	1,499	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	2,385	2,318	2,153	2,145	2,079	1,878	2,079	2,012	2,079	2,012	2,079	23,220	-	0%
Total Revenue and Other Sources:	\$ 2,486	\$ 2,434	\$ 2,269	\$ 2,269	\$ 2,208	\$ 2,001	\$ 2,223	\$ 2,160	\$ 2,239	\$ 2,175	\$ 2,255	\$ 24,720	\$ -	0%
Expenditures and Other Uses														
Executive														
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services														
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services														
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services														
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay														
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance														
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	2,486	2,434	2,269	2,269	2,208	2,001	2,223	2,160	2,239	2,175	2,255	\$ 24,720	-	
Fund Balance - Beginning	(1,332,852)	(1,330,366)	(1,327,932)	(1,325,663)	(1,323,394)	(1,321,186)	(1,319,184)	(1,316,961)	(1,314,802)	(1,312,562)	(1,310,388)	\$ (1,332,852)	\$ -	
Fund Balance - Ending	\$ (1,330,366)	\$ (1,327,932)	\$ (1,325,663)	\$ (1,323,394)	\$ (1,321,186)	\$ (1,319,184)	\$ (1,316,961)	\$ (1,314,802)	\$ (1,312,562)	\$ (1,310,388)	\$ (1,308,132)	\$ (1,308,132)	\$ -	

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - SEPTEMBER 2025

FISCAL YEAR 2025

Preliminary Financial Statements - Subject to Change

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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

Timber Creek Southwest Community Development District

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***The September 30, 2025 Financial Statements
are Subject to Audit.***

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds							Totals (Memorandum Only)
	General Fund	Debt Service Funds	Debt Service Funds	Capital Project Fund	Account Groups			
		Series 2020	Series 2021	Series 2021	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 174,141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 174,141
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Principal Account	-	-	-	-	-	-	-	-
Sinking Fund Account	-	-	-	-	-	-	-	-
Reserve Account	-	207,300	576,533	-	-	-	-	783,833
Revenue Account	-	208,625	944,926	-	-	-	-	1,153,550
Capitalized Interest	-	-	-	-	-	-	-	-
Prepayment Account	-	-	-	-	-	-	-	-
General Redemption Account	-	19	-	-	-	-	-	19
Construction Account	-	-	-	53,385	-	-	-	53,385
Cost of Issuance Account	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,937,402	-	-	1,937,402
Amount to be Provided by Debt Service Funds	-	-	-	-	23,967,598	-	-	23,967,598
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	5,549,282	5,549,282
Total Assets	\$ 174,141	\$ 415,943	\$ 1,521,458	\$ 53,385	\$ 25,905,000	\$ 5,549,282	\$ 5,549,282	\$ 33,619,209

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending September 30, 2025

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2020	Debt Service Funds Series 2021	Capital Project Fund Series 2021	General Long Term Debt	General Fixed Assets	
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent	-	-	-	-	-	-	-
Due to Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-	-
Developer Advances	-	-	-	1,359,256	-	-	1,359,256
Bonds Payable							
Current Portion (Due within 12 months)							
Series 2020	-	-	-	-	160,000	-	160,000
Series 2021	-	-	-	-	465,000	-	465,000
Long Term							
Series 2020	-	-	-	-	\$6,370,000	-	6,370,000
Series 2021	-	-	-	-	18,910,000	-	18,910,000
Unamortized Prem/Discount on Bds Pyb	-	-	-	-	-	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,359,256</u>	<u>\$ 25,905,000</u>	<u>\$ -</u>	<u>\$ 27,264,256</u>
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	5,549,282	5,549,282
Fund Balance							
Restricted							
Beginning: October 1, 2024 (Unaudited)	-	380,914	1,435,256	(1,332,852)	-	-	(3,275,767)
Results from Current Operations	-	35,030	86,202	26,980	-	-	3,907,297
Unassigned							
Beginning: October 1, 2024 (Unaudited)	86,843	-	-	-	-	-	86,843
Results from Current Operations	87,298	-	-	-	-	-	87,298
Total Fund Equity and Other Credits	<u>\$ 174,141</u>	<u>\$ 415,943</u>	<u>\$ 1,521,458</u>	<u>\$ (1,305,871)</u>	<u>\$ -</u>	<u>\$ 5,549,282</u>	<u>\$ 6,354,953</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 174,141</u>	<u>\$ 415,943</u>	<u>\$ 1,521,458</u>	<u>\$ 53,385</u>	<u>\$ 25,905,000</u>	<u>\$ 5,549,282</u>	<u>\$ 33,619,209</u>

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest															
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue															
Special Assessments - On-Roll	623	16,070	185,080	4,280	4,021	2,818	8,752	1,497	1,354	1,194	-	-	225,688	227,902	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	(6,006)	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 623	\$ 16,070	\$ 185,080	\$ 4,280	\$ 4,021	\$ 2,818	\$ 8,752	\$ 1,497	\$ 1,354	\$ 1,194	\$ -	\$ -	\$ 225,688	\$ 221,896	102%
Expenditures and Other Uses															
Legislative															
Board of Supervisor's Fees	-	-	200	-	-	-	200	-	200	-	-	-	600	-	0%
Executive															
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	44,100	44,100	100%
Financial and Administrative															
Audit Services	-	-	-	2,000	3,600	-	-	-	-	-	-	-	5,600	5,600	100%
Accounting Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	28,500	28,500	100%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	28,500	28,500	100%
Arbitrage Rebate Services	-	-	500	500	-	-	-	-	-	-	-	-	1,000	1,000	100%
Other Contractual Services															
Legal Advertising	-	-	752	-	-	-	-	-	-	-	1,803	283	2,837	4,000	71%
Trustee Services	4,031	4,139	-	-	-	-	-	-	-	-	-	4,246	12,416	8,170	152%
Dissemination Agent Services	-	-	-	-	-	-	-	3,500	-	-	-	-	3,500	10,000	35%
Property Appraiser Fees	-	-	-	-	-	-	-	1,328	-	-	-	-	1,328	1,400	95%
Bank Service Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	100	0%

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services															
Postage, Freight & Messenger	-	-	-	-	-	-	-	-	-	-	-	-	-	25	0%
Computer Services - Website Development	-	-	-	300	-	-	-	-	-	-	-	900	1,200	1,750	69%
Insurance	6,319	-	-	-	-	-	-	-	-	-	-	-	6,319	6,776	93%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	50	0%
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services															
Legal - General Counsel	-	-	270	270	-	-	99	-	83	237	162	1,086	2,205	5,000	44%
Legal - Series 2020 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	110	-	110	-	0%
Legal - Validation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Series 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Needs Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserves															
Natural Disaster Cleanup & Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	71,750	0%
Sub-Total:	18,775	12,739	10,147	11,495	12,025	8,425	8,724	13,253	8,708	8,662	10,499	14,940	138,390	221,896	62%
Total Expenditures and Other Uses:	\$ 18,775	\$ 12,739	\$ 10,147	\$ 11,494.5	\$ 12,025	\$ 8,425	\$ 8,724	\$ 13,253	\$ 8,708	\$ 8,662	\$ 10,499	\$ 14,940	\$ 138,390	\$ 221,896	62%
Net Increase/ (Decrease) in Fund Balance	(18,152)	3,331	174,933	(7,214)	(8,004)	(5,607)	28	(11,756)	(7,354)	(7,468)	(10,499)	(14,940)	87,298	-	
Fund Balance - Beginning	86,843	68,691	72,022	246,956	239,741	231,737	226,130	226,157	214,401	207,048	199,580	189,080	86,843	86,843	
Fund Balance - Ending	\$ 68,691	\$ 72,022	\$ 246,956	\$ 239,741	\$ 231,737	\$ 226,130	\$ 226,157	\$ 214,401	\$ 207,048	\$ 199,580	\$ 189,080	\$ 174,141	\$ 174,141	\$ 86,843	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Principal Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	858	834	774	771	748	675	748	724	748	724	748	747	9,096	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	717	704	671	950	1,329	1,443	1,631	1,626	1,723	1,192	737	746	13,472	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
General Redemption Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments															
Special Assessments - On Roll	1,171	30,193	347,740	8,042	7,554	5,294	16,443	2,812	2,544	2,244	-	-	424,037	433,269	98%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(16,463)	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,746	\$ 31,731	\$ 349,185	\$ 9,763	\$ 9,631	\$ 7,413	\$ 18,822	\$ 5,162	\$ 5,015	\$ 4,160	\$ 1,485	\$ 1,493	446,605	\$ 416,806	107%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2020	-	-	-	-	-	-	-	-	155,000	-	-	-	155,000	155,000	100%
Principal Debt Service - Early Redemptions															
Series 2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense															
Series 2020	-	-	128,288	-	-	-	-	-	128,288	-	-	-	256,575	256,575	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 128,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283,288	\$ -	\$ -	\$ -	411,575	\$ 411,575	100%
Net Increase/ (Decrease) in Fund Balance	2,746	31,731	220,897	9,763	9,631	7,413	18,822	5,162	(278,273)	4,160	1,485	1,493	35,030	5,231	
Fund Balance - Beginning	380,914	383,660	415,391	636,288	646,051	655,683	663,095	681,917	687,079	408,806	412,966	414,451	380,914	380,914	
Fund Balance - Ending	\$ 383,660	\$ 415,391	\$ 636,288	\$ 646,051	\$ 655,683	\$ 663,095	\$ 681,917	\$ 687,079	\$ 408,806	\$ 412,966	\$ 414,451	\$ 415,943	415,943	\$ 386,145	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Principal Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Reserve Account	2,385	2,318	2,153	2,145	2,079	1,878	2,079	2,012	2,079	2,012	2,079	2,077	25,298	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	3,551	3,468	3,264	3,208	3,459	3,794	4,287	4,271	4,527	3,825	3,372	3,391	44,417	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments															
Special Assessments - On Roll	3,273	84,387	971,895	22,477	21,113	14,796	45,956	7,860	7,110	6,271	-	-	1,185,138	1,210,545	98%
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges															
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	-	-	-	-	(45,734)	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 9,208	\$ 90,172	\$ 977,313	\$ 27,830	\$ 26,651	\$ 20,469	\$ 52,323	\$ 14,144	\$ 13,716	\$ 12,108	\$ 5,451	\$ 5,469	\$ 1,254,852	\$ 1,164,811	108%
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory Series 2021	-	-	450,000	-	-	-	-	-	-	-	-	-	450,000	450,000	100%
Principal Debt Service - Early Redemptions Series 2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense Series 2021	-	-	349,320	-	-	-	-	-	344,033	-	-	-	693,353	693,353	100%
Operating Transfers Out (To Other Funds)	2,385	2,318	2,153	2,145	2,079	1,878	2,079	2,012	2,079	2,012	2,079	2,077	25,298	-	0%
Total Expenditures and Other Uses:	\$ 2,385	\$ 2,318	\$ 801,473	\$ 2,145	\$ 2,079	\$ 1,878	\$ 2,079	\$ 2,012	\$ 346,112	\$ 2,012	\$ 2,079	\$ 2,077	\$ 1,168,650	\$ 1,143,353	102%
Net Increase/ (Decrease) in Fund Balance	6,823	87,855	175,840	25,685	24,572	18,591	50,243	12,131	(332,396)	10,096	3,372	3,391	86,202	21,458	
Fund Balance - Beginning	1,435,256	1,442,079	1,529,934	1,705,773	1,731,458	1,756,030	1,774,621	1,824,864	1,836,995	1,504,599	1,514,695	1,518,067	1,435,256	1,435,256	
Fund Balance - Ending	\$ 1,442,079	\$ 1,529,934	\$ 1,705,773	\$ 1,731,458	\$ 1,756,030	\$ 1,774,621	\$ 1,824,864	\$ 1,836,995	\$ 1,504,599	\$ 1,514,695	\$ 1,518,067	\$ 1,521,458	\$ 1,521,458	\$ 1,456,714	

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2025

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income															
Construction Account	101	116	116	124	129	123	144	147	160	162	176	183	1,683	-	0%
Cost of Issuance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers In (From Other Funds)	2,385	2,318	2,153	2,145	2,079	1,878	2,079	2,012	2,079	2,012	2,079	2,077	25,298	-	0%
Total Revenue and Other Sources:	\$ 2,486	\$ 2,434	\$ 2,269	\$ 2,269	\$ 2,208	\$ 2,001	\$ 2,223	\$ 2,160	\$ 2,239	\$ 2,175	\$ 2,255	\$ 2,261	\$ 26,980	\$ -	0%
Expenditures and Other Uses															
Executive															
Professional Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other Contractual Services															
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Legal Services															
Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Other General Government Services															
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Capital Outlay															
Electrical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Water-Sewer Combination	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Stormwater Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roadway Improvement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Cost of Issuance															0%
Legal - Series 2021 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Underwriter's Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	2,486	2,434	2,269	2,269	2,208	2,001	2,223	2,160	2,239	2,175	2,255	2,261	\$ 26,980	-	
Fund Balance - Beginning	(1,332,852)	(1,330,366)	(1,327,932)	(1,325,663)	(1,323,394)	(1,321,186)	(1,319,184)	(1,316,961)	(1,314,802)	(1,312,562)	(1,310,388)	(1,308,132)	\$ (1,332,852)	\$ -	
Fund Balance - Ending	\$ (1,330,366)	\$ (1,327,932)	\$ (1,325,663)	\$ (1,323,394)	\$ (1,321,186)	\$ (1,319,184)	\$ (1,316,961)	\$ (1,314,802)	\$ (1,312,562)	\$ (1,310,388)	\$ (1,308,132)	\$ (1,305,871)	\$ (1,305,871)	\$ -	