

Timber Creek Southwest

Community Development District

Financial Statements June 30, 2026

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**Timber Creek Southwest Community Development District
Balance Sheet
Through June 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	\$	142,944	\$	-	\$	-	\$	-	\$	142,944
Debt Service Fund										
Reserve Account		-	207,300	576,100	-	-			783,400	
Revenue Account		-	228,385	987,892	-	-			1,216,277	
Prepayment Account		-	-	300	-	-			300	
General Redemption Account		-	19	-	-	-			19	
Construction Account		-	-	-	70,811	-			70,811	
Due from Other Funds										
General Fund		-	-	-	-	-			-	
Debt Service Fund(s)		-	-	-	-	-			-	
Accounts Receivable										
		-	-	-	-	-			-	
Amount Available in Debt Service Funds										
		-	-	-	-	1,999,996			1,999,996	
Amount to be Provided by Debt Service Funds										
		-	-	-	-	23,275,004			23,275,004	
Investment in General Fixed Assets (net of depreciation)										
		-	-	-	-	-		5,259,923	5,259,923	
Total Assets	\$	142,944	\$	435,704	\$	1,564,292	\$	25,275,000	\$	5,259,923
		\$		32,748,674					\$	32,748,674

**Timber Creek Southwest Community Development District
Balance Sheet
Through June 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			
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		-		-		-	\$165,000		-	165,000
Series 2021		-		-		-	475,000		-	475,000
Long Term										
Series 2020		-		-		-	\$6,205,000		-	6,205,000
Series 2021		-		-		-	\$18,430,000		-	18,430,000
Total Liabilities	\$	-	\$	-	\$	-	\$ 1,359,256	\$ 25,275,000	\$	-
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		-	19,761	42,834	17,426		-		-	3,839,105
Unassigned										
Beginning: October 1, 2025 (Unaudited)		174,141		-		-			-	174,141
Additions for Extraordinary Capital/Operations		48,750		-		-			-	48,750
Results from Current Operations		(79,947)		-		-			-	(79,947)
Total Fund Equity and Other Credits	\$	142,944	\$ 435,704	\$ 1,564,292	\$ (1,288,446)	\$	-	\$ 5,259,923	\$	6,114,418
Total Liabilities, Fund Equity and Other Credits	\$	142,944	\$ 435,704	\$ 1,564,292	\$ 70,811	\$	25,275,000	\$ 5,259,923	\$	32,748,674

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

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ 103,600	0%
Special Assessment Revenue				
Special Assessments - On-Roll	909	222,348	228,711	97%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(6,297)	0%
Total Revenue and Other Sources	\$ 909	\$ 222,348	\$ 326,014	68%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	600	1,200	50%
Executive				
Professional Management	4,000	36,000	48,000	75%
Financial and Administrative				
Audit Services	-	5,700	5,700	100%
Accounting Services	2,475	22,275	29,700	75%
Assessment Roll Services	2,475	22,275	29,700	75%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	1,672	4,695	2,500	188%
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	1,640	3,337	100	3337%
Computer Services - Website Development	-	2,400	2,400	100%
Insurance				
	-	7,199	7,019	103%
Printing & Binding				
	-	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	5,150	15,073	5,000	301%
Lee County RE Taxes	-	20	-	0%
Sub-Total	17,412	135,335	157,414	86%

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

Description	June	Year to Date	Total Annual Budget	% of Budget
Stormwater Mangement Services				
Professional Management				
Asset Management	2,844	11,546	7,000	165%
Repairs & Maintenance				
Lake System				
Aeration Systems	2,268	20,849	18,000	116%
Aquatic Weed Control	2,520	43,640	53,000	82%
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	2,233	13,263	-	0%
Sub-Total	9,865	100,097	103,600	97%
Landscaping Services				
Repairs & Maintenance				
Fence Maintenance		2,410	-	0%
Landscape Lighting		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	-	18,113	-	0%
Reserve Allocations				
Extraordinary Capital/Operation	5,417	48,750	65,000	75%
Total Expenditures and Other Uses	\$ 32,693	\$ 302,295	\$ 326,014	93%
Net Increase/ (Decrease) in Fund Balance	(31,783)	(79,947)	-	
Fund Balance - Beginning	169,311	174,141	174,141	
Additions to Extraordinary Cap/Oper Reserve	5,417	48,750	65,000	
Fund Balance - Ending	\$ 142,944	\$ 142,944	\$ 239,141	

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

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	-			
Reserve Account	616	5,668	9,084	62%
Revenue Account	1,502	10,228	9,968	103%
Special Assessment Revenue				
Special Assessments - On Roll	1,704	416,565	433,269	96%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,508)	0%
Total Revenue and Other Sources	\$ 3,822	432,461	\$ 435,813	99%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020	160,000	160,000	160,000	100%
Interest Expense				
Series 2020	126,350	252,700	252,700	100%
Total Expenditures and Other Uses	\$ 286,350	412,700	\$ 412,700	100%
Net Increase/ (Decrease) in Fund Balance	(282,528)	19,761	23,113	
Fund Balance - Beginning	718,232	415,943	415,943	
Fund Balance - Ending	\$ 435,704	435,704	\$ 439,056	

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

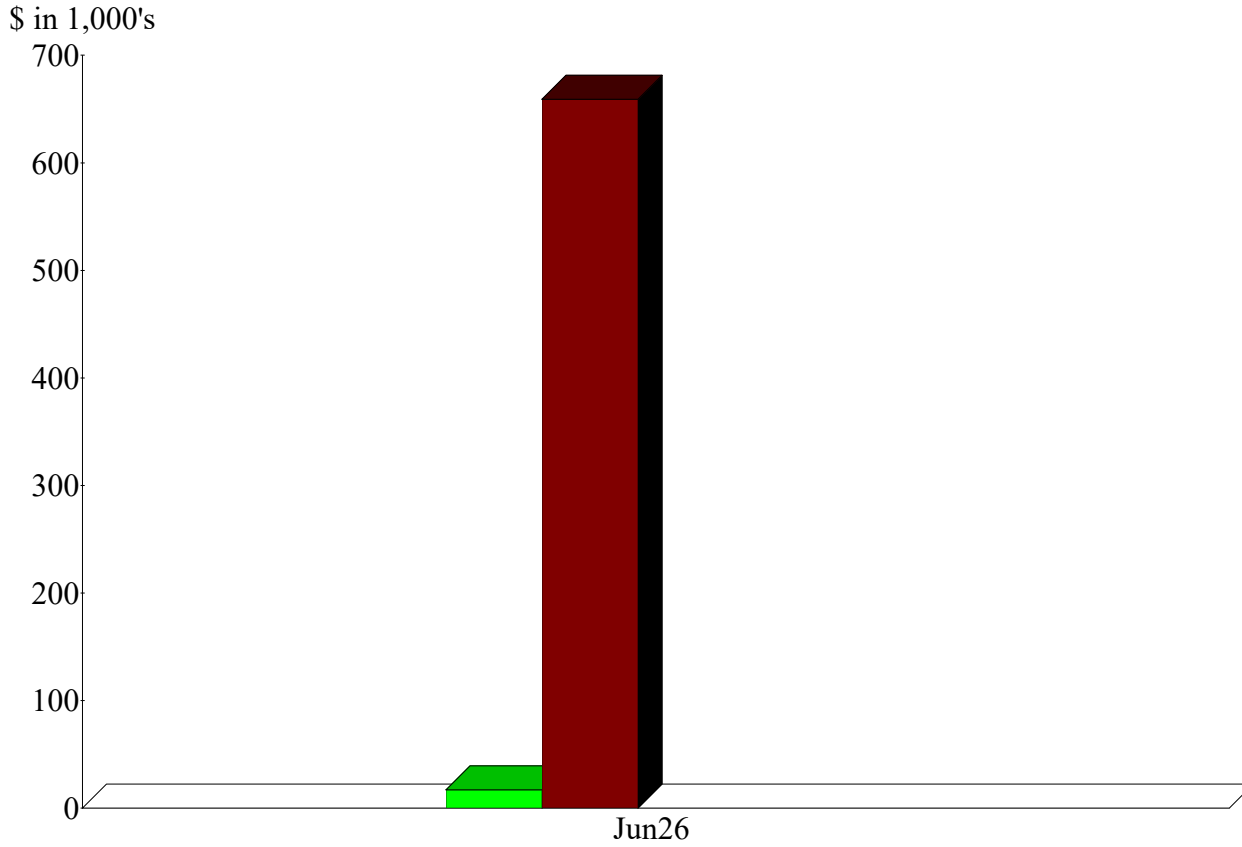
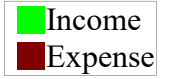
Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income	-			
Reserve Account	1,711	15,759	25,262	62%
Revenue Account	3,871	30,987	38,645	80%
Special Assessment Revenue				
Special Assessments - On Roll	4,763	1,164,398	1,210,545	96%
Other Fees and Charges				
Discounts for Early Payment	-	-	(45,904)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	\$ 10,345	\$ 1,211,145	\$ 1,228,548	99%
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	338,469	682,551	682,600	100%
Intragovernmental Transfer Out	1,711	15,759	-	0%
Total Expenditures and Other Uses	\$ 340,180	\$ 1,168,311	\$ 1,147,600	102%
Net Increase/ (Decrease) in Fund Balance	(329,835)	42,834	80,948	
Fund Balance - Beginning	1,894,127	1,521,458	1,521,458	
Fund Balance - Ending	\$ 1,564,292	\$ 1,564,292	\$ 1,602,406	

Timber Creek Southwest Community Development District
Construction Project Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through June 30, 2026

Description	June	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	204	1,666	-	0%
Intragovernmental Transfer In	1,711	15,759	-	0%
Total Revenue and Other Sources	<u>\$ 1,915</u>	<u>\$ 17,426</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	1,915	\$ 17,426	-	
Fund Balance - Beginning	(1,290,361)	\$ (1,305,871)	\$ -	
Fund Balance - Ending	<u>\$ (1,288,446)</u>	<u>\$ (1,288,446)</u>	<u>\$ -</u>	

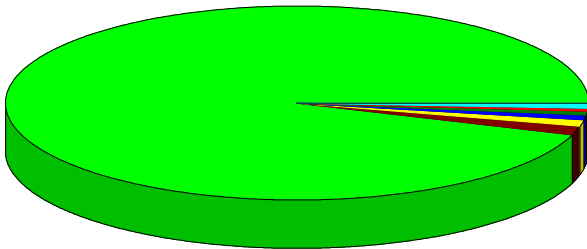
Timber Creek Southwest Community Development District

Income and Expense by Month
June 2026



Expense Summary
June 2026

5170000 · Debt Service	94.78%
5380000 · Stormwater Management	1.50
5130000 · Financial and Administrative	1.25
9099000 · Reserve Allocations	0.82
5190000 · Other General Government Serv.	0.78
5120000 · Executive	0.61
5810000 · Interfund Transfer Out	0.26
Total	\$659,222.68



By Account