

Timber Creek Southwest

Community Development District

Financial Statements May 31, 2026

PFM Management Services, LLC
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Timber Creek Southwest Community Development District
Balance Sheet
Through May 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					
Assets									
Cash and Investments									
General Fund									
Truist - Checking Account	\$ 169,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169,311
Debt Service Fund									
Reserve Account	-	207,300	576,100	-	-	-	-	-	783,400
Revenue Account	-	510,913	1,317,727	-	-	-	-	-	1,828,640
Prepayment Account	-	-	300	-	-	-	-	-	300
General Redemption Account	-	19	-	-	-	-	-	-	19
Construction Account	-	-	-	68,896	-	-	-	-	68,896
Due from Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Accounts Receivable									
Amount Available in Debt Service Funds	-	-	-	-	2,612,359	-	-	-	2,612,359
Amount to be Provided by Debt Service Funds	-	-	-	-	22,822,641	-	-	-	22,822,641
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	5,259,923	-	-	5,259,923
Total Assets	\$ 169,311	\$ 718,232	\$ 1,894,127	\$ 68,896	\$ 25,435,000	\$ 5,259,923	\$ -	\$ -	\$ 33,545,489

Timber Creek Southwest Community Development District
Balance Sheet
Through May 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					
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		-		-		-		\$18,430,000		18,430,000
Total Liabilities	\$	-	\$	-	\$	1,359,256	\$	25,435,000	\$	26,794,256
Fund Equity and Other Credits										
Investment in General Fixed Assets		-		-		-				5,259,923
Fund Balance										
Restricted										
Beginning: October 1, 2025 (Unaudited)		-		415,943		1,521,458		(1,305,871)		-
Results from Current Operations		-		302,289		372,669		15,511		-
Unassigned										
Beginning: October 1, 2025 (Unaudited)		174,141		-		-		-		-
Additions for Extraordinary Capital/Operations		43,333		-		-		-		-
Results from Current Operations		(48,163)		-		-		-		-
Total Fund Equity and Other Credits	\$	169,311	\$	718,232	\$	1,894,127	\$	(1,290,361)	\$	5,259,923
Total Liabilities, Fund Equity and Other Credits	\$	169,311	\$	718,232	\$	1,894,127	\$	25,435,000	\$	33,545,489

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

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 103,600	0%
Special Assessment Revenue				
Special Assessments - On-Roll	1,128	221,439	228,711	97%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(6,297)	0%
Total Revenue and Other Sources	\$ 1,128	\$ 221,439	\$ 326,014	68%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	600	1,200	50%
Executive				
Professional Management	4,000	32,000	48,000	67%
Financial and Administrative				
Audit Services	-	5,700	5,700	100%
Accounting Services	2,475	19,800	29,700	67%
Assessment Roll Services	2,475	19,800	29,700	67%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	-	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	911	1,697	100	1697%
Computer Services - Website Development	1,200	2,400	2,400	100%
Insurance				
	-	7,199	7,019	103%
Printing & Binding				
	2,171	3,617	100	3617%
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	-	4,558	5,000	91%
Other General Government Services				
Engineering Services	943	9,923	5,000	198%
Lee County RE Taxes	-	20	-	0%
Sub-Total	14,175	117,923	157,414	75%

Prepared by:

PFM Management Services LLC

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

Description	May	Year to Date	Total Annual Budget	% of Budget
Stormwater Mangement Services				
Professional Management				
Asset Management	4,033	8,702	7,000	124%
Repairs & Maintenance				
 Lake System				
Aeration Systems	-	18,581	18,000	103%
Aquatic Weed Control	2,520	41,120	53,000	78%
Control Structures, Catch Basings, & Outfalls	-	7,800	5,000	156%
Littoral Shelf - Invasive Plant Ctrl/Monitoring	-	-	18,000	0%
 Preserve Services				
Repairs & Maintenance	-	3,000	2,600	115%
Contingencies	11,030	11,030	-	0%
Sub-Total	17,583	90,233	103,600	87%
Landscaping Services				
Repairs & Maintenance				
Fence Maintenance		2,410	-	0%
Landscape Lighting	210	4,792	-	0%
Pressure Washing		1,554	-	0%
Capital Outlay				
Front & Back Gate Landscape Improvements		-	-	0%
Back Gate Monument Improvements		-	-	0%
Fence Replacement		9,357	-	0%
Sub-Total	28,823	18,113	-	0%
Reserve Allocations				
Extraordinary Capital/Operation	5,417	43,333	65,000	67%
Total Expenditures and Other Uses	\$ 37,175	\$ 269,602	\$ 326,014	83%
Net Increase/ (Decrease) in Fund Balance	(36,046)	(48,163)	-	
Fund Balance - Beginning	200,151	174,141	174,141	
Additions to Extraordinary Cap/Oper Reserve	5,417	43,333	65,000	
Fund Balance - Ending	\$ 169,521	\$ 169,311	\$ 239,141	

Prepared by:

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

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	596	5,052	9,084	56%
Revenue Account	1,431	8,726	9,968	88%
Special Assessment Revenue				
Special Assessments - On Roll	2,114	414,861	433,269	96%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,508)	0%
Total Revenue and Other Sources	\$ 4,141	428,639	\$ 435,813	98%
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	4,141	302,289	23,113	
Fund Balance - Beginning	714,092	415,943	415,943	
Fund Balance - Ending	\$ 718,232	718,232	\$ 439,056	

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

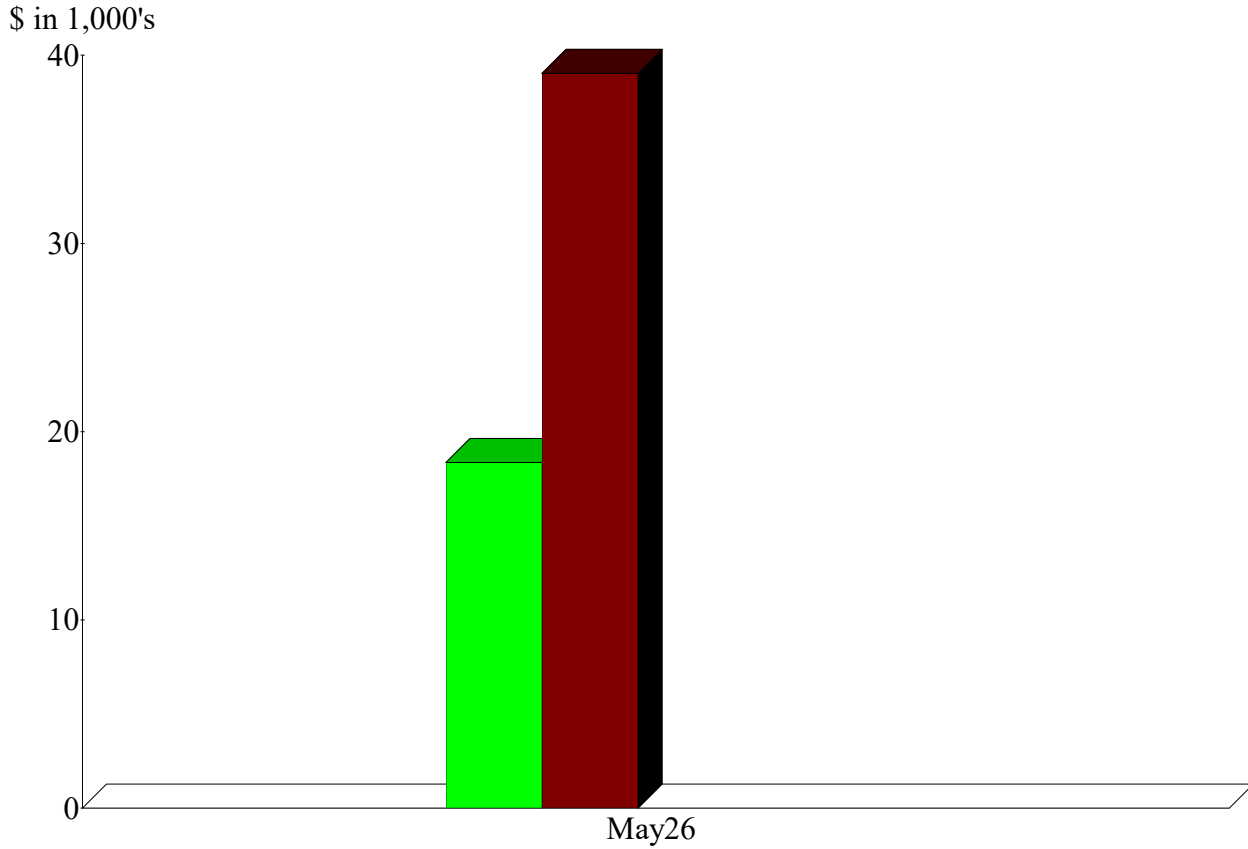
Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,656	14,048	25,262	56%
Revenue Account	3,689	27,116	38,645	70%
Special Assessment Revenue				
Special Assessments - On Roll	5,909	1,159,635	1,210,545	96%
Other Fees and Charges				
Discounts for Early Payment	-	-	(45,904)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 11,254	\$ 1,200,800	\$ 1,228,548	98%
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	1,656	14,048	-	0%
Total Expenditures and Other Uses	\$ 1,656	\$ 828,131	\$ 1,147,600	72%
Net Increase/ (Decrease) in Fund Balance	9,597	372,669	80,948	
Fund Balance - Beginning	1,884,530	1,521,458	1,521,458	
Fund Balance - Ending	\$ 1,894,127	\$ 1,894,127	\$ 1,602,406	

Timber Creek Southwest Community Development District
Construction Project Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2026

Description	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	192	1,462	-	0%
Intragovernmental Transfer In	<u>1,656</u>	<u>14,048</u>	-	0%
Total Revenue and Other Sources	<u>\$ 1,849</u>	<u>\$ 15,511</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	1,849	\$ 15,511	-	
Fund Balance - Beginning	<u>(1,292,210)</u>	<u>\$ (1,305,871)</u>	\$ -	
Fund Balance - Ending	<u>\$ (1,290,361)</u>	<u>\$ (1,290,361)</u>	\$ -	

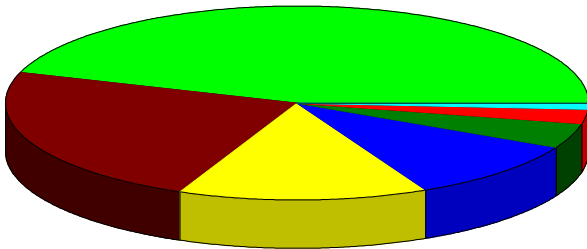
Timber Creek Southwest Community Development District

Income and Expense by Month May 2026



Expense Summary May 2026

5380000 · Stormwater Management	45.04%
5130000 · Financial and Administrative	23.65
9099000 · Reserve Allocations	13.87
5120000 · Executive	10.25
5810000 · Interfund Transfer Out	4.24
5190000 · Other General Government Serv.	2.41
5790000 · Landscaping	0.54
Total	\$39,041.09



By Account