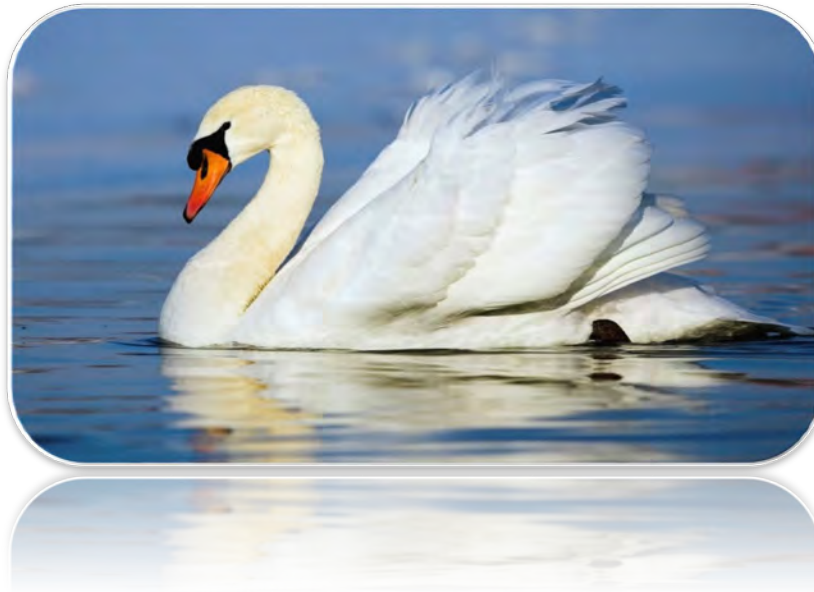


TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

JUNE 19, 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

June 12, 2025

Board of Supervisors

Timber Creek Southwest Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District will be held on **Thursday, June 19, 2025**, at **9:30 A.M.** at the offices of **Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966**.

The following Webex link and telephone number are provided to join/watch the meeting:

<https://districts.webex.com/districts/j.php?MTID=mc43af681934d1def105b56eb4cd85c8b>

Access Code: **2330 345 7371**, Event password: **Jpward**

Or Phone: **408-418-9388**, enter the access code **2330 345 7371**, password **Jpward** to join the meeting.

The Public is provided 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 and individuals are permitted to speak on items not included in the agenda.

Agenda

1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearings and Regular Meetings.
3. Consideration of Minutes:
 - I. April 17, 2025 - Regular Meeting.
4. **PUBLIC HEARINGS.**
 - a. **FISCAL YEAR 2025 BUDGET**
 - I. Public Comment and Testimony.
 - II. Board Comment.
 - III. Consideration of **Resolution 2025-5**, a Resolution of the Board, adopting the annual appropriation and Budget for Fiscal Year 2026.

- 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.

Staff Review

The first order of business is Call to Order and Roll Call.

The second order of business is the Notice of Advertisement of the Public Hearings.

The third order of business is the consideration of the Minutes from the Regular Meeting held on April 17, 2025.

The fourth order of business are two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2026 Budget, General Fund Special Assessments. The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget which includes General Fund operations. In the way of background, the Board approved the Fiscal Year 2026 Budget at the April 17, 2025, meeting, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and set the final assessment rates for the ensuing Fiscal Year. There have been no changes to the proposed budget after the proposed budget was approved by the Board. At the conclusion of the first Public Hearing related to the adoption of the Budget, I will ask the Board to consider the adoption of **Resolution 2025-5**, which is the resolution adopting the Fiscal Year 2026 Fiscal Budget.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2026 Budget. **Resolution 2025-6** does essentially two (2) things: (I) first, it imposes the special assessments for the general fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Lee County Tax Collector; (II) secondly, permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2025-6**.

At the conclusion of the second Public Hearing, I will ask the Board to consider the adoption of **Resolution 2025-6**, which is the resolution imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology.

The fifth order of business is the consideration of **Resolution 2025- 7**, a resolution of the Board of Supervisors setting the proposed meeting schedule for Fiscal Year 2026. As you may re-call, to the extent that the District has a regular meeting schedule. The District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is 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**.

The proposed Fiscal Year 2026 Meeting Schedule is as follows:

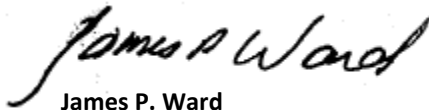
October 16, 2025	November 20, 2025
December 18, 2025	January 15, 2026
February 19, 2026	March 19, 2026
April 16, 2026	May 21, 2026
June 18, 2026	July 16, 2026
August 20, 2025	September 17, 2025

The fifth order of business are staff reports by the District Attorney, District Engineer, and District Manager. The District Manager will report on the Supervisor of Elections Qualified Elector Report: there are **1524** within the District as of April 15, 2025; Goals and Objective Reporting for Fiscal Year 2026; the remainder of the Fiscal Year 2025 meeting schedule, and the Financial Statements (unaudited) for the periods ending April 30, 2025, and May 31, 2025.

The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. In the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly by phoning (954) 658-4900.

Sincerely yours,

Timber Creek Southwest Community Development District



James P. Ward
District Manager

The Fiscal Year 2025 Meeting schedule is as follows:

June 19, 2025	July 17, 2025
August 21, 2025	September 18, 2025

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL; USE OF THE UNIFORM METHOD OF COLLECTION; AND THE LEVY, COLLECTION AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Timber Creek Southwest Community Development District will hold two public hearings and a regular meeting on **June 19, 2025 at 9:30 a.m.** at the offices of **Lennar Homes 10461 Six Mile Cypress Highway, Fort Myers, Florida 33966**. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at www.TimberCreekSouthwestcdd.org.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 (October 1, 2025 through September 30, 2026) Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2025 upon the lands located within the District, a depiction of which lands is shown below, and to consider the adoption of an assessment roll, provide for the use of the uniform collection, and provide for the levy, collection and enforcement of the special assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board.

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

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District's web site www.TimberCreekSouthwestcdd.org at least seven (7) days in advance of the meeting.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2025. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

Proposed Schedule of Assessments

Product Type	FY 2026 Rate
All Units	\$173.92

Except as otherwise determined by the District, the Tax Collector will collect the assessments annually pursuant to the uniform method. The District may choose to collect the assessments for developer owned land not pursuant to the uniform method and use other methods permitted by law.

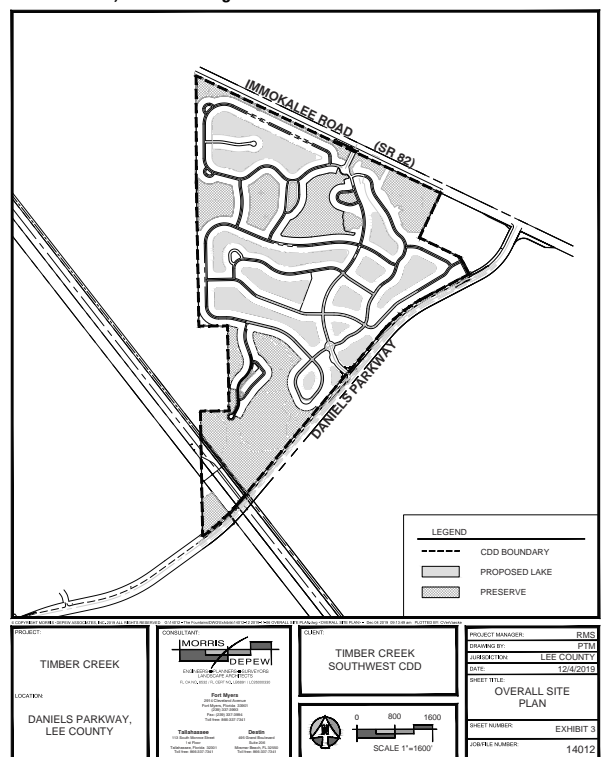
Failure to pay the assessments collected by the Tax Collector using the uniform method will cause a tax certificate to be issued against the property which may result in a tax deed and loss of title. For delinquent assessments that were initially directly billed by the District, the District may initiate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

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

Any person requiring special accommodation at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

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



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

The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District was held on Thursday, April 17, 2025, at 9:30 A.M. at the offices of Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Present and constituting a quorum:

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

Also present were:

James P. Ward	District Manager
Meagan Magaldi	District Attorney

Audience:

All residents' names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James Ward called the meeting to order at approximately 9:52 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

I. November 21, 2024 – Landowners Meeting

II. November 21, 2024 - Regular Meeting

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

On MOTION made by Scott Edwards, seconded by Ashley Kingston, and with all in favor, the November 21, 2024 Landowners Meeting and the November 21, 2024 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Audited Financial Statements****Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2024**

Mr. Ward asked Mr. Ben Steets to review the Audited Financial Statements.

Mr. Ben Steets with Grau and Associates indicated this audit was performed in accordance with the standards set by the Florida Auditor General and the generally accepted auditing standards. He declared the auditor's opinion was clean, which meant Grau and Associates believed the financial statements were fairly presented in accordance with generally accepted accounting principles (GAP). He stated there were no instances of noncompliance with Florida Statutes and there were no findings. He concluded the District was in compliance and Grau issued a clean opinion.

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Berry Ernst, seconded by Ashley Kingston, and with all in favor, the Audited Financial Statements for the Fiscal Year ended September 30, 2024 were accepted.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2025-4****Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors approving the Proposed Fiscal Year 2026 Budget and setting the Public Hearing to be held on Thursday, June 19, 2025, at 9:30 A.M. at the offices of Lennar Homes LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966**

Mr. Ward indicated Resolution 2025-4 began the budget process for fiscal year 2026 and set the public hearing for June 19, 2025 at 9:30 a.m. at the offices of Lennar Homes. He indicated the assessment rate was essentially the same as it was in fiscal year 2025 at \$173 dollars. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Berry Ernst, seconded by Scott Edwards, and with all in favor, Resolution 2025-4 was adopted, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

Ms. Meagan Magaldi: We are monitoring the current legislative session. There are some bills which may affect Community Development District matters. Once the session ends, we will be able to provide an in depth report.

II. District Engineer

No report.

III. District Manager**a) Important meeting dates for the remainder of fiscal year 2025:****1. Public Hearings: Proposed Fiscal year 2026 Budget - June 19, 2025****b) Financial Statement for period ending January 31, 2025 (unaudited)****c) Financial Statement for period ending February 28, 2025 (unaudited)****d) Financial Statement for period ending March 31, 2025 (unaudited)****e) Supervisor of Elections Report**

Mr. Ward indicated the number of voters within the District as of April 15, 2025 was 1,544 registered voters. He noted the District long since triggered the qualified elector process; there were two seats which needed to transition in 2024, so this process needed to move forward. He indicated he would work with Scott Edwards to make this happen.

SIXTH 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.

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

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

EIGHTH ORDER OF BUSINESS**Adjournment**

Mr. Ward adjourned the meeting at approximately 9:57 a.m.

On MOTION made by Scott Edwards, seconded by Berry Ernst, and with all in favor, the Meeting was adjourned.

Timber Creek Southwest Community Development
District

James P. Ward, Secretary

Scott Edwards, Chairperson

RESOLUTION 2025- 5

THE ANNUAL APPROPRIATION RESOLUTION OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

RECITALS

WHEREAS, the District Manager has, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Timber Creek Southwest Community Development District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set June 19, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET.

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves the Proposed Budget, subject to certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A”, as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance

RESOLUTION 2025 - 5

THE ANNUAL APPROPRIATION RESOLUTION OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained by the District Manager and identified as "The Budget for Timber Creek Southwest Community Development District for the Fiscal Year Ending September 30, 2026," as adopted by the Board of Supervisors on June 19, 2025.

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Timber Creek Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of **\$1,955,485.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 228,711.00
DEBT SERVICE FUND 2020	\$ 452,321.00
<u>DEBT SERVICE FUND 2021</u>	<u>\$1,274,453.00</u>
TOTAL ALL FUNDS	\$1,955,485.00

SECTION 3. SUPPLEMENTAL APPROPRIATIONS. Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation within a fund so long as it does not exceed \$15,000 previously approved transfers included, to the original budget appropriation for the receiving program.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

RESOLUTION 2025 - 5

THE ANNUAL APPROPRIATION RESOLUTION OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. 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 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Timber Creek Southwest Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Timber Creek Southwest Community Development District, Lee County, Florida this 19TH day of June 2025.

ATTEST:

**TIMBER CREEK SOUTHWEST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Barry Ernst, Chairman

Exhibit A: Fiscal Year 2026 Proposed Budget

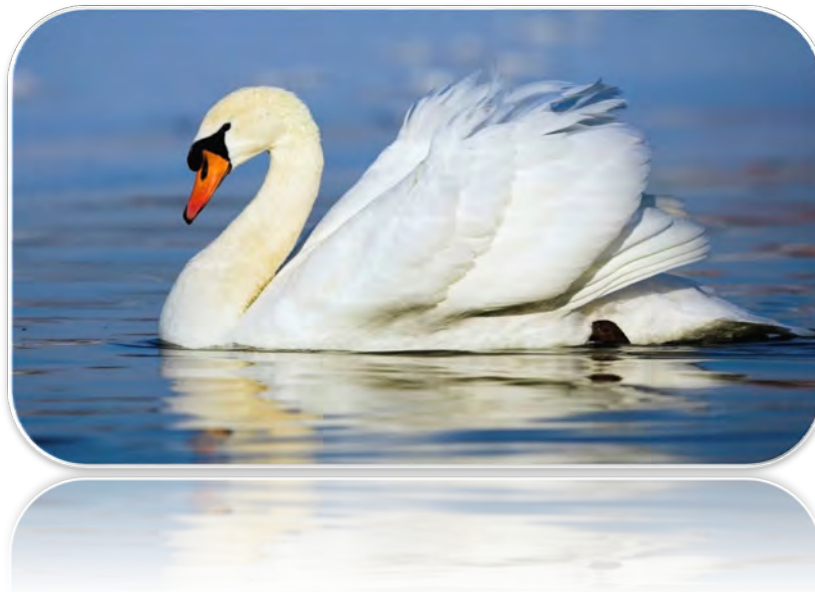
RESOLUTION 2025 - 5

THE ANNUAL APPROPRIATION RESOLUTION OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026.

Exhibit A

Fiscal Year Proposed 2026 Budget

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL 33308

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

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

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 227,902	\$ 210,074	\$ 227,902	\$ 228,711
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 227,902	\$ 210,074	\$ 227,902	\$ 228,711
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ 200	\$ 1,200	\$ 1,200
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 44,100	\$ 22,050	\$ 44,100	\$ 48,000
Financial and Administrative				
Audit Services	\$ 5,600	\$ 5,600	\$ 5,600	\$ 5,700
Accounting Services	\$ 28,500	\$ 14,250	\$ 28,500	\$ 29,700
Assessment Roll Preparation	\$ 28,500	\$ 14,250	\$ 28,500	\$ 29,700
Arbitrage Rebate Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 4,000	\$ 752	\$ 2,500	\$ 2,500
Trustee Services	\$ 8,170	\$ 8,170	\$ 8,170	\$ 8,170
Dissemination Agent Services	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Property Appraiser Fees	\$ 1,400	\$ -	\$ 1,400	\$ 1,400
Bank Service Fees	\$ 100	\$ -	\$ 250	\$ 250
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 25	\$ -	\$ 100	\$ 100
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 1,750	\$ 300	\$ 1,800	\$ 2,400
Insurance	\$ 6,776	\$ 6,319	\$ 6,319	\$ 7,019
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding	\$ 50	\$ -	\$ 100	\$ 100
Office Supplies	\$ -	\$ -	\$ -	\$ -

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

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Legal Services				
General Counsel	\$ 5,000	\$ 539	\$ 5,000	\$ 5,000
Other General Government Services				
Engineering Services	\$ 5,000	\$ -	\$ -	\$ 5,000
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Reserves				
Reserve for Natural Disaster Cleanup & Restoration	\$ 71,750	\$ -	\$ 71,750	\$ 65,000
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 6,006	\$ -	\$ 6,006	\$ 6,297
Total Appropriations	\$ 227,902	\$ 73,605	\$ 222,470	\$ 228,711
Fund Balances:				
Change from Current Year Operations	\$ -	\$ 136,469	\$ 5,432	\$ -
Fund Balance - Beginning	\$ 86,843		\$ 86,843	\$ 164,025
Current Year Reserve Allocation	\$ 71,750		\$ 71,750	\$ 65,000
Total Fund Balance	\$ 158,593		\$ 164,025	\$ 229,025
Fund Balance - Allocations				
Extraordinary Capital/Operations Reserve	\$ 123,459		\$ 130,113	\$ 192,190
Operations Reserve	\$ 35,134		\$ 33,912	\$ 36,835
Total Fund Balance	\$ 158,593		\$ 164,025	\$ 229,025
Assessment Rate	\$ 173.31			\$ 173.92
Units Subject to Assessment	1315			1315
Cap Rate	\$ 208.00			\$ 208.00

Timber Creek Southwest Community Development District

Debt Service Fund - Series 2020 Bonds - Budget

Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 3,984	\$ 9,562	\$ 9,084
Revenue Account	\$ -	\$ 4,372	\$ 10,493	\$ 9,968
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 433,269	\$ 394,700	\$ 433,269	\$ 433,269
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ -	\$ -	\$ -
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 433,269	\$ 403,056	\$ 453,324	\$ 452,321
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 155,000	\$ -	\$ 155,000	\$ 160,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 256,575	\$ 128,288	\$ 256,575	\$ 252,700
Other Fees and Charges				
Discounts for Early Payment	\$ 16,463	\$ -	\$ 16,463	\$ 16,508
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 428,038	\$ 128,288	\$ 428,038	\$ 429,208
Net Increase/(Decrease) in Fund Balance	\$ 5,231	\$ 274,769	\$ 25,286	\$ 23,113
Fund Balance - Beginning	\$ 380,914	\$ 380,914	\$ 380,914	\$ 406,200
Fund Balance - Ending	\$ 386,145	\$ 655,682	\$ 406,200	\$ 429,313

Restricted Fund Balance:

Reserve Account Requirement	\$ 207,300
Restricted for December 15, 2026 Interest Payment	\$ 123,950
Total - Restricted Fund Balance:	\$ 331,250

Description of Product	Number of Units	FY 2025 Rate	FY 2026 Rate
Executive (50' - 59')	61	\$ 1,216.34	\$ 1,216.34
Manor (60' - 69')	48	\$ 1,469.74	\$ 1,469.74
Estate (70' - 80')	59	\$ 1,824.51	\$ 1,824.51
Twin Villa	131	\$ 962.93	\$ 962.93
Townhome	90	\$ 608.17	\$ 608.17
Total:	389		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,275,000	Varies			
12/15/2020				\$ 62,555.49		
6/15/2021	\$ 140,000		2.500%	\$ 135,662.50	\$ 338,218	\$ 7,135,000
12/15/2021	\$ -			\$ 133,912.50		
6/15/2022	\$ 145,000		2.500%	\$ 133,912.50	\$ 412,825	\$ 6,990,000
12/15/2022				\$ 132,100.00		
6/15/2023	\$ 150,000		2.500%	\$ 132,100.00	\$ 414,200	\$ 6,840,000
12/15/2023				\$ 130,225.00		
6/15/2024	\$ 155,000		2.500%	\$ 130,225.00	\$ 415,450	\$ 6,685,000
12/15/2024				\$ 128,287.50		
6/15/2025	\$ 155,000		2.500%	\$ 128,287.50	\$ 411,575	\$ 6,530,000
12/15/2025				\$ 126,350.00		
6/15/2026	\$ 160,000		3.000%	\$ 126,350.00	\$ 412,700	\$ 6,370,000
12/15/2026				\$ 123,950.00		
6/15/2027	\$ 165,000		3.000%	\$ 123,950.00	\$ 412,900	\$ 6,205,000
12/15/2027				\$ 121,475.00		
6/15/2028	\$ 170,000		3.000%	\$ 121,475.00	\$ 412,950	\$ 6,035,000
12/15/2028				\$ 118,925.00		
6/15/2029	\$ 175,000		3.000%	\$ 118,925.00	\$ 412,850	\$ 5,860,000
12/15/2029				\$ 116,300.00		
6/15/2030	\$ 180,000		3.000%	\$ 116,300.00	\$ 412,600	\$ 5,680,000
12/15/2030				\$ 113,600.00		
6/15/2031	\$ 190,000		4.000%	\$ 113,600.00	\$ 417,200	\$ 5,490,000
12/15/2031				\$ 109,800.00		
6/15/2032	\$ 195,000		4.000%	\$ 109,800.00	\$ 414,600	\$ 5,295,000
12/15/2032				\$ 105,900.00		
6/15/2033	\$ 205,000		4.000%	\$ 105,900.00	\$ 416,800	\$ 5,090,000
12/15/2033				\$ 101,800.00		
6/15/2034	\$ 215,000		4.000%	\$ 101,800.00	\$ 418,600	\$ 4,875,000
12/15/2034				\$ 97,500.00		
6/15/2035	\$ 220,000		4.000%	\$ 97,500.00	\$ 415,000	\$ 4,655,000
12/15/2035				\$ 93,100.00		
6/15/2036	\$ 230,000		4.000%	\$ 93,100.00	\$ 416,200	\$ 4,425,000
12/15/2036				\$ 88,500.00		
6/15/2037	\$ 240,000		4.000%	\$ 88,500.00	\$ 417,000	\$ 4,185,000
12/15/2037				\$ 83,700.00		
6/15/2038	\$ 250,000		4.000%	\$ 83,700.00	\$ 417,400	\$ 3,935,000
12/15/2038				\$ 78,700.00		
6/15/2039	\$ 260,000		4.000%	\$ 78,700.00	\$ 417,400	\$ 3,675,000
12/15/2039				\$ 73,500.00		
6/15/2040	\$ 270,000		4.000%	\$ 73,500.00	\$ 417,000	\$ 3,405,000
12/15/2040				\$ 68,100.00		
6/15/2041	\$ 280,000		4.000%	\$ 68,100.00	\$ 416,200	\$ 3,125,000
12/15/2041				\$ 62,500.00		
6/15/2042	\$ 295,000		4.000%	\$ 62,500.00	\$ 420,000	\$ 2,830,000
12/15/2042				\$ 56,600.00		
6/15/2043	\$ 305,000		4.000%	\$ 56,600.00	\$ 418,200	\$ 2,525,000
12/15/2043				\$ 50,500.00		
6/15/2044	\$ 320,000		4.000%	\$ 50,500.00	\$ 421,000	\$ 2,205,000
12/15/2044				\$ 44,100.00		
6/15/2045	\$ 330,000		4.000%	\$ 44,100.00	\$ 418,200	\$ 1,875,000
12/15/2045				\$ 37,500.00		
6/15/2046	\$ 345,000		4.000%	\$ 37,500.00	\$ 420,000	\$ 1,530,000
12/15/2046				\$ 30,600.00		
6/15/2047	\$ 360,000		4.000%	\$ 30,600.00	\$ 421,200	\$ 1,170,000
12/15/2047				\$ 23,400.00		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2048		\$ 375,000	4.000%	\$ 23,400.00	\$ 421,800	\$ 795,000
12/15/2048				\$ 15,900.00		
6/15/2049		\$ 390,000	4.000%	\$ 15,900.00	\$ 421,800	\$ 405,000
12/15/2049				\$ 8,100.00		
6/15/2050		\$ 405,000	4.000%	\$ 8,100.00	\$ 421,200	\$ -
		\$ 7,275,000		\$ 5,148,067.99	\$ 12,423,068	

Timber Creek Southwest Community Development District

Debt Service Fund - Series 2021 Bonds - Budget

Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 11,080	\$ 26,592	\$ 25,262
Revenue Account	\$ -	\$ 16,950	\$ 40,679	\$ 38,645
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,210,545	\$ 1,103,144	\$ 1,210,545	\$ 1,210,545
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ -	\$ -	\$ -
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,210,545	\$ 1,131,174	\$ 1,277,816	\$ 1,274,453
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 440,000	\$ 450,000	\$ 450,000	\$ 465,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 703,810	\$ 349,320	\$ 693,353	\$ 682,601
Other Fees and Charges				
Discounts for Early Payment	\$ 45,752	\$ -	\$ 45,752	\$ 45,904
Operating Transfers Out	\$ -	\$ 11,080	\$ 11,080	\$ -
Total Expenditures and Other Uses	\$ 1,189,562	\$ 810,400	\$ 1,200,185	\$ 1,193,505
Net Increase/(Decrease) in Fund Balance	\$ 20,983	\$ 320,774	\$ 77,631	\$ 80,948
Fund Balance - Beginning	\$ 1,435,256	\$ 1,435,256	\$ 1,435,256	\$ 1,512,887
Fund Balance - Ending	\$ 1,456,238	\$ 1,756,030	\$ 1,512,887	\$ 1,593,835

Restricted Fund Balance:

Reserve Account Requirement \$ 576,533

Restricted for December 15, 2026 Principal & Interest Payment \$ 813,569

Total - Restricted Fund Balance: \$ 1,390,101

Description of Product	Number of Units	FY 2024 Rate	Actual Platted	FY 2025 Rate
Executive (50' - 59')	319	\$ 1,233.84	304	\$ 1,233.84
Manor (60' - 69')	319	\$ 1,469.79	309	\$ 1,469.79
Estate (70' - 80')	134	\$ 1,824.57	159	\$ 1,824.57
Twin Villa	28	\$ 962.97	28	\$ 962.97
Townhome	126	\$ 608.19	126	\$ 608.19
Total:	926		926	

Timber Creek Southwest Community Development District

Debt Service Fund - Series 2021

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 20,695,000	Varies			
12/15/2021				\$ 109,860.21		
6/15/2022				\$ 359,542.50	\$ 469,403	\$ 20,695,000
12/15/2022	\$ 430,000		2.350%	\$ 359,542.50		
6/15/2023				\$ 354,490.00	\$ 1,144,033	\$ 20,265,000
12/15/2023	\$ 440,000		2.350%	\$ 354,490.00		
6/15/2024				\$ 349,320.00	\$ 1,143,810	\$ 19,825,000
12/15/2024	\$ 450,000		2.350%	\$ 349,320.00		
6/15/2025				\$ 344,032.50	\$ 1,143,353	\$ 19,375,000
12/15/2025	\$ 465,000		2.350%	\$ 344,032.50		
6/15/2026				\$ 338,568.75	\$ 1,147,601	\$ 18,910,000
12/15/2026	\$ 475,000		2.350%	\$ 338,568.75		
6/15/2027				\$ 332,987.50	\$ 1,146,556	\$ 18,435,000
12/15/2027	\$ 485,000		3.000%	\$ 332,987.50		
6/15/2028				\$ 325,712.50	\$ 1,143,700	\$ 17,950,000
12/15/2028	\$ 500,000		3.000%	\$ 325,712.50		
6/15/2029				\$ 318,212.50	\$ 1,143,925	\$ 17,450,000
12/15/2029	\$ 515,000		3.000%	\$ 318,212.50		
6/15/2030				\$ 310,487.50	\$ 1,143,700	\$ 16,935,000
12/15/2030	\$ 530,000		3.000%	\$ 310,487.50		
6/15/2031				\$ 302,537.50	\$ 1,143,025	\$ 16,405,000
12/15/2031	\$ 545,000		3.000%	\$ 302,537.50		
6/15/2032				\$ 294,362.50	\$ 1,141,900	\$ 15,860,000
12/15/2032	\$ 560,000		3.300%	\$ 294,362.50		
6/15/2033				\$ 285,122.50	\$ 1,139,485	\$ 15,300,000
12/15/2033	\$ 580,000		3.300%	\$ 285,122.50		
6/15/2034				\$ 275,552.50	\$ 1,140,675	\$ 14,720,000
12/15/2034	\$ 600,000		3.300%	\$ 275,552.50		
6/15/2035				\$ 265,652.50	\$ 1,141,205	\$ 14,120,000
12/15/2035	\$ 620,000		3.300%	\$ 265,652.50		
6/15/2036				\$ 255,422.50	\$ 1,141,075	\$ 13,500,000
12/15/2036	\$ 640,000		3.300%	\$ 255,422.50		
6/15/2037				\$ 244,862.50	\$ 1,140,285	\$ 12,860,000
12/15/2037	\$ 660,000		3.300%	\$ 244,862.50		
6/15/2038				\$ 233,972.50	\$ 1,138,835	\$ 12,200,000
12/15/2038	\$ 680,000		3.300%	\$ 233,972.50		
6/15/2039				\$ 222,752.50	\$ 1,136,725	\$ 11,520,000
12/15/2039	\$ 705,000		3.300%	\$ 222,752.50		
6/15/2040				\$ 211,120.00	\$ 1,138,873	\$ 10,815,000
12/15/2040	\$ 730,000		3.300%	\$ 211,120.00		
6/15/2041				\$ 199,075.00	\$ 1,140,195	\$ 10,085,000
12/15/2041	\$ 750,000		3.300%	\$ 199,075.00		
6/15/2042				\$ 186,700.00	\$ 1,135,775	\$ 9,335,000
12/15/2042	\$ 775,000		4.000%	\$ 186,700.00		
6/15/2043				\$ 171,200.00	\$ 1,132,900	\$ 8,560,000
12/15/2043	\$ 810,000		4.000%	\$ 171,200.00		
6/15/2044				\$ 155,000.00	\$ 1,136,200	\$ 7,750,000
12/15/2044	\$ 840,000		4.000%	\$ 155,000.00		
6/15/2045				\$ 138,200.00	\$ 1,133,200	\$ 6,910,000

12/15/2045	\$	875,000	4.000%	\$	138,200.00		
6/15/2046				\$	120,700.00	\$	1,133,900
12/15/2046	\$	910,000	4.000%	\$	120,700.00		\$ 6,035,000
6/15/2047				\$	102,500.00	\$	1,133,200
12/15/2047	\$	945,000	4.000%	\$	102,500.00		\$ 5,125,000
6/15/2048				\$	83,600.00	\$	1,131,100
12/15/2048	\$	985,000	4.000%	\$	83,600.00		\$ 4,180,000
6/15/2049				\$	63,900.00	\$	1,132,500
12/15/2049	\$	1,025,000	4.000%	\$	63,900.00		\$ 3,195,000
6/15/2050				\$	43,400.00	\$	1,132,300
12/15/2050	\$	1,065,000	4.000%	\$	43,400.00		\$ 2,170,000
6/15/2051				\$	22,100.00	\$	1,130,500
12/15/2051	\$	1,105,000	4.000%	\$	22,100.00		\$ 1,105,000
							\$ -
				\$	13,932,032.71	\$	33,499,933

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL 33308

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

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

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 227,902	\$ 210,074	\$ 227,902	\$ 228,711
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 227,902	\$ 210,074	\$ 227,902	\$ 228,711
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ 200	\$ 1,200	\$ 1,200
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 44,100	\$ 22,050	\$ 44,100	\$ 48,000
Financial and Administrative				
Audit Services	\$ 5,600	\$ 5,600	\$ 5,600	\$ 5,700
Accounting Services	\$ 28,500	\$ 14,250	\$ 28,500	\$ 29,700
Assessment Roll Preparation	\$ 28,500	\$ 14,250	\$ 28,500	\$ 29,700
Arbitrage Rebate Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 4,000	\$ 752	\$ 2,500	\$ 2,500
Trustee Services	\$ 8,170	\$ 8,170	\$ 8,170	\$ 8,170
Dissemination Agent Services	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Property Appraiser Fees	\$ 1,400	\$ -	\$ 1,400	\$ 1,400
Bank Service Fees	\$ 100	\$ -	\$ 250	\$ 250
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 25	\$ -	\$ 100	\$ 100
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 1,750	\$ 300	\$ 1,800	\$ 2,400
Insurance	\$ 6,776	\$ 6,319	\$ 6,319	\$ 7,019
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding	\$ 50	\$ -	\$ 100	\$ 100
Office Supplies	\$ -	\$ -	\$ -	\$ -

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

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Legal Services				
General Counsel	\$ 5,000	\$ 539	\$ 5,000	\$ 5,000
Other General Government Services				
Engineering Services	\$ 5,000	\$ -	\$ -	\$ 5,000
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Reserves				
Reserve for Natural Disaster Cleanup & Restoration	\$ 71,750	\$ -	\$ 71,750	\$ 65,000
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 6,006	\$ -	\$ 6,006	\$ 6,297
Total Appropriations	\$ 227,902	\$ 73,605	\$ 222,470	\$ 228,711
Fund Balances:				
Change from Current Year Operations	\$ -	\$ 136,469	\$ 5,432	\$ -
Fund Balance - Beginning	\$ 86,843		\$ 86,843	\$ 164,025
Current Year Reserve Allocation	\$ 71,750		\$ 71,750	\$ 65,000
Total Fund Balance	\$ 158,593		\$ 164,025	\$ 229,025
Fund Balance - Allocations				
Extraordinary Capital/Operations Reserve	\$ 123,459		\$ 130,113	\$ 192,190
Operations Reserve	\$ 35,134		\$ 33,912	\$ 36,835
Total Fund Balance	\$ 158,593		\$ 164,025	\$ 229,025
Assessment Rate	\$ 173.31			\$ 173.92
Units Subject to Assessment	1315			1315
Cap Rate	\$ 208.00			\$ 208.00

Timber Creek Southwest Community Development District

Debt Service Fund - Series 2020 Bonds - Budget

Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 3,984	\$ 9,562	\$ 9,084
Revenue Account	\$ -	\$ 4,372	\$ 10,493	\$ 9,968
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 433,269	\$ 394,700	\$ 433,269	\$ 433,269
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ -	\$ -	\$ -
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 433,269	\$ 403,056	\$ 453,324	\$ 452,321
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 155,000	\$ -	\$ 155,000	\$ 160,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 256,575	\$ 128,288	\$ 256,575	\$ 252,700
Other Fees and Charges				
Discounts for Early Payment	\$ 16,463	\$ -	\$ 16,463	\$ 16,508
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 428,038	\$ 128,288	\$ 428,038	\$ 429,208
Net Increase/(Decrease) in Fund Balance	\$ 5,231	\$ 274,769	\$ 25,286	\$ 23,113
Fund Balance - Beginning	\$ 380,914	\$ 380,914	\$ 380,914	\$ 406,200
Fund Balance - Ending	\$ 386,145	\$ 655,682	\$ 406,200	\$ 429,313

Restricted Fund Balance:

Reserve Account Requirement	\$ 207,300
Restricted for December 15, 2026 Interest Payment	\$ 123,950
Total - Restricted Fund Balance:	\$ 331,250

Description of Product	Number of Units	FY 2025 Rate	FY 2026 Rate
Executive (50' - 59')	61	\$ 1,216.34	\$ 1,216.34
Manor (60' - 69')	48	\$ 1,469.74	\$ 1,469.74
Estate (70' - 80')	59	\$ 1,824.51	\$ 1,824.51
Twin Villa	131	\$ 962.93	\$ 962.93
Townhome	90	\$ 608.17	\$ 608.17
Total:	389		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,275,000	Varies			
12/15/2020				\$ 62,555.49		
6/15/2021	\$ 140,000		2.500%	\$ 135,662.50	\$ 338,218	\$ 7,135,000
12/15/2021	\$ -			\$ 133,912.50		
6/15/2022	\$ 145,000		2.500%	\$ 133,912.50	\$ 412,825	\$ 6,990,000
12/15/2022				\$ 132,100.00		
6/15/2023	\$ 150,000		2.500%	\$ 132,100.00	\$ 414,200	\$ 6,840,000
12/15/2023				\$ 130,225.00		
6/15/2024	\$ 155,000		2.500%	\$ 130,225.00	\$ 415,450	\$ 6,685,000
12/15/2024				\$ 128,287.50		
6/15/2025	\$ 155,000		2.500%	\$ 128,287.50	\$ 411,575	\$ 6,530,000
12/15/2025				\$ 126,350.00		
6/15/2026	\$ 160,000		3.000%	\$ 126,350.00	\$ 412,700	\$ 6,370,000
12/15/2026				\$ 123,950.00		
6/15/2027	\$ 165,000		3.000%	\$ 123,950.00	\$ 412,900	\$ 6,205,000
12/15/2027				\$ 121,475.00		
6/15/2028	\$ 170,000		3.000%	\$ 121,475.00	\$ 412,950	\$ 6,035,000
12/15/2028				\$ 118,925.00		
6/15/2029	\$ 175,000		3.000%	\$ 118,925.00	\$ 412,850	\$ 5,860,000
12/15/2029				\$ 116,300.00		
6/15/2030	\$ 180,000		3.000%	\$ 116,300.00	\$ 412,600	\$ 5,680,000
12/15/2030				\$ 113,600.00		
6/15/2031	\$ 190,000		4.000%	\$ 113,600.00	\$ 417,200	\$ 5,490,000
12/15/2031				\$ 109,800.00		
6/15/2032	\$ 195,000		4.000%	\$ 109,800.00	\$ 414,600	\$ 5,295,000
12/15/2032				\$ 105,900.00		
6/15/2033	\$ 205,000		4.000%	\$ 105,900.00	\$ 416,800	\$ 5,090,000
12/15/2033				\$ 101,800.00		
6/15/2034	\$ 215,000		4.000%	\$ 101,800.00	\$ 418,600	\$ 4,875,000
12/15/2034				\$ 97,500.00		
6/15/2035	\$ 220,000		4.000%	\$ 97,500.00	\$ 415,000	\$ 4,655,000
12/15/2035				\$ 93,100.00		
6/15/2036	\$ 230,000		4.000%	\$ 93,100.00	\$ 416,200	\$ 4,425,000
12/15/2036				\$ 88,500.00		
6/15/2037	\$ 240,000		4.000%	\$ 88,500.00	\$ 417,000	\$ 4,185,000
12/15/2037				\$ 83,700.00		
6/15/2038	\$ 250,000		4.000%	\$ 83,700.00	\$ 417,400	\$ 3,935,000
12/15/2038				\$ 78,700.00		
6/15/2039	\$ 260,000		4.000%	\$ 78,700.00	\$ 417,400	\$ 3,675,000
12/15/2039				\$ 73,500.00		
6/15/2040	\$ 270,000		4.000%	\$ 73,500.00	\$ 417,000	\$ 3,405,000
12/15/2040				\$ 68,100.00		
6/15/2041	\$ 280,000		4.000%	\$ 68,100.00	\$ 416,200	\$ 3,125,000
12/15/2041				\$ 62,500.00		
6/15/2042	\$ 295,000		4.000%	\$ 62,500.00	\$ 420,000	\$ 2,830,000
12/15/2042				\$ 56,600.00		
6/15/2043	\$ 305,000		4.000%	\$ 56,600.00	\$ 418,200	\$ 2,525,000
12/15/2043				\$ 50,500.00		
6/15/2044	\$ 320,000		4.000%	\$ 50,500.00	\$ 421,000	\$ 2,205,000
12/15/2044				\$ 44,100.00		
6/15/2045	\$ 330,000		4.000%	\$ 44,100.00	\$ 418,200	\$ 1,875,000
12/15/2045				\$ 37,500.00		
6/15/2046	\$ 345,000		4.000%	\$ 37,500.00	\$ 420,000	\$ 1,530,000
12/15/2046				\$ 30,600.00		
6/15/2047	\$ 360,000		4.000%	\$ 30,600.00	\$ 421,200	\$ 1,170,000
12/15/2047				\$ 23,400.00		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2048		\$ 375,000	4.000%	\$ 23,400.00	\$ 421,800	\$ 795,000
12/15/2048				\$ 15,900.00		
6/15/2049		\$ 390,000	4.000%	\$ 15,900.00	\$ 421,800	\$ 405,000
12/15/2049				\$ 8,100.00		
6/15/2050		\$ 405,000	4.000%	\$ 8,100.00	\$ 421,200	\$ -
		\$ 7,275,000		\$ 5,148,067.99	\$ 12,423,068	

Timber Creek Southwest Community Development District

Debt Service Fund - Series 2021 Bonds - Budget

Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 11,080	\$ 26,592	\$ 25,262
Revenue Account	\$ -	\$ 16,950	\$ 40,679	\$ 38,645
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,210,545	\$ 1,103,144	\$ 1,210,545	\$ 1,210,545
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ -	\$ -	\$ -
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,210,545	\$ 1,131,174	\$ 1,277,816	\$ 1,274,453
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 440,000	\$ 450,000	\$ 450,000	\$ 465,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 703,810	\$ 349,320	\$ 693,353	\$ 682,601
Other Fees and Charges				
Discounts for Early Payment	\$ 45,752	\$ -	\$ 45,752	\$ 45,904
Operating Transfers Out	\$ -	\$ 11,080	\$ 11,080	\$ -
Total Expenditures and Other Uses	\$ 1,189,562	\$ 810,400	\$ 1,200,185	\$ 1,193,505
Net Increase/(Decrease) in Fund Balance	\$ 20,983	\$ 320,774	\$ 77,631	\$ 80,948
Fund Balance - Beginning	\$ 1,435,256	\$ 1,435,256	\$ 1,435,256	\$ 1,512,887
Fund Balance - Ending	\$ 1,456,238	\$ 1,756,030	\$ 1,512,887	\$ 1,593,835

Restricted Fund Balance:

Reserve Account Requirement \$ 576,533

Restricted for December 15, 2026 Principal & Interest Payment \$ 813,569

Total - Restricted Fund Balance: \$ 1,390,101

Description of Product	Number of Units	FY 2024 Rate	Actual Platted	FY 2025 Rate
Executive (50' - 59')	319	\$ 1,233.84	304	\$ 1,233.84
Manor (60' - 69')	319	\$ 1,469.79	309	\$ 1,469.79
Estate (70' - 80')	134	\$ 1,824.57	159	\$ 1,824.57
Twin Villa	28	\$ 962.97	28	\$ 962.97
Townhome	126	\$ 608.19	126	\$ 608.19
Total:	926		926	

Timber Creek Southwest Community Development District

Debt Service Fund - Series 2021

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 20,695,000	Varies			
12/15/2021				\$ 109,860.21		
6/15/2022				\$ 359,542.50	\$ 469,403	\$ 20,695,000
12/15/2022	\$ 430,000		2.350%	\$ 359,542.50		
6/15/2023				\$ 354,490.00	\$ 1,144,033	\$ 20,265,000
12/15/2023	\$ 440,000		2.350%	\$ 354,490.00		
6/15/2024				\$ 349,320.00	\$ 1,143,810	\$ 19,825,000
12/15/2024	\$ 450,000		2.350%	\$ 349,320.00		
6/15/2025				\$ 344,032.50	\$ 1,143,353	\$ 19,375,000
12/15/2025	\$ 465,000		2.350%	\$ 344,032.50		
6/15/2026				\$ 338,568.75	\$ 1,147,601	\$ 18,910,000
12/15/2026	\$ 475,000		2.350%	\$ 338,568.75		
6/15/2027				\$ 332,987.50	\$ 1,146,556	\$ 18,435,000
12/15/2027	\$ 485,000		3.000%	\$ 332,987.50		
6/15/2028				\$ 325,712.50	\$ 1,143,700	\$ 17,950,000
12/15/2028	\$ 500,000		3.000%	\$ 325,712.50		
6/15/2029				\$ 318,212.50	\$ 1,143,925	\$ 17,450,000
12/15/2029	\$ 515,000		3.000%	\$ 318,212.50		
6/15/2030				\$ 310,487.50	\$ 1,143,700	\$ 16,935,000
12/15/2030	\$ 530,000		3.000%	\$ 310,487.50		
6/15/2031				\$ 302,537.50	\$ 1,143,025	\$ 16,405,000
12/15/2031	\$ 545,000		3.000%	\$ 302,537.50		
6/15/2032				\$ 294,362.50	\$ 1,141,900	\$ 15,860,000
12/15/2032	\$ 560,000		3.300%	\$ 294,362.50		
6/15/2033				\$ 285,122.50	\$ 1,139,485	\$ 15,300,000
12/15/2033	\$ 580,000		3.300%	\$ 285,122.50		
6/15/2034				\$ 275,552.50	\$ 1,140,675	\$ 14,720,000
12/15/2034	\$ 600,000		3.300%	\$ 275,552.50		
6/15/2035				\$ 265,652.50	\$ 1,141,205	\$ 14,120,000
12/15/2035	\$ 620,000		3.300%	\$ 265,652.50		
6/15/2036				\$ 255,422.50	\$ 1,141,075	\$ 13,500,000
12/15/2036	\$ 640,000		3.300%	\$ 255,422.50		
6/15/2037				\$ 244,862.50	\$ 1,140,285	\$ 12,860,000
12/15/2037	\$ 660,000		3.300%	\$ 244,862.50		
6/15/2038				\$ 233,972.50	\$ 1,138,835	\$ 12,200,000
12/15/2038	\$ 680,000		3.300%	\$ 233,972.50		
6/15/2039				\$ 222,752.50	\$ 1,136,725	\$ 11,520,000
12/15/2039	\$ 705,000		3.300%	\$ 222,752.50		
6/15/2040				\$ 211,120.00	\$ 1,138,873	\$ 10,815,000
12/15/2040	\$ 730,000		3.300%	\$ 211,120.00		
6/15/2041				\$ 199,075.00	\$ 1,140,195	\$ 10,085,000
12/15/2041	\$ 750,000		3.300%	\$ 199,075.00		
6/15/2042				\$ 186,700.00	\$ 1,135,775	\$ 9,335,000
12/15/2042	\$ 775,000		4.000%	\$ 186,700.00		
6/15/2043				\$ 171,200.00	\$ 1,132,900	\$ 8,560,000
12/15/2043	\$ 810,000		4.000%	\$ 171,200.00		
6/15/2044				\$ 155,000.00	\$ 1,136,200	\$ 7,750,000
12/15/2044	\$ 840,000		4.000%	\$ 155,000.00		
6/15/2045				\$ 138,200.00	\$ 1,133,200	\$ 6,910,000

12/15/2045	\$	875,000	4.000%	\$	138,200.00		
6/15/2046				\$	120,700.00	\$	1,133,900 \$ 6,035,000
12/15/2046	\$	910,000	4.000%	\$	120,700.00		
6/15/2047				\$	102,500.00	\$	1,133,200 \$ 5,125,000
12/15/2047	\$	945,000	4.000%	\$	102,500.00		
6/15/2048				\$	83,600.00	\$	1,131,100 \$ 4,180,000
12/15/2048	\$	985,000	4.000%	\$	83,600.00		
6/15/2049				\$	63,900.00	\$	1,132,500 \$ 3,195,000
12/15/2049	\$	1,025,000	4.000%	\$	63,900.00		
6/15/2050				\$	43,400.00	\$	1,132,300 \$ 2,170,000
12/15/2050	\$	1,065,000	4.000%	\$	43,400.00		
6/15/2051				\$	22,100.00	\$	1,130,500 \$ 1,105,000
12/15/2051	\$	1,105,000	4.000%	\$	22,100.00		\$ -
				\$	13,932,032.71	\$	33,499,933

RESOLUTION 2025-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the District is located in Lee County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” the Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

RESOLUTION 2025 - 6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law; and

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Lee County Property Appraiser.

Direct Bill Assessments. Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

RESOLUTION 2025 - 6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, as authorized to be prepared by the District Manager, is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Timber Creek Southwest Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. 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 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Timber Creek Southwest Community Development District.

RESOLUTION 2025 - 6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

PASSED AND ADOPTED by the Board of Supervisors of the Timber Creek Southwest Community Development District, Lee County, Florida, this 19th day of June 2025.

ATTEST:

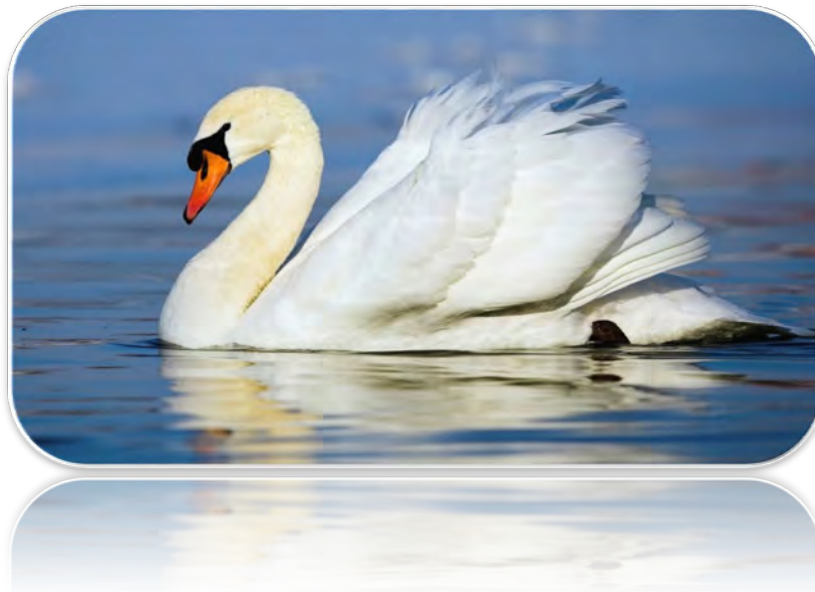
**TIMBER CREEK SOUTHWEST COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairperson

Exhibit A: Fiscal Year 2026 Proposed Budget

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2026

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL 33308

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

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

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 227,902	\$ 210,074	\$ 227,902	\$ 228,711
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 227,902	\$ 210,074	\$ 227,902	\$ 228,711
Appropriations				
Legislative				
Board of Supervisor's Fees	\$ -	\$ 200	\$ 1,200	\$ 1,200
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -
Executive				
Professional - Management	\$ 44,100	\$ 22,050	\$ 44,100	\$ 48,000
Financial and Administrative				
Audit Services	\$ 5,600	\$ 5,600	\$ 5,600	\$ 5,700
Accounting Services	\$ 28,500	\$ 14,250	\$ 28,500	\$ 29,700
Assessment Roll Preparation	\$ 28,500	\$ 14,250	\$ 28,500	\$ 29,700
Arbitrage Rebate Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Other Contractual Services				
Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 4,000	\$ 752	\$ 2,500	\$ 2,500
Trustee Services	\$ 8,170	\$ 8,170	\$ 8,170	\$ 8,170
Dissemination Agent Services	\$ 10,000	\$ -	\$ 10,000	\$ 10,000
Property Appraiser Fees	\$ 1,400	\$ -	\$ 1,400	\$ 1,400
Bank Service Fees	\$ 100	\$ -	\$ 250	\$ 250
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services				
Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 25	\$ -	\$ 100	\$ 100
Rentals and Leases				
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 1,750	\$ 300	\$ 1,800	\$ 2,400
Insurance	\$ 6,776	\$ 6,319	\$ 6,319	\$ 7,019
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175
Printing and Binding	\$ 50	\$ -	\$ 100	\$ 100
Office Supplies	\$ -	\$ -	\$ -	\$ -

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

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Legal Services				
General Counsel	\$ 5,000	\$ 539	\$ 5,000	\$ 5,000
Other General Government Services				
Engineering Services	\$ 5,000	\$ -	\$ -	\$ 5,000
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Reserves				
Reserve for Natural Disaster Cleanup & Restoration	\$ 71,750	\$ -	\$ 71,750	\$ 65,000
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 6,006	\$ -	\$ 6,006	\$ 6,297
Total Appropriations	\$ 227,902	\$ 73,605	\$ 222,470	\$ 228,711
Fund Balances:				
Change from Current Year Operations	\$ -	\$ 136,469	\$ 5,432	\$ -
Fund Balance - Beginning	\$ 86,843		\$ 86,843	\$ 164,025
Current Year Reserve Allocation	\$ 71,750		\$ 71,750	\$ 65,000
Total Fund Balance	\$ 158,593		\$ 164,025	\$ 229,025
Fund Balance - Allocations				
Extraordinary Capital/Operations Reserve	\$ 123,459		\$ 130,113	\$ 192,190
Operations Reserve	\$ 35,134		\$ 33,912	\$ 36,835
Total Fund Balance	\$ 158,593		\$ 164,025	\$ 229,025
Assessment Rate	\$ 173.31			\$ 173.92
Units Subject to Assessment	1315			1315
Cap Rate	\$ 208.00			\$ 208.00

Timber Creek Southwest Community Development District

Debt Service Fund - Series 2020 Bonds - Budget

Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 3,984	\$ 9,562	\$ 9,084
Revenue Account	\$ -	\$ 4,372	\$ 10,493	\$ 9,968
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 433,269	\$ 394,700	\$ 433,269	\$ 433,269
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ -	\$ -	\$ -
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 433,269	\$ 403,056	\$ 453,324	\$ 452,321
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 155,000	\$ -	\$ 155,000	\$ 160,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 256,575	\$ 128,288	\$ 256,575	\$ 252,700
Other Fees and Charges				
Discounts for Early Payment	\$ 16,463	\$ -	\$ 16,463	\$ 16,508
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 428,038	\$ 128,288	\$ 428,038	\$ 429,208
Net Increase/(Decrease) in Fund Balance	\$ 5,231	\$ 274,769	\$ 25,286	\$ 23,113
Fund Balance - Beginning	\$ 380,914	\$ 380,914	\$ 380,914	\$ 406,200
Fund Balance - Ending	\$ 386,145	\$ 655,682	\$ 406,200	\$ 429,313

Restricted Fund Balance:

Reserve Account Requirement	\$ 207,300
Restricted for December 15, 2026 Interest Payment	\$ 123,950
Total - Restricted Fund Balance:	\$ 331,250

Description of Product	Number of Units	FY 2025 Rate	FY 2026 Rate
Executive (50' - 59')	61	\$ 1,216.34	\$ 1,216.34
Manor (60' - 69')	48	\$ 1,469.74	\$ 1,469.74
Estate (70' - 80')	59	\$ 1,824.51	\$ 1,824.51
Twin Villa	131	\$ 962.93	\$ 962.93
Townhome	90	\$ 608.17	\$ 608.17
Total:	389		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,275,000	Varies			
12/15/2020				\$ 62,555.49		
6/15/2021	\$ 140,000		2.500%	\$ 135,662.50	\$ 338,218	\$ 7,135,000
12/15/2021	\$ -			\$ 133,912.50		
6/15/2022	\$ 145,000		2.500%	\$ 133,912.50	\$ 412,825	\$ 6,990,000
12/15/2022				\$ 132,100.00		
6/15/2023	\$ 150,000		2.500%	\$ 132,100.00	\$ 414,200	\$ 6,840,000
12/15/2023				\$ 130,225.00		
6/15/2024	\$ 155,000		2.500%	\$ 130,225.00	\$ 415,450	\$ 6,685,000
12/15/2024				\$ 128,287.50		
6/15/2025	\$ 155,000		2.500%	\$ 128,287.50	\$ 411,575	\$ 6,530,000
12/15/2025				\$ 126,350.00		
6/15/2026	\$ 160,000		3.000%	\$ 126,350.00	\$ 412,700	\$ 6,370,000
12/15/2026				\$ 123,950.00		
6/15/2027	\$ 165,000		3.000%	\$ 123,950.00	\$ 412,900	\$ 6,205,000
12/15/2027				\$ 121,475.00		
6/15/2028	\$ 170,000		3.000%	\$ 121,475.00	\$ 412,950	\$ 6,035,000
12/15/2028				\$ 118,925.00		
6/15/2029	\$ 175,000		3.000%	\$ 118,925.00	\$ 412,850	\$ 5,860,000
12/15/2029				\$ 116,300.00		
6/15/2030	\$ 180,000		3.000%	\$ 116,300.00	\$ 412,600	\$ 5,680,000
12/15/2030				\$ 113,600.00		
6/15/2031	\$ 190,000		4.000%	\$ 113,600.00	\$ 417,200	\$ 5,490,000
12/15/2031				\$ 109,800.00		
6/15/2032	\$ 195,000		4.000%	\$ 109,800.00	\$ 414,600	\$ 5,295,000
12/15/2032				\$ 105,900.00		
6/15/2033	\$ 205,000		4.000%	\$ 105,900.00	\$ 416,800	\$ 5,090,000
12/15/2033				\$ 101,800.00		
6/15/2034	\$ 215,000		4.000%	\$ 101,800.00	\$ 418,600	\$ 4,875,000
12/15/2034				\$ 97,500.00		
6/15/2035	\$ 220,000		4.000%	\$ 97,500.00	\$ 415,000	\$ 4,655,000
12/15/2035				\$ 93,100.00		
6/15/2036	\$ 230,000		4.000%	\$ 93,100.00	\$ 416,200	\$ 4,425,000
12/15/2036				\$ 88,500.00		
6/15/2037	\$ 240,000		4.000%	\$ 88,500.00	\$ 417,000	\$ 4,185,000
12/15/2037				\$ 83,700.00		
6/15/2038	\$ 250,000		4.000%	\$ 83,700.00	\$ 417,400	\$ 3,935,000
12/15/2038				\$ 78,700.00		
6/15/2039	\$ 260,000		4.000%	\$ 78,700.00	\$ 417,400	\$ 3,675,000
12/15/2039				\$ 73,500.00		
6/15/2040	\$ 270,000		4.000%	\$ 73,500.00	\$ 417,000	\$ 3,405,000
12/15/2040				\$ 68,100.00		
6/15/2041	\$ 280,000		4.000%	\$ 68,100.00	\$ 416,200	\$ 3,125,000
12/15/2041				\$ 62,500.00		
6/15/2042	\$ 295,000		4.000%	\$ 62,500.00	\$ 420,000	\$ 2,830,000
12/15/2042				\$ 56,600.00		
6/15/2043	\$ 305,000		4.000%	\$ 56,600.00	\$ 418,200	\$ 2,525,000
12/15/2043				\$ 50,500.00		
6/15/2044	\$ 320,000		4.000%	\$ 50,500.00	\$ 421,000	\$ 2,205,000
12/15/2044				\$ 44,100.00		
6/15/2045	\$ 330,000		4.000%	\$ 44,100.00	\$ 418,200	\$ 1,875,000
12/15/2045				\$ 37,500.00		
6/15/2046	\$ 345,000		4.000%	\$ 37,500.00	\$ 420,000	\$ 1,530,000
12/15/2046				\$ 30,600.00		
6/15/2047	\$ 360,000		4.000%	\$ 30,600.00	\$ 421,200	\$ 1,170,000
12/15/2047				\$ 23,400.00		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2048		\$ 375,000	4.000%	\$ 23,400.00	\$ 421,800	\$ 795,000
12/15/2048				\$ 15,900.00		
6/15/2049		\$ 390,000	4.000%	\$ 15,900.00	\$ 421,800	\$ 405,000
12/15/2049				\$ 8,100.00		
6/15/2050		\$ 405,000	4.000%	\$ 8,100.00	\$ 421,200	\$ -
		\$ 7,275,000		\$ 5,148,067.99	\$ 12,423,068	

Timber Creek Southwest Community Development District

Debt Service Fund - Series 2021 Bonds - Budget

Fiscal Year 2026

Description	Fiscal Year 2025 Budget	Actual at 3/3/2025	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ 11,080	\$ 26,592	\$ 25,262
Revenue Account	\$ -	\$ 16,950	\$ 40,679	\$ 38,645
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,210,545	\$ 1,103,144	\$ 1,210,545	\$ 1,210,545
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ -	\$ -	\$ -
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,210,545	\$ 1,131,174	\$ 1,277,816	\$ 1,274,453
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 440,000	\$ 450,000	\$ 450,000	\$ 465,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 703,810	\$ 349,320	\$ 693,353	\$ 682,601
Other Fees and Charges				
Discounts for Early Payment	\$ 45,752	\$ -	\$ 45,752	\$ 45,904
Operating Transfers Out	\$ -	\$ 11,080	\$ 11,080	\$ -
Total Expenditures and Other Uses	\$ 1,189,562	\$ 810,400	\$ 1,200,185	\$ 1,193,505
Net Increase/(Decrease) in Fund Balance	\$ 20,983	\$ 320,774	\$ 77,631	\$ 80,948
Fund Balance - Beginning	\$ 1,435,256	\$ 1,435,256	\$ 1,435,256	\$ 1,512,887
Fund Balance - Ending	\$ 1,456,238	\$ 1,756,030	\$ 1,512,887	\$ 1,593,835

Restricted Fund Balance:

Reserve Account Requirement \$ 576,533

Restricted for December 15, 2026 Principal & Interest Payment \$ 813,569

Total - Restricted Fund Balance: \$ 1,390,101

Description of Product	Number of Units	FY 2024 Rate	Actual Platted	FY 2025 Rate
Executive (50' - 59')	319	\$ 1,233.84	304	\$ 1,233.84
Manor (60' - 69')	319	\$ 1,469.79	309	\$ 1,469.79
Estate (70' - 80')	134	\$ 1,824.57	159	\$ 1,824.57
Twin Villa	28	\$ 962.97	28	\$ 962.97
Townhome	126	\$ 608.19	126	\$ 608.19
Total:	926		926	

Timber Creek Southwest Community Development District

Debt Service Fund - Series 2021

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 20,695,000	Varies			
12/15/2021				\$ 109,860.21		
6/15/2022				\$ 359,542.50	\$ 469,403	\$ 20,695,000
12/15/2022		\$ 430,000	2.350%	\$ 359,542.50		
6/15/2023				\$ 354,490.00	\$ 1,144,033	\$ 20,265,000
12/15/2023		\$ 440,000	2.350%	\$ 354,490.00		
6/15/2024				\$ 349,320.00	\$ 1,143,810	\$ 19,825,000
12/15/2024		\$ 450,000	2.350%	\$ 349,320.00		
6/15/2025				\$ 344,032.50	\$ 1,143,353	\$ 19,375,000
12/15/2025		\$ 465,000	2.350%	\$ 344,032.50		
6/15/2026				\$ 338,568.75	\$ 1,147,601	\$ 18,910,000
12/15/2026		\$ 475,000	2.350%	\$ 338,568.75		
6/15/2027				\$ 332,987.50	\$ 1,146,556	\$ 18,435,000
12/15/2027		\$ 485,000	3.000%	\$ 332,987.50		
6/15/2028				\$ 325,712.50	\$ 1,143,700	\$ 17,950,000
12/15/2028		\$ 500,000	3.000%	\$ 325,712.50		
6/15/2029				\$ 318,212.50	\$ 1,143,925	\$ 17,450,000
12/15/2029		\$ 515,000	3.000%	\$ 318,212.50		
6/15/2030				\$ 310,487.50	\$ 1,143,700	\$ 16,935,000
12/15/2030		\$ 530,000	3.000%	\$ 310,487.50		
6/15/2031				\$ 302,537.50	\$ 1,143,025	\$ 16,405,000
12/15/2031		\$ 545,000	3.000%	\$ 302,537.50		
6/15/2032				\$ 294,362.50	\$ 1,141,900	\$ 15,860,000
12/15/2032		\$ 560,000	3.300%	\$ 294,362.50		
6/15/2033				\$ 285,122.50	\$ 1,139,485	\$ 15,300,000
12/15/2033		\$ 580,000	3.300%	\$ 285,122.50		
6/15/2034				\$ 275,552.50	\$ 1,140,675	\$ 14,720,000
12/15/2034		\$ 600,000	3.300%	\$ 275,552.50		
6/15/2035				\$ 265,652.50	\$ 1,141,205	\$ 14,120,000
12/15/2035		\$ 620,000	3.300%	\$ 265,652.50		
6/15/2036				\$ 255,422.50	\$ 1,141,075	\$ 13,500,000
12/15/2036		\$ 640,000	3.300%	\$ 255,422.50		
6/15/2037				\$ 244,862.50	\$ 1,140,285	\$ 12,860,000
12/15/2037		\$ 660,000	3.300%	\$ 244,862.50		
6/15/2038				\$ 233,972.50	\$ 1,138,835	\$ 12,200,000
12/15/2038		\$ 680,000	3.300%	\$ 233,972.50		
6/15/2039				\$ 222,752.50	\$ 1,136,725	\$ 11,520,000
12/15/2039		\$ 705,000	3.300%	\$ 222,752.50		
6/15/2040				\$ 211,120.00	\$ 1,138,873	\$ 10,815,000
12/15/2040		\$ 730,000	3.300%	\$ 211,120.00		
6/15/2041				\$ 199,075.00	\$ 1,140,195	\$ 10,085,000
12/15/2041		\$ 750,000	3.300%	\$ 199,075.00		
6/15/2042				\$ 186,700.00	\$ 1,135,775	\$ 9,335,000
12/15/2042		\$ 775,000	4.000%	\$ 186,700.00		
6/15/2043				\$ 171,200.00	\$ 1,132,900	\$ 8,560,000
12/15/2043		\$ 810,000	4.000%	\$ 171,200.00		
6/15/2044				\$ 155,000.00	\$ 1,136,200	\$ 7,750,000
12/15/2044		\$ 840,000	4.000%	\$ 155,000.00		
6/15/2045				\$ 138,200.00	\$ 1,133,200	\$ 6,910,000

12/15/2045	\$ 875,000	4.000%	\$ 138,200.00		
6/15/2046			\$ 120,700.00	\$ 1,133,900	\$ 6,035,000
12/15/2046	\$ 910,000	4.000%	\$ 120,700.00		
6/15/2047			\$ 102,500.00	\$ 1,133,200	\$ 5,125,000
12/15/2047	\$ 945,000	4.000%	\$ 102,500.00		
6/15/2048			\$ 83,600.00	\$ 1,131,100	\$ 4,180,000
12/15/2048	\$ 985,000	4.000%	\$ 83,600.00		
6/15/2049			\$ 63,900.00	\$ 1,132,500	\$ 3,195,000
12/15/2049	\$ 1,025,000	4.000%	\$ 63,900.00		
6/15/2050			\$ 43,400.00	\$ 1,132,300	\$ 2,170,000
12/15/2050	\$ 1,065,000	4.000%	\$ 43,400.00		
6/15/2051			\$ 22,100.00	\$ 1,130,500	\$ 1,105,000
12/15/2051	\$ 1,105,000	4.000%	\$ 22,100.00		\$ -
			\$ 13,932,032.71	\$ 33,499,933	

RESOLUTION 2025-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, in accordance with the provisions of Chapter 189.415, *Florida Statutes*, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.

- a) **Date:** The third Thursday of each month for Fiscal Year 2026, which covers the period October 1, 2025 through September 30, 2026.

The Fiscal Year 2026 Board Meeting Dates

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

- b) **Time:** 9:30 A.M.
- c) **Location:** Lennar Homes
10461 Six Mile Cypress Highway
Fort Myers, Florida 33966

RESOLUTION 2025-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District, by and through its District Manager, may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 3. 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 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Timber Creek Southwest Community Development District.

PASSED AND ADOPTED by the Board of Supervisors of the Timber Creek Southwest Community Development District, Lee County, Florida this 19th day of June 2025.

ATTEST:

**TIMBER CREEK SOUTHWEST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Scott Edwards, Chairman

J.P. WARD AND ASSOCIATES, LLC.

2301 N.E. 37th ST
FORT LAUDERDALE FL 33308

Lee County – Community Development Districts
FLORIDA

04/15/2025

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2025
Esplanade Lake Club	1,115
Ibis Landing	164
Miromar Lakes	1,344
Palermo	669
Timber Creek Southwest	1,544

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: James P. Ward jimward@jpwardassociates.com Phone: 954-658-4900

Cc: Cori Dissinger coridissinger@jpwardassociates.com Phone: 407-913-3545

Cc: Katey Selchan katherineselchan@jpwardassociates.com

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

June 19, 2025

Memorandum

To: Board of Supervisors

From: District Manager

RE: HB7013 -Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY

Goal 2.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 2.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 2.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

James P. Ward, District Manager

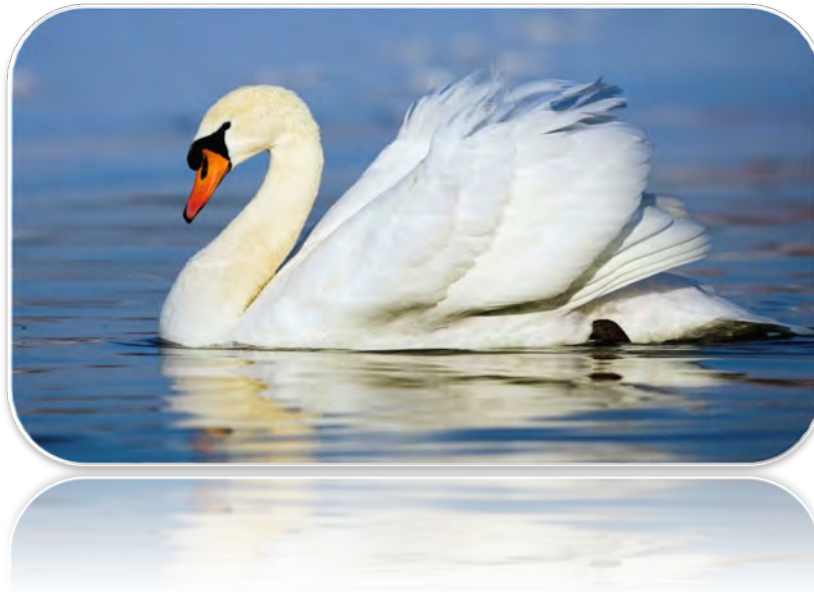
Date

Name: _____

Chairperson / Vice-Chairperson

Date

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 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 March 31, 2025

	Governmental Funds							
	Debt Service Funds		Debt Service Funds	Capital Project Fund	Account Groups		Totals (Memorandum Only)	
	General Fund	Series 2020	Series 2021	Series 2021	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 226,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,130
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	\$ -
Principal Account	-	-	-	-	-	-	-	\$ -
Sinking Fund Account	-	-	-	-	-	-	-	\$ -
Reserve Account	-	207,300	576,533	-	-	-	-	\$ 783,833
Revenue Account	-	455,777	1,198,088	-	-	-	-	\$ 1,653,865
Capitalized Interest	-	-	-	-	-	-	-	\$ -
Prepayment Account	-	-	-	-	-	-	-	\$ -
General Redemption Account	-	18	-	-	-	-	-	\$ 18
Construction Account	-	-	-	40,072	-	-	-	\$ 40,072
Cost of Issuance Account	-	-	-	-	-	-	-	\$ -
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	2,437,716	-	-	2,437,716
Amount to be Provided by Debt Service Funds	-	-	-	-	23,622,284	-	-	23,622,284
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	5,549,282	5,549,282
Total Assets	\$ 226,130	\$ 663,095	\$ 1,774,621	\$ 40,072	\$ 26,060,000	\$ 5,549,282	\$ 5,549,282	\$ 34,313,199

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending March 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	-	-	-	-	155,000	-	155,000
Series 2021	-	-	-	-	465,000	-	465,000
Long Term							
Series 2020	-	-	-	-	6,530,000	-	6,530,000
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>\$ 26,060,000</u>	<u>\$ -</u>	<u>\$ 27,419,256</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	-	282,181	339,365	13,668	-	-	4,394,298
Unassigned							
Beginning: October 1, 2024 (Unaudited)	82,812	-	-	-	-	-	82,812
Results from Current Operations	143,318	-	-	-	-	-	143,318
Total Fund Equity and Other Credits	<u>\$ 226,130</u>	<u>\$ 663,095</u>	<u>\$ 1,774,621</u>	<u>\$ (1,319,184)</u>	<u>\$ -</u>	<u>\$ 5,549,282</u>	<u>\$ 6,893,943</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 226,130</u>	<u>\$ 663,095</u>	<u>\$ 1,774,621</u>	<u>\$ 40,072</u>	<u>\$ 26,060,000</u>	<u>\$ 5,549,282</u>	<u>\$ 34,313,199</u>

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

Description	October	November	December	January	February	March	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	212,892	227,902	93%
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	\$ 212,892	\$ 221,896	96%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's Fees	-	-	200	-	-	-	200	-	0%
Executive									
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	22,050	44,100	50%
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	14,250	28,500	50%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	2,375	14,250	28,500	50%
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	-	-	-	-	-	-	-	10,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	1,400	0%
Bank Service Fees	-	-	-	-	-	-	-	100	0%

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

Description	October	November	December	January	February	March	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	-	-	539	5,000	11%
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	69,574	221,896	31%
Total Expenditures and Other Uses:	\$ 14,744	\$ 12,739	\$ 10,147	\$ 11,494.5	\$ 12,025	\$ 8,425	\$ 69,574	\$ 221,896	31%
Net Increase/ (Decrease) in Fund Balance	(14,121)	3,331	174,933	(7,214)	(8,004)	(5,607)	143,318	-	
Fund Balance - Beginning	82,812	68,691	72,022	246,956	239,741	231,737	82,812	82,812	
Fund Balance - Ending	\$ 68,691	\$ 72,022	\$ 246,956	\$ 239,741	\$ 231,737	\$ 226,130	\$ 226,130	\$ 82,812	

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

Description	October	November	December	January	February	March	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	4,660	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	717	704	671	950	1,329	1,443	5,815	-	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	399,994	433,269	92%
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	410,469	\$ 416,806	98%
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2020	-	-	-	-	-	-	-	155,000	0%
Principal Debt Service - Early Redemptions									
Series 2020	-	-	-	-	-	-	-	-	0%
Interest Expense									
Series 2020	-	-	128,288	-	-	-	128,288	256,575	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 128,288	\$ -	\$ -	\$ -	128,288	\$ 411,575	31%
Net Increase/ (Decrease) in Fund Balance	2,746	31,731	220,897	9,763	9,631	7,413	282,181	5,231	
Fund Balance - Beginning	380,914	383,660	415,391	636,288	646,051	655,683	380,914	380,914	
Fund Balance - Ending	\$ 383,660	\$ 415,391	\$ 636,288	\$ 646,051	\$ 655,683	\$ 663,095	663,095	\$ 386,145	

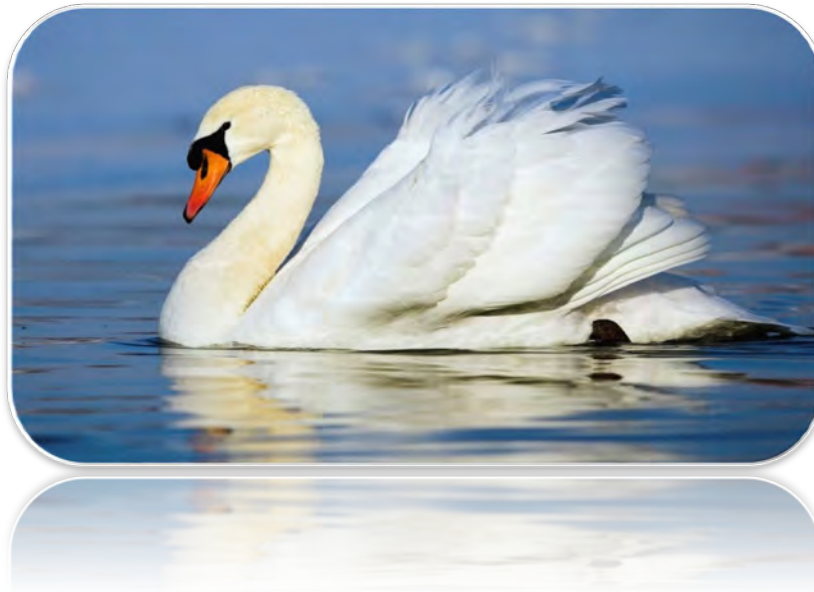
Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2025

Description	October	November	December	January	February	March	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	12,958	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Revenue Account	3,551	3,468	3,264	3,208	3,459	3,794	20,744	-	0%
Capitalized Interest Account	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments									
Special Assessments - On Roll	3,273	84,387	971,895	22,477	21,113	14,796	1,117,941	1,210,545	92%
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	\$ 1,151,643	\$ 1,164,811	99%
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	-	-	-	349,320	693,353	50%
Operating Transfers Out (To Other Funds)	2,385	2,318	2,153	2,145	2,079	1,878	12,958	-	0%
Total Expenditures and Other Uses:	\$ 2,385	\$ 2,318	\$ 801,473	\$ 2,145	\$ 2,079	\$ 1,878	\$ 812,278	\$ 1,143,353	71%
Net Increase/ (Decrease) in Fund Balance	6,823	87,855	175,840	25,685	24,572	18,591	339,365	21,458	
Fund Balance - Beginning	1,435,256	1,442,079	1,529,934	1,705,773	1,731,458	1,756,030	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	\$ 1,774,621	\$ 1,456,714	

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

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income									
Construction Account	101	116	116	124	129	123	710	-	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	12,958	-	0%
Total Revenue and Other Sources:	\$ 2,486	\$ 2,434	\$ 2,269	\$ 2,269	\$ 2,208	\$ 2,001	\$ 13,668	\$ -	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	-	-	-	-	-	-	-	-	
Capital Outlay									
Electrical	-	-	-	-	-	-	-	-	
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	 \$ 13,668	 -	
Fund Balance - Beginning	(1,332,852)	(1,330,366)	(1,327,932)	(1,325,663)	(1,323,394)	(1,321,186)	\$ (1,332,852)	\$ -	
Fund Balance - Ending	\$ (1,330,366)	\$ (1,327,932)	\$ (1,325,663)	\$ (1,323,394)	\$ (1,321,186)	\$ (1,319,184)	\$ (1,319,184)	\$ -	

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 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 April 30, 2025

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds	Capital Project Fund	Account Groups			
	General Fund	Series 2020	Series 2021	Series 2021	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 226,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,157
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	\$ -
Principal Account	-	-	-	-	-	-	-	\$ -
Sinking Fund Account	-	-	-	-	-	-	-	\$ -
Reserve Account	-	207,300	576,533	-	-	-	-	\$ 783,833
Revenue Account	-	474,599	1,248,332	-	-	-	-	\$ 1,722,930
Capitalized Interest	-	-	-	-	-	-	-	\$ -
Prepayment Account	-	-	-	-	-	-	-	\$ -
General Redemption Account	-	18	-	-	-	-	-	\$ 18
Construction Account	-	-	-	42,295	-	-	-	\$ 42,295
Cost of Issuance Account	-	-	-	-	-	-	-	\$ -
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	2,506,781	-	-	2,506,781
Amount to be Provided by Debt Service Funds	-	-	-	-	23,553,219	-	-	23,553,219
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	5,549,282	5,549,282
Total Assets	\$ 226,157	\$ 681,917	\$ 1,824,864	\$ 42,295	\$ 26,060,000	\$ 5,549,282	\$ 5,549,282	\$ 34,384,516

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending April 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	-	-	-	-	155,000	-	155,000
Series 2021	-	-	-	-	465,000	-	465,000
Long Term							
Series 2020	-	-	-	-	6,530,000	-	6,530,000
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>\$ 26,060,000</u>	<u>\$ -</u>	<u>\$ 27,419,256</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	-	301,003	389,608	15,891	-	-	4,465,587
Unassigned							
Beginning: October 1, 2024 (Unaudited)	82,812	-	-	-	-	-	82,812
Results from Current Operations	143,346	-	-	-	-	-	143,346
Total Fund Equity and Other Credits	<u>\$ 226,157</u>	<u>\$ 681,917</u>	<u>\$ 1,824,864</u>	<u>\$ (1,316,961)</u>	<u>\$ -</u>	<u>\$ 5,549,282</u>	<u>\$ 6,965,259</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 226,157</u>	<u>\$ 681,917</u>	<u>\$ 1,824,864</u>	<u>\$ 42,295</u>	<u>\$ 26,060,000</u>	<u>\$ 5,549,282</u>	<u>\$ 34,384,516</u>

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

Description	October	November	December	January	February	March	April	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	221,643	227,902	97%
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	\$ 221,643	\$ 221,896	100%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's Fees	-	-	200	-	-	-	200	400	-	0%
Executive										
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	3,675	25,725	44,100	58%
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	16,625	28,500	58%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	16,625	28,500	58%
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	-	-	-	-	-	-	-	-	10,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	1,400	0%
Bank Service Fees	-	-	-	-	-	-	-	-	100	0%

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

Description	October	November	December	January	February	March	April	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	638	5,000	13%
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	78,298	221,896	35%
Total Expenditures and Other Uses:	\$ 14,744	\$ 12,739	\$ 10,147	\$ 11,494.5	\$ 12,025	\$ 8,425	\$ 8,724	\$ 78,298	\$ 221,896	35%
Net Increase/ (Decrease) in Fund Balance	(14,121)	3,331	174,933	(7,214)	(8,004)	(5,607)	28	143,346	-	
Fund Balance - Beginning	82,812	68,691	72,022	246,956	239,741	231,737	226,130	82,812	82,812	
Fund Balance - Ending	\$ 68,691	\$ 72,022	\$ 246,956	\$ 239,741	\$ 231,737	\$ 226,130	\$ 226,157	\$ 226,157	\$ 82,812	

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

Description	October	November	December	January	February	March	April	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	5,407	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	717	704	671	950	1,329	1,443	1,631	7,447	-	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	416,437	433,269	96%
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	429,291	\$ 416,806	103%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2020	-	-	-	-	-	-	-	-	155,000	0%
Principal Debt Service - Early Redemptions										
Series 2020	-	-	-	-	-	-	-	-	-	0%
Interest Expense										
Series 2020	-	-	128,288	-	-	-	-	128,288	256,575	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 128,288	\$ -	\$ -	\$ -	\$ -	128,288	\$ 411,575	31%
Net Increase/ (Decrease) in Fund Balance	2,746	31,731	220,897	9,763	9,631	7,413	18,822	301,003	5,231	
Fund Balance - Beginning	380,914	383,660	415,391	636,288	646,051	655,683	663,095	380,914	380,914	
Fund Balance - Ending	\$ 383,660	\$ 415,391	\$ 636,288	\$ 646,051	\$ 655,683	\$ 663,095	\$ 681,917	681,917	\$ 386,145	

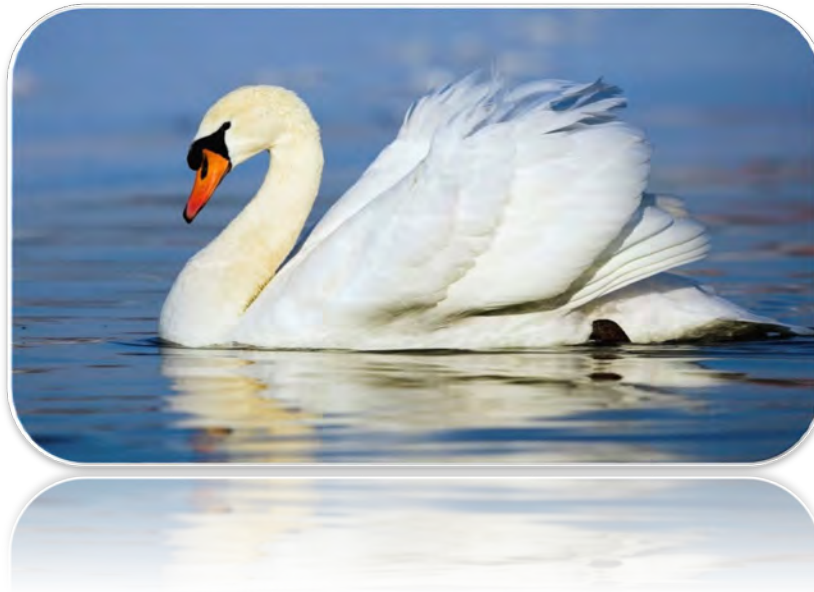
Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	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	15,037	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	3,551	3,468	3,264	3,208	3,459	3,794	4,287	25,031	-	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	1,163,897	1,210,545	96%
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	\$ 1,203,965	\$ 1,164,811	103%
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	-	-	-	-	349,320	693,353	50%
Operating Transfers Out (To Other Funds)	2,385	2,318	2,153	2,145	2,079	1,878	2,079	15,037	-	0%
Total Expenditures and Other Uses:	\$ 2,385	\$ 2,318	\$ 801,473	\$ 2,145	\$ 2,079	\$ 1,878	\$ 2,079	\$ 814,357	\$ 1,143,353	71%
Net Increase/ (Decrease) in Fund Balance	6,823	87,855	175,840	25,685	24,572	18,591	50,243	389,608	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	1,435,256	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	\$ 1,824,864	\$ 1,456,714	

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

Description	October	November	December	January	February	March	April	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	853	-	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	15,037	-	0%
Total Revenue and Other Sources:	<u>\$ 2,486</u>	<u>\$ 2,434</u>	<u>\$ 2,269</u>	<u>\$ 2,269</u>	<u>\$ 2,208</u>	<u>\$ 2,001</u>	<u>\$ 2,223</u>	<u>\$ 15,891</u>	<u>\$ -</u>	<u>0%</u>
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:	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	2,486	2,434	2,269	2,269	2,208	2,001	2,223	\$ 15,891	-	
Fund Balance - Beginning	(1,332,852)	(1,330,366)	(1,327,932)	(1,325,663)	(1,323,394)	(1,321,186)	(1,319,184)	\$ (1,332,852)	\$ -	
Fund Balance - Ending	<u><u>\$ (1,330,366)</u></u>	<u><u>\$ (1,327,932)</u></u>	<u><u>\$ (1,325,663)</u></u>	<u><u>\$ (1,323,394)</u></u>	<u><u>\$ (1,321,186)</u></u>	<u><u>\$ (1,319,184)</u></u>	<u><u>\$ (1,316,961)</u></u>	<u><u>\$ (1,316,961)</u></u>	<u><u>\$ -</u></u>	

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 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 May 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	\$ 214,401	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,401
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	\$ -
Principal Account	-	-	-	-	-	-	-	\$ -
Sinking Fund Account	-	-	-	-	-	-	-	\$ -
Reserve Account	-	207,300	576,533	-	-	-	-	\$ 783,833
Revenue Account	-	479,760	1,260,463	-	-	-	-	\$ 1,740,223
Capitalized Interest	-	-	-	-	-	-	-	\$ -
Prepayment Account	-	-	-	-	-	-	-	\$ -
General Redemption Account	-	18	-	-	-	-	-	\$ 18
Construction Account	-	-	-	44,455	-	-	-	\$ 44,455
Cost of Issuance Account	-	-	-	-	-	-	-	\$ -
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	2,524,074	-	-	2,524,074
Amount to be Provided by Debt Service Funds	-	-	-	-	23,535,926	-	-	23,535,926
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	5,549,282	5,549,282
Total Assets	\$ 214,401	\$ 687,079	\$ 1,836,995	\$ 44,455	\$ 26,060,000	\$ 5,549,282	\$ 5,549,282	\$ 34,392,212

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending May 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	-	-	-	-	155,000	-	155,000
Series 2021	-	-	-	-	465,000	-	465,000
Long Term							
Series 2020	-	-	-	-	6,530,000	-	6,530,000
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>\$ 26,060,000</u>	<u>\$ -</u>	<u>\$ 27,419,256</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	-	306,165	401,739	18,050	-	-	4,485,039
Unassigned							
Beginning: October 1, 2024 (Unaudited)	82,812	-	-	-	-	-	82,812
Results from Current Operations	131,589	-	-	-	-	-	131,589
Total Fund Equity and Other Credits	<u>\$ 214,401</u>	<u>\$ 687,079</u>	<u>\$ 1,836,995</u>	<u>\$ (1,314,802)</u>	<u>\$ -</u>	<u>\$ 5,549,282</u>	<u>\$ 6,972,956</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 214,401</u>	<u>\$ 687,079</u>	<u>\$ 1,836,995</u>	<u>\$ 44,455</u>	<u>\$ 26,060,000</u>	<u>\$ 5,549,282</u>	<u>\$ 34,392,212</u>

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

Description	October	November	December	January	February	March	April	May	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	223,140	227,902	98%
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	\$ 223,140	\$ 221,896	101%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's Fees	-	-	200	-	-	-	200	-	400	-	0%
Executive											
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	3,675	3,675	29,400	44,100	67%
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	19,000	28,500	67%
Assessment Roll Services	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	19,000	28,500	67%
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 May 31, 2025

Description	October	November	December	January	February	March	April	May	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	-	638	5,000	13%
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	91,551	221,896	41%
Total Expenditures and Other Uses:	\$ 14,744	\$ 12,739	\$ 10,147	\$ 11,494.5	\$ 12,025	\$ 8,425	\$ 8,724	\$ 13,253	\$ 91,551	\$ 221,896	41%
Net Increase/ (Decrease) in Fund Balance	(14,121)	3,331	174,933	(7,214)	(8,004)	(5,607)	28	(11,756)	131,589	-	
Fund Balance - Beginning	82,812	68,691	72,022	246,956	239,741	231,737	226,130	226,157	82,812	82,812	
Fund Balance - Ending	\$ 68,691	\$ 72,022	\$ 246,956	\$ 239,741	\$ 231,737	\$ 226,130	\$ 226,157	\$ 214,401	\$ 214,401	\$ 82,812	

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

Description	October	November	December	January	February	March	April	May	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	6,131	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	717	704	671	950	1,329	1,443	1,631	1,626	9,072	-	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	419,249	433,269	97%
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	434,453	\$ 416,806	104%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2020	-	-	-	-	-	-	-	-	-	155,000	0%
Principal Debt Service - Early Redemptions											
Series 2020	-	-	-	-	-	-	-	-	-	-	0%
Interest Expense											
Series 2020	-	-	128,288	-	-	-	-	-	128,288	256,575	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 128,288	\$ -	\$ -	\$ -	\$ -	\$ -	128,288	\$ 411,575	31%
Net Increase/ (Decrease) in Fund Balance	2,746	31,731	220,897	9,763	9,631	7,413	18,822	5,162	306,165	5,231	
Fund Balance - Beginning	380,914	383,660	415,391	636,288	646,051	655,683	663,095	681,917	380,914	380,914	
Fund Balance - Ending	\$ 383,660	\$ 415,391	\$ 636,288	\$ 646,051	\$ 655,683	\$ 663,095	\$ 681,917	\$ 687,079	687,079	\$ 386,145	

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

Description	October	November	December	January	February	March	April	May	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	17,050	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	0%
Revenue Account	3,551	3,468	3,264	3,208	3,459	3,794	4,287	4,271	29,302	-	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	1,171,757	1,210,545	97%
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	\$ 1,218,109	\$ 1,164,811	105%
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	-	-	-	-	-	349,320	693,353	50%
Operating Transfers Out (To Other Funds)	2,385	2,318	2,153	2,145	2,079	1,878	2,079	2,012	17,050	-	0%
Total Expenditures and Other Uses:	\$ 2,385	\$ 2,318	\$ 801,473	\$ 2,145	\$ 2,079	\$ 1,878	\$ 2,079	\$ 2,012	\$ 816,370	\$ 1,143,353	71%
Net Increase/ (Decrease) in Fund Balance	6,823	87,855	175,840	25,685	24,572	18,591	50,243	12,131	401,739	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	1,435,256	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	\$ 1,836,995	\$ 1,456,714	

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

Description	October	November	December	January	February	March	April	May	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	1,001	-	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	17,050	-	0%
Total Revenue and Other Sources:	\$ 2,486	\$ 2,434	\$ 2,269	\$ 2,269	\$ 2,208	\$ 2,001	\$ 2,223	\$ 2,160	\$ 18,050	\$ -	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	\$ 18,050	-	
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)	\$ (1,332,852)	\$ -	
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)	\$ (1,314,802)	\$ -	