

Timber Creek Southwest

Community Development District

*Financial Statements
February 28, 2026*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

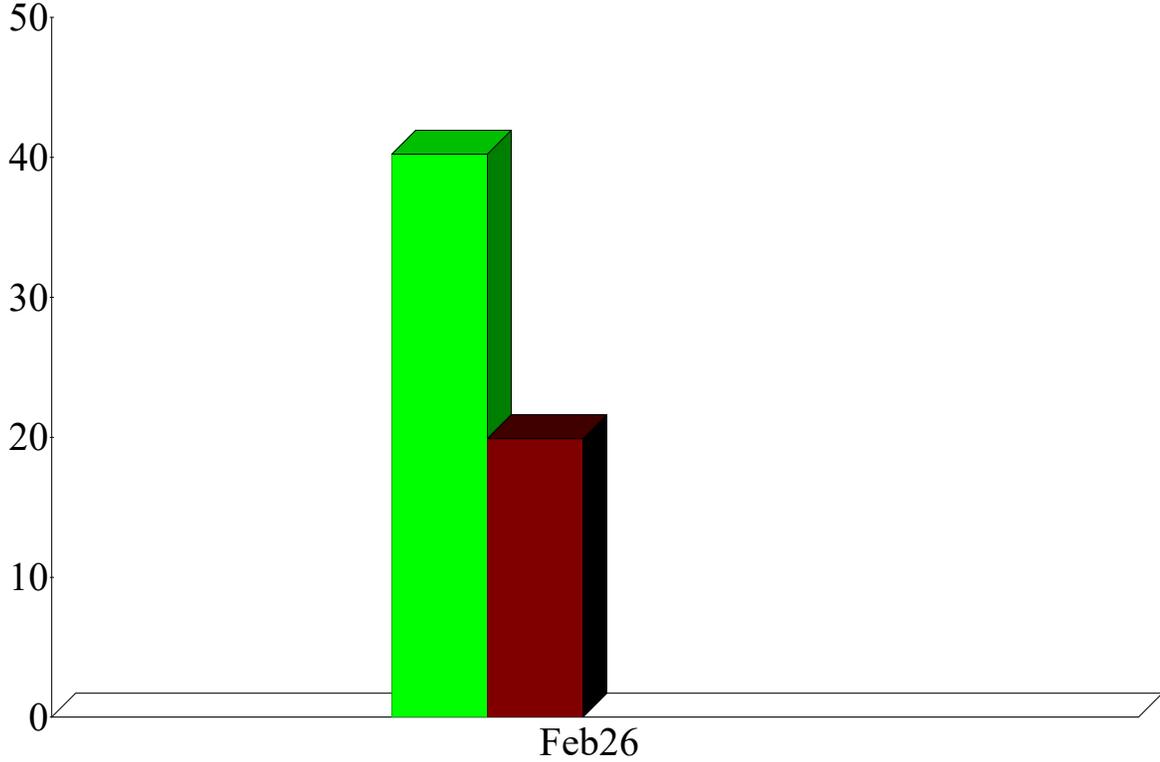
Timber Creek Southwest Community Development District

Income and Expense by Month

February 2026

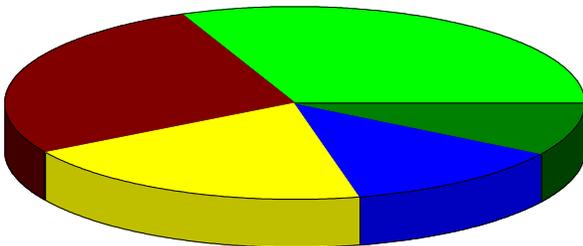


\$ in 1,000's



Expense Summary February 2026

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



By Account