Timber Creek Southwest

Community Development District

Financial Statements
July 31, 2026

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

TABLE OF CONTENTS

Timber Creek Southwest Community Development District

Monthly Financial Statements

Timber Creek Southwest Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds				Account Groups		
	General Fund	Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
		Series 2020	Series 2021	Series 2021			
Assets							
Cash and Investments							
General Fund							
Truist - Checking Account	$ 105,995	$ -	$ -	$ -	$ -	$ -	$ 105,995
Debt Service Fund							
Reserve Account	-	207,300	576,100	-	-		783,400
Revenue Account	-	233,088	999,760	-	-	-	1,232,848
Prepayment Account	-	-	300	-	-	-	300
General Redemption Account	-	19	-	-	-	-	19
Construction Account	-	-	-	72,670	-		72,670
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	2,016,568	-	2,016,568
Amount to be Provided by Debt Service Funds	-	-	-	-	23,258,432	-	23,258,432
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	5,259,923	5,259,923
Total Assets	**$ 105,995**	**$ 440,408**	**$ 1,576,160**	**$ 72,670**	**$ 25,275,000**	**$ 5,259,923**	**$ 32,730,155**

Timber Creek Southwest Community Development District
Balance Sheet
Through July 31, 2026

	Governmental Funds				Account Groups		
	General Fund	Debt Service Funds		Capital Project Fund	General Long Term Debt	General Fixed Assets	Totals (Memorandum Only)
		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	-	-	-	-	$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**	**$ -**	**$ 26,634,256**
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	-	24,464	54,702	19,285	-	-	3,857,535
Unassigned							
Beginning: October 1, 2025 (Unaudited)	174,141	-	-	-	-	-	174,141
Additions for Extraordinary Capital/Operations	54,167	-	-	-	-	-	54,167
Results from Current Operations	(122,313)	-	-	-	-	-	(122,313)
Total Fund Equity and Other Credits	**$ 105,995**	**$ 440,408**	**$ 1,576,160**	**$ (1,286,587)**	**$ -**	**$ 5,259,923**	**$ 6,095,899**
Total Liabilities, Fund Equity and Other Credits	**$ 105,995**	**$ 440,408**	**$ 1,576,160**	**$ 72,670**	**$ 25,275,000**	**$ 5,259,923**	**$ 32,730,155**

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ 103,600	0%
Special Assessment Revenue				
Special Assessments - On-Roll	1,639	223,988	228,711	98%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(6,297)	0%
Total Revenue and Other Sources	**$ 1,639**	**$ 223,988**	**$ 326,014**	**69%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	600	1,200	50%
Executive				
Professional Management	4,000	40,000	48,000	83%
Financial and Administrative				
Audit Services	-	5,700	5,700	100%
Accounting Services	2,475	24,750	29,700	83%
Assessment Roll Services	2,475	24,750	29,700	83%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	1,243	5,938	2,500	238%
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	-	1,714	100	1714%
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	848	15,921	5,000	318%
Lee County RE Taxes	-	20	-	0%
Sub-Total	**11,041**	**144,753**	**157,414**	**92%**

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Stormwater Mangement Services				
Professional Management				
Asset Management	2,585	14,131	7,000	202%
Repairs & Maintenance				
Lake System				
Aeration Systems	3,850	24,699	18,000	137%
Aquatic Weed Control	2,520	46,160	53,000	87%
Control Structures, Catch Basings, & Outfalls	-	7,800	5,000	156%
Littoral Shelf - Invasive Plant Ctrl/Monitoring	20,000	20,000	18,000	111%
Preserve Services				
Repairs & Maintenance	-	3,000	2,600	115%
Contingencies	-	9,913	-	0%
Sub-Total	**28,955**	**125,702**	**103,600**	**121%**
Landscaping Services				
Repairs & Maintenance				
Fence Maintenance	-	2,410	-	0%
Landscape Lighting	216	5,008	-	0%
Pressure Washing		1,554	-	0%
Capital Outlay				0%
Front & Back Gate Landscape Improvements	-	-	-	0%
Back Gate Monument Improvements	-	-	-	0%
Fence Improvements	-	3,350	-	0%
Fence Replacement	-	9,357	-	0%
Sub-Total	**216**	**21,679**	**-**	**0%**
Reserve Allocations				
Extraordinary Capital/Operation	5,417	54,167	65,000	83%
Total Expenditures and Other Uses	**$ 45,629**	**$ 346,300**	**$ 326,014**	**106%**
Net Increase/ (Decrease) in Fund Balance	**(43,990)**	**(122,313)**	**-**	
Fund Balance - Beginning	144,568	174,141	174,141	
Additions to Extraordinary Cap/Oper Reserve	5,417	54,167	65,000	
Fund Balance - Ending	**$ 105,995**	**$ 105,995**	**$ 239,141**	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	596	6,264	9,084	69%
Revenue Account	1,037	11,264	9,968	113%
Special Assessment Revenue				
Special Assessments - On Roll	3,071	419,636	433,269	97%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,508)	0%
Total Revenue and Other Sources	**$ 4,704**	**437,164**	**$ 435,813**	**100%**
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020	-	160,000	160,000	100%
Interest Expense				
Series 2020	-	252,700	252,700	100%
Total Expenditures and Other Uses	**$ -**	**412,700**	**$ 412,700**	**100%**
Net Increase/ (Decrease) in Fund Balance	**4,704**	**24,464**	**23,113**	
Fund Balance - Beginning	435,704	415,943	415,943	
Fund Balance - Ending	**$ 440,408**	**440,408**	**$ 439,056**	

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

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,656	17,415	25,262	69%
Revenue Account	3,282	34,270	38,645	89%
Special Assessment Revenue				
Special Assessments - On Roll	8,585	1,172,983	1,210,545	97%
Other Fees and Charges				
Discounts for Early Payment	-	-	(45,904)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources	**$ 13,523**	**$ 1,224,668**	**$ 1,228,548**	**100%**
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	-	682,551	682,600	100%
Intragovernmental Transfer Out	1,656	17,415	-	0%
Total Expenditures and Other Uses	**$ 1,656**	**$ 1,169,966**	**$ 1,147,600**	**102%**
Net Increase/ (Decrease) in Fund Balance	**11,867**	**54,702**	**80,948**	
Fund Balance - Beginning	1,564,292	1,521,458	1,521,458	
Fund Balance - Ending	**$ 1,576,160**	**$ 1,576,160**	**$ 1,602,406**	

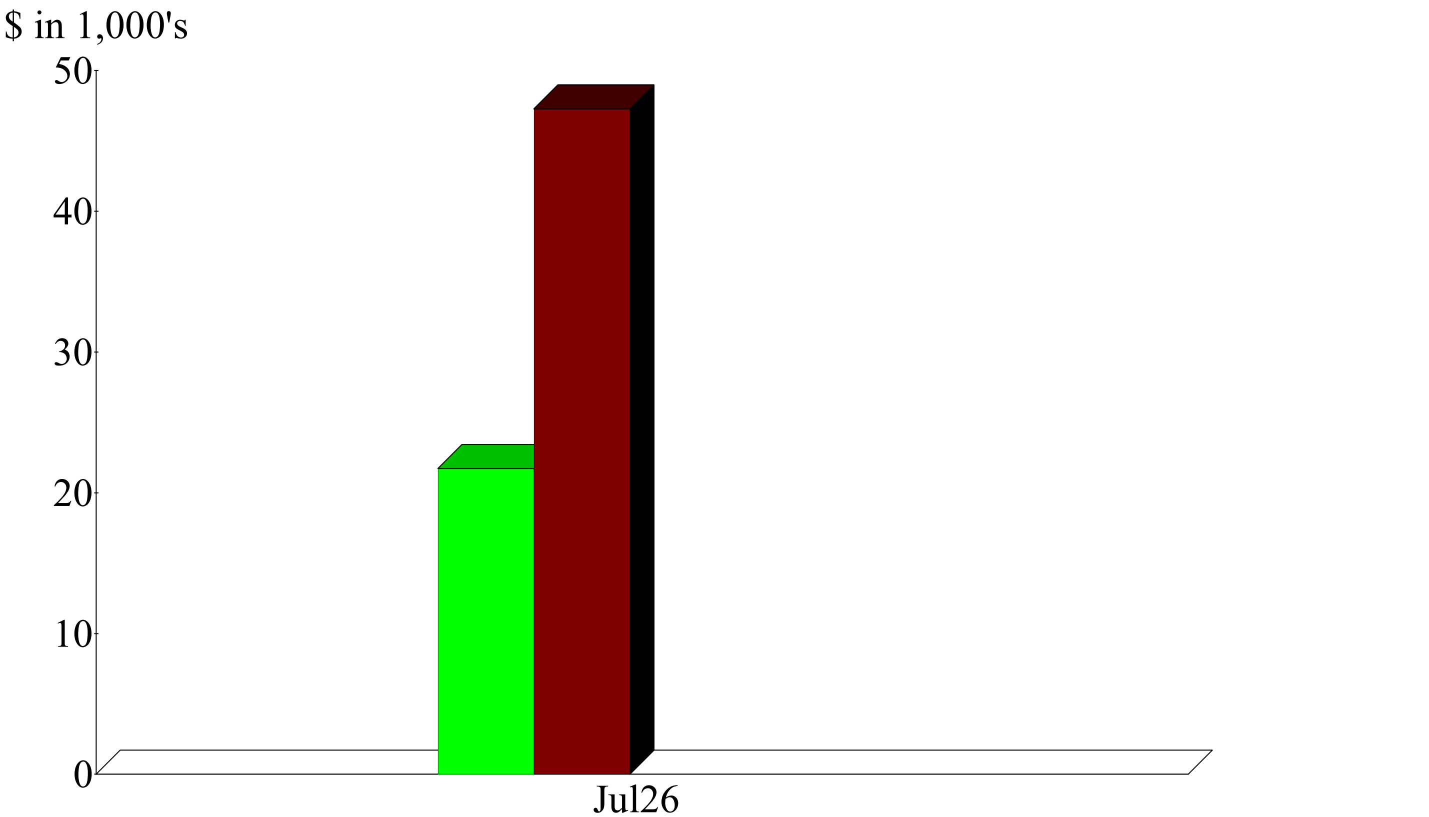
Timber Creek Southwest Community Development District
Construction Project Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through July 31, 2026

Description	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	203	1,870	-	0%
Intragovernmental Transfer In	1,656	17,415	-	0%
Total Revenue and Other Sources	$ 1,859	$ 19,285	$ -	**0%**
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	$ -	$ -	$ -	**0%**
Net Increase/ (Decrease) in Fund Balance	**1,859**	**$ 19,285**	**-**	
Fund Balance - Beginning	(1,288,446)	$ (1,305,871)	$ -	
Fund Balance - Ending	$ (1,286,587)	$ (1,286,587)	$ -	

Timber Creek Southwest Community Development District

Income and Expense by Month

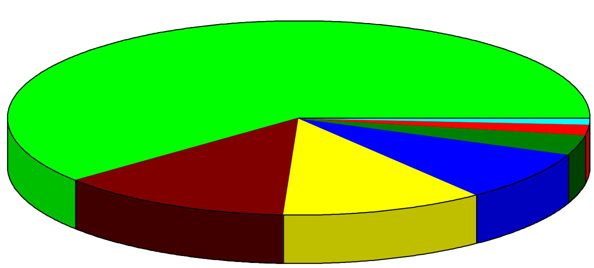
July 2026



Expense Summary

July 2026

5380000 · Stormwater Manage		61.24%
5130000 · Financial and Adminis		13.10
9099000 · Reserve Allocations		11.46
5120000 · Executive		8.46
5810000 · Interfund Transfer Out		3.50
5190000 · Other General Governn		1.79
5790000 · Landscaping		0.46
Total		$47,284.68



By Account