

Timber Creek Southwest

Community Development District

Financial Statements April 30, 2026

PFM Management Services, LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Phone: (954) 658-4900

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Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending April 30, 2026

	Governmental Funds						Account Groups		Totals (Memorandum Only)	
	General Fund	Debt Service Funds		Capital Project Fund	General Long	General Fixed				
		Series 2020	Series 2021	Series 2021	Term Debt	Assets				
Assets										
Cash and Investments										
General Fund										
Truist - Checking Account	\$	233,164	\$	-	\$	-	\$	-	\$	233,164
Debt Service Fund										
Reserve Account		-	207,300	576,400	-	-			783,700	
Revenue Account		-	498,074	1,283,815	-	-			1,781,889	
Prepayment Account		-	-	-	-	-			-	
General Redemption Account		-	19	-	-	-			19	
Construction Account		-	-	-	67,047	-			67,047	
Due from Other Funds										
General Fund		-	8,699	24,314	-	-			33,013	
Debt Service Fund(s)		-	-	-	-	-			-	
Accounts Receivable										
Amount Available in Debt Service Funds		-	-	-	-	2,598,621			2,598,621	
Amount to be Provided by Debt Service Funds		-	-	-	-	22,836,379			22,836,379	
Investment in General Fixed Assets (net of depreciation)		-	-	-	-	-	5,259,923		5,259,923	
Total Assets	\$	233,164	\$	714,092	\$	1,884,530	\$	67,047	\$	25,435,000
							\$	5,259,923	\$	33,593,755

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending April 30, 2026

	Governmental Funds						Account Groups		Totals (Memorandum Only)
	General Fund	Debt Service Funds		Capital Project Fund		General Long	General Fixed		
		Series 2020	Series 2021	Series 2021	Series 2021	Term Debt	Assets		
Liabilities									
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									-
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	33,013	-	-	-	-	-	-	-	33,013
Developer Advances	-	-	-	-	1,359,256	-	-	-	1,359,256
Bonds Payable									
 Current Portion (Due within 12 months)									
Series 2020	-	-	-	-	-	160,000	-	-	160,000
Series 2021	-	-	-	-	-	475,000	-	-	475,000
 Long Term									
Series 2020	-	-	-	-	-	\$6,370,000	-	-	6,370,000
Series 2021	-	-	-	-	-	\$18,430,000	-	-	18,430,000
Total Liabilities	\$ 33,013	\$ -	\$ -	\$ -	\$ 1,359,256	\$ 25,435,000	\$ -	\$ -	\$ 26,827,269
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	-	298,148	363,071	13,662	-	-	-	-	4,433,966
 Unassigned									
Beginning: October 1, 2025 (Unaudited)	174,141	-	-	-	-	-	-	-	174,141
Additions for Extraordinary Capital/Operations	37,917	-	-	-	-	-	-	-	37,917
Results from Current Operations	(11,907)	-	-	-	-	-	-	-	(11,907)
Total Fund Equity and Other Credits	\$ 200,151	\$ 714,092	\$ 1,884,530	\$ (1,292,210)	\$ -	\$ -	\$ 5,259,923	\$ -	\$ 6,766,485
Total Liabilities, Fund Equity and Other Credits	\$ 233,164	\$ 714,092	\$ 1,884,530	\$ 67,047	\$ 25,435,000	\$ -	\$ 5,259,923	\$ -	\$ 33,593,755

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 103,600	0%
Special Assessment Revenue				
Special Assessments - On-Roll	4,643	220,311	228,711	96%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(6,297)	0%
Total Revenue and Other Sources	\$ 4,643	\$ 220,311	\$ 326,014	68%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	200	600	1,200	50%
Executive				
Professional Management	4,000	28,000	48,000	58%
Financial and Administrative				
Audit Services	-	5,700	5,700	100%
Accounting Services	2,475	17,325	29,700	58%
Assessment Roll Services	2,475	17,325	29,700	58%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	2,703	3,023	2,500	121%
Trustee Services	-	4,246	8,170	52%
Dissemination Agent Services	-	750	10,000	8%
Bond Amortization	-	100	-	0%
Property Appraiser Fees	-	1,315	1,400	94%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	786	100	786%
Computer Services - Website Development	-	1,200	2,400	50%
Insurance				
	-	7,199	7,019	103%
Printing & Binding				
	-	1,446	100	1446%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	119	4,558	5,000	91%
Other General Government Services				
Engineering Services	1,910	8,980	5,000	180%
Lee County RE Taxes	-	20	-	0%
Sub-Total	13,882	103,748	157,414	66%

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Stormwater Mangement Services				
Professional Management				
Asset Management	3,133	4,669	7,000	67%
Repairs & Maintenance				
Lake System				
Aeration Systems	12,431	18,581	18,000	103%
Aquatic Weed Control	2,520	38,600	53,000	73%
Control Structures, Catch Basings, & Outfalls	7,800	7,800	5,000	156%
Littoral Shelf - Invasive Plant Ctrl/Monitoring	-	-	18,000	0%
Preserve Services				
Repairs & Maintenance	3,000	3,000	2,600	115%
Contingencies				
	-	-	-	0%
Sub-Total	28,884	72,650	103,600	70%
Landscaping Services				
Repairs & Maintenance				
Fence Maintenance	2,410	2,410	-	0%
Landscape Lighting	4,582	4,582	-	0%
Pressure Washing	1,554	1,554	-	0%
Capital Outlay				
		-		0%
Front & Back Gate Landscape Improvements	-	-	-	0%
Back Gate Monument Improvements	-	-	-	0%
Fence Replacement	690	9,357	-	0%
Sub-Total	9,236	17,903	-	0%
Reserve Allocations				
Extraordinary Capital/Operation	5,417	37,917	65,000	58%
Total Expenditures and Other Uses	\$ 57,418	\$ 232,217	\$ 326,014	71%
Net Increase/ (Decrease) in Fund Balance				
	(52,775)	(11,907)	-	
Fund Balance - Beginning	247,509	174,141	174,141	
Additions to Extraordinary Cap/Oper Reserve	5,417	37,917	65,000	
Fund Balance - Ending	\$ 200,151	\$ 200,151	\$ 239,141	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	616	4,457	9,084	49%
Revenue Account	1,466	7,294	9,968	73%
Special Assessment Revenue				
Special Assessments - On Roll	8,699	412,747	433,269	95%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,508)	0%
Total Revenue and Other Sources	\$ 10,780	424,498	\$ 435,813	97%
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	10,780	298,148	23,113	
Fund Balance - Beginning	703,312	415,943	415,943	
Fund Balance - Ending	\$ 714,092	714,092	\$ 439,056	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,712	12,392	25,262	49%
Revenue Account	3,788	23,427	38,645	61%
Special Assessment Revenue				
Special Assessments - On Roll	24,314	1,153,727	1,210,545	95%
Other Fees and Charges				
Discounts for Early Payment	-	-	(45,904)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 29,814	\$ 1,189,546	\$ 1,228,548	97%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021	-	465,000	465,000	100%
Principal Debt Service - Early Redemptions				
Series 2021	-	5,000	-	0%
Interest Expense				
Series 2021	-	344,083	682,600	50%
Intragovernmental Transfer Out	1,712	12,392	-	0%
Total Expenditures and Other Uses	\$ 1,712	\$ 826,475	\$ 1,147,600	72%
Net Increase/ (Decrease) in Fund Balance	28,103	363,071	80,948	
Fund Balance - Beginning	1,856,427	1,521,458	1,521,458	
Fund Balance - Ending	\$ 1,884,530	\$ 1,884,530	\$ 1,602,406	

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2026

Description	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	193	1,270	-	0%
Intragovernmental Transfer In	1,712	12,392	-	0%
Total Revenue and Other Sources	<u>\$ 1,905</u>	<u>\$ 13,662</u>	<u>\$ -</u>	<u>0%</u>
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0%</u>
Net Increase/ (Decrease) in Fund Balance	1,905	\$ 13,662	-	
Fund Balance - Beginning	(1,294,114)	\$ (1,305,871)	\$ -	
Fund Balance - Ending	<u>\$ (1,292,210)</u>	<u>\$ (1,292,210)</u>	<u>\$ -</u>	

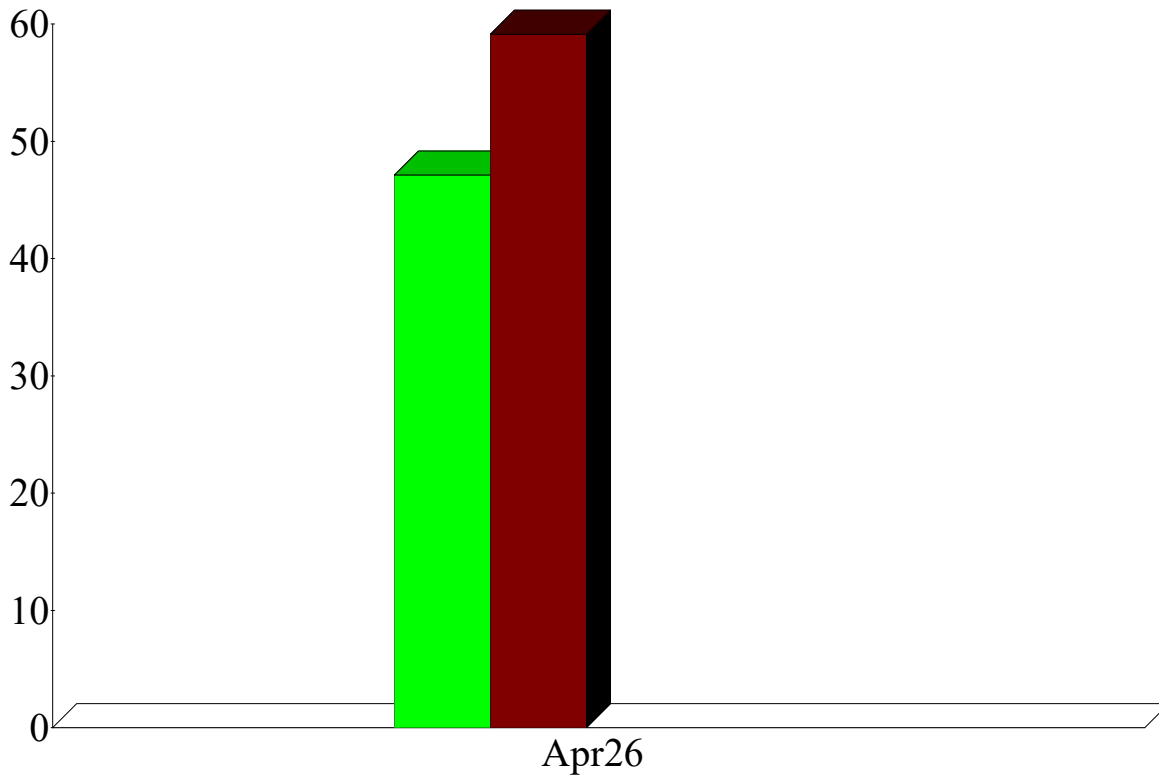
Timber Creek Southwest Community Development District

Income and Expense by Month

April 2026

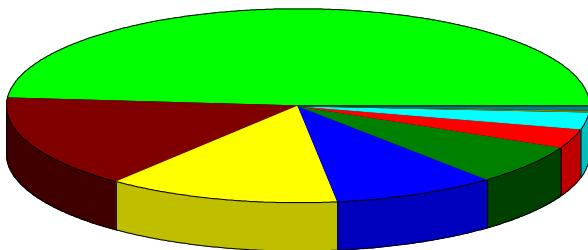


\$ in 1,000's



Expense Summary April 2026

5380000 · Stormwater Manage	48.85%
5790000 · Landscaping	15.62
5130000 · Financial and Adminis	12.94
9099000 · Reserve Allocations	9.16
5120000 · Executive	6.76
5190000 · Other General Governn	3.23
5810000 · Interfund Transfer Out	2.89
5110000 · Legislative	0.34
5140000 · Legal Services	0.20
Total	\$59,129.82



By Account