

# Timber Creek Southwest

Community Development District

## *Financial Statements March 31, 2026*

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# TABLE OF CONTENTS

*Timber Creek Southwest Community Development District*

*Monthly Financial Statements*

Balance Sheet – All Funds	1-2
Statement of Revenue, Expenditures and Changes in Fund Balance	
General Fund	3-4
Debt Service Fund	
Series 2020	5
Series 2021	6
Capital Projects Fund	
Series 2021	7
Income & Expense Graph – All Funds	8

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

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

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

	Governmental Funds						Account Groups		Totals (Memorandum Only)	
	General Fund		Debt Service Funds		Capital Project Fund		General Long Term Debt	General Fixed Assets		
		Series 2020	Series 2021	Series 2021	Series 2021					
<b>Liabilities</b>										
Accounts Payable	\$	-	\$	-	\$	-	\$	-	\$	-
Due to Other Funds										-
General Fund		-	-	-	-	-	-	-		-
Debt Service Fund(s)		-	-	-	-	-	-	-		-
Developer Advances		-	-	-	1,359,256	-	-	-		1,359,256
Bonds Payable										
Current Portion (Due within 12 months)										
Series 2020		-	-	-	-	160,000	-	-		160,000
Series 2021		-	-	-	-	475,000	-	-		475,000
Long Term										
Series 2020		-	-	-	-	\$6,370,000	-	-		6,370,000
Series 2021		-	-	-	-	\$18,430,000	-	-		18,430,000
<b>Total Liabilities</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,359,256</b>	<b>\$</b>	<b>25,435,000</b>	<b>\$</b>	<b>-</b>
<b>Fund Equity and Other Credits</b>										
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		-	287,368	334,969	11,757	-	-	-		4,393,179
Unassigned										
Beginning: October 1, 2025 (Unaudited)		174,141	-	-	-	-	-	-		174,141
Additions for Extraordinary Capital/Operations		32,500	-	-	-	-	-	-		32,500
Results from Current Operations		40,868	-	-	-	-	-	-		40,868
<b>Total Fund Equity and Other Credits</b>	<b>\$</b>	<b>247,509</b>	<b>\$</b>	<b>703,312</b>	<b>\$</b>	<b>1,856,427</b>	<b>\$</b>	<b>(1,294,114)</b>	<b>\$</b>	<b>-</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$</b>	<b>247,509</b>	<b>\$</b>	<b>703,312</b>	<b>\$</b>	<b>1,856,427</b>	<b>\$</b>	<b>25,435,000</b>	<b>\$</b>	<b>5,259,923</b>
										<b>\$</b>
										<b>33,567,313</b>

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

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

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

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

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

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

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

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

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

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

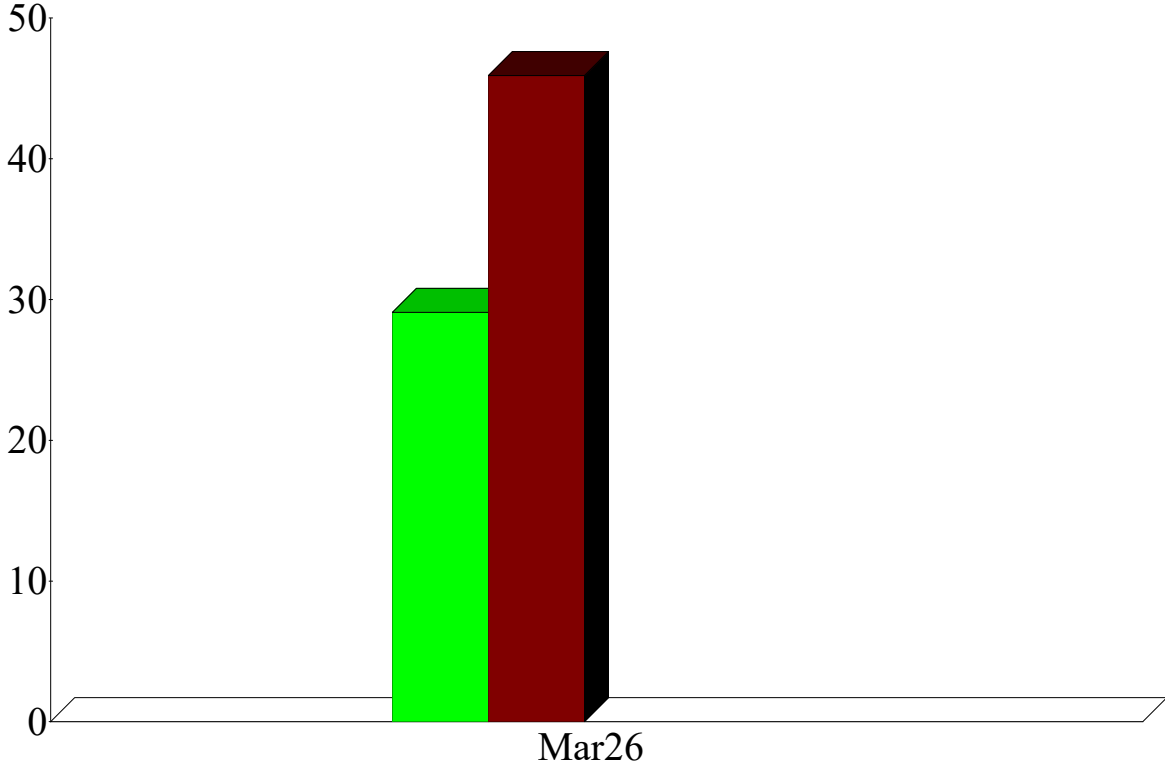
# Timber Creek Southwest Community Development District

## Income and Expense by Month

March 2026

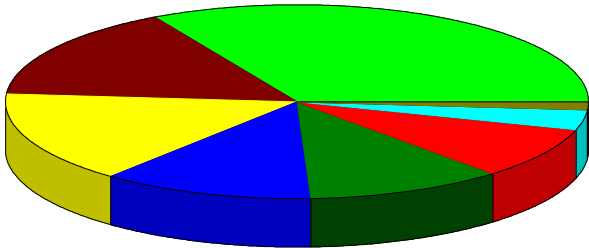


\$ in 1,000's



### Expense Summary March 2026

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



By Account