Timber Creek Southwest

Community Development District

Financial Statements
August 31, 2026

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Timber Creek Southwest Community Development District

Monthly Financial Statements

Timber Creek Southwest Community Development District
Balance Sheet
Through August 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	$ 78,830	$ -	$ -	$ -	$ -	$ -	$ 78,830
Debt Service Fund							
Reserve Account	-	207,300	576,100	-	-		783,400
Revenue Account	-	234,389	1,002,709	-	-	-	1,237,099
Prepayment Account	-	-	300	-	-	-	300
General Redemption Account	-	19	-	-	-	-	19
Construction Account	-	-	-	74,596	-		74,596
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	2,020,818	-	2,020,818
Amount to be Provided by Debt Service Funds	-	-	-	-	23,254,182	-	23,254,182
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	5,259,923	5,259,923
Total Assets	**$ 78,830**	**$ 441,709**	**$ 1,579,109**	**$ 74,596**	**$ 25,275,000**	**$ 5,259,923**	**$ 32,709,166**

Timber Creek Southwest Community Development District
Balance Sheet
Through August 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	-	25,765	57,651	21,211	-	-	3,863,712
Unassigned							
Beginning: October 1, 2025 (Unaudited)	174,141	-	-	-	-	-	174,141
Additions for Extraordinary Capital/Operations	59,583	-	-	-	-	-	59,583
Results from Current Operations	(154,895)	-	-	-	-	-	(154,895)
Total Fund Equity and Other Credits	**$ 78,830**	**$ 441,709**	**$ 1,579,109**	**$ (1,284,660)**	**$ -**	**$ 5,259,923**	**$ 6,074,910**
Total Liabilities, Fund Equity and Other Credits	**$ 78,830**	**$ 441,709**	**$ 1,579,109**	**$ 74,596**	**$ 25,275,000**	**$ 5,259,923**	**$ 32,709,166**

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ 103,600	0%
Special Assessment Revenue				
Special Assessments - On-Roll	-	223,988	228,711	98%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(6,297)	0%
Total Revenue and Other Sources	**$ -**	**$ 223,988**	**$ 326,014**	**69%**
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	4,000	4,600	1,200	383%
Executive				
Professional Management	-	40,000	48,000	83%
Financial and Administrative				
Audit Services	-	5,700	5,700	100%
Accounting Services	2,475	27,225	29,700	92%
Assessment Roll Services	2,475	27,225	29,700	92%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	-	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	882	5,440	5,000	109%
Other General Government Services				
Engineering Services	3,445	19,366	5,000	387%
Lee County RE Taxes	-	20	-	0%
Sub-Total	**13,277**	**158,030**	**157,414**	**100%**

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Stormwater Mangement Services				
Professional Management				
Asset Management	615	14,746	7,000	211%
Repairs & Maintenance				
Lake System				
Aeration Systems	258	24,956	18,000	139%
Aquatic Weed Control	2,520	48,680	53,000	92%
Control Structures, Catch Basings, & Outfalls	-	7,800	5,000	156%
Littoral Shelf - Invasive Plant Ctrl/Monitoring	-	20,000	18,000	111%
Preserve Services				
Repairs & Maintenance	-	3,000	2,600	115%
Contingencies	723	10,636	-	0%
Sub-Total	**4,116**	**129,818**	**103,600**	**125%**
Landscaping Services				
Repairs & Maintenance				
Landscape Maintenance - Common Area	7,500	7,500	-	0%
Fence Maintenance	-	2,410	-	0%
Landscape Lighting	-	5,008	-	0%
Pressure Washing	-	1,554	-	0%
Irrigation System				
Pump & Wells				
Routine Maintenance	2,273	2,273	-	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	**9,773**	**31,451**	**-**	**0%**
Reserve Allocations				
Extraordinary Capital/Operation	5,417	59,583	65,000	92%
Total Expenditures and Other Uses	**$ 32,582**	**$ 378,882**	**$ 326,014**	**116%**
Net Increase/ (Decrease) in Fund Balance	**(32,582)**	**(154,895)**	**-**	
Fund Balance - Beginning	105,995	174,141	174,141	
Additions to Extraordinary Cap/Oper Reserve	5,417	59,583	65,000	
Fund Balance - Ending	**$ 78,830**	**$ 78,830**	**$ 239,141**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	616	6,879	9,084	76%
Revenue Account	685	11,950	9,968	120%
Special Assessment Revenue				
Special Assessments - On Roll	-	419,636	433,269	97%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,508)	0%
Total Revenue and Other Sources	**$ 1,301**	**438,465**	**$ 435,813**	**101%**
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	**1,301**	**25,765**	**23,113**	
Fund Balance - Beginning	440,408	415,943	415,943	
Fund Balance - Ending	**$ 441,709**	**441,709**	**$ 439,056**	

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

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income	-			
Reserve Account	1,711	19,126	25,262	76%
Revenue Account	2,950	37,219	38,645	96%
Special Assessment Revenue				
Special Assessments - On Roll	-	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	**$ 4,660**	**$ 1,229,328**	**$ 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	1,711	19,126	-	0%
Total Expenditures and Other Uses	**$ 1,711**	**$ 1,171,677**	**$ 1,147,600**	**102%**
Net Increase/ (Decrease) in Fund Balance	**2,950**	**57,651**	**80,948**	
Fund Balance - Beginning	1,576,160	1,521,458	1,521,458	
Fund Balance - Ending	**$ 1,579,109**	**$ 1,579,109**	**$ 1,602,406**	

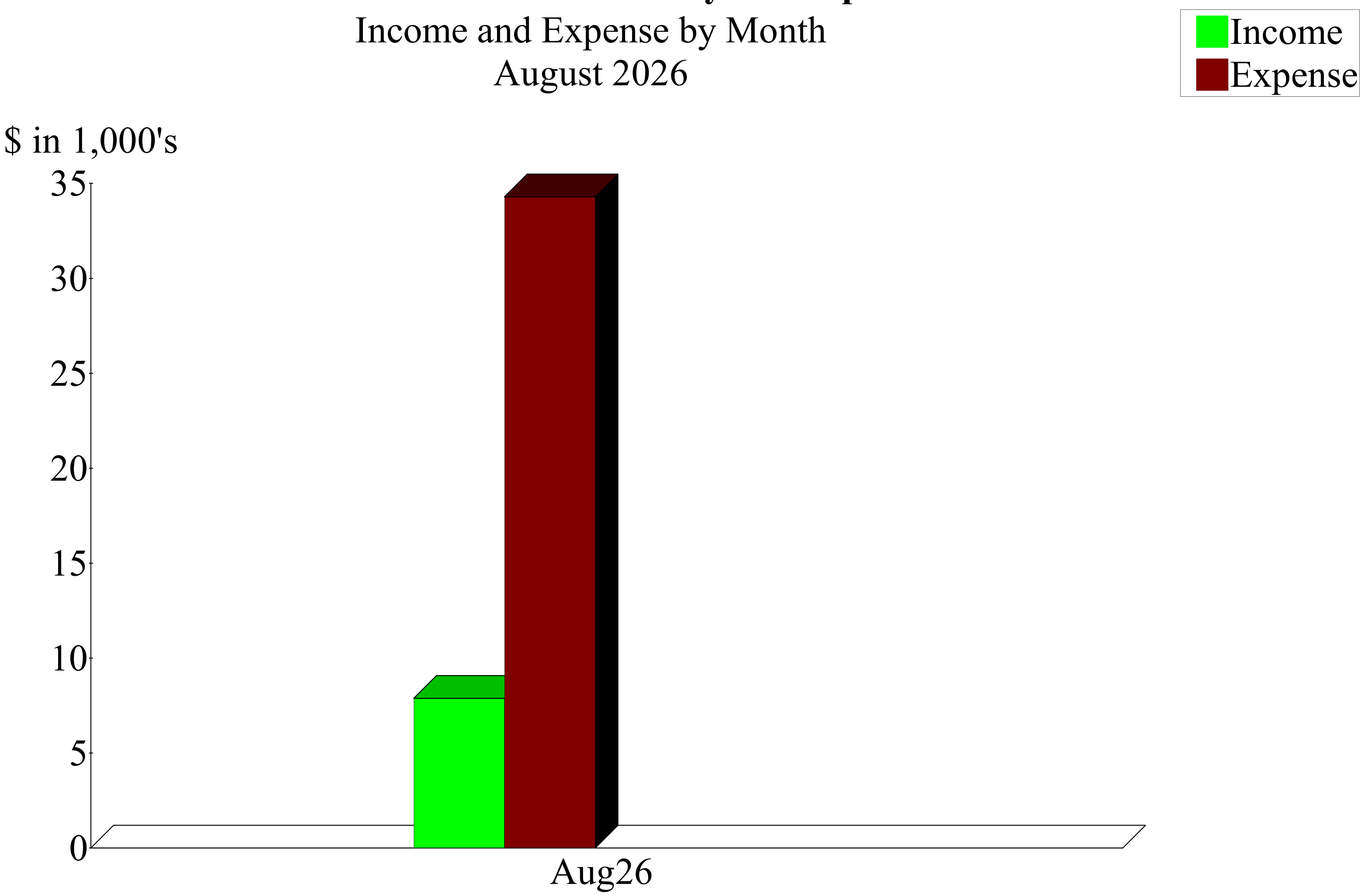
Timber Creek Southwest Community Development District
Construction Project Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2026

Description	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	$ -	$ -	$ -	0%
Interest Income				
Construction Account	216	2,085	-	0%
Intragovernmental Transfer In	1,711	19,126	-	0%
Total Revenue and Other Sources	$ 1,926	$ 21,211	$ -	**0%**
Expenditures and Other Uses				
Capital Outlay				
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses	$ -	$ -	$ -	**0%**
Net Increase/ (Decrease) in Fund Balance	**1,926**	**$ 21,211**	**-**	
Fund Balance - Beginning	(1,286,587)	$ (1,305,871)	$ -	
Fund Balance - Ending	$ (1,284,660)	$ (1,284,660)	$ -	

Timber Creek Southwest Community Development District

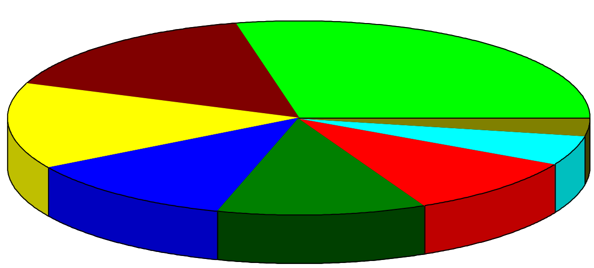
Income and Expense by Month

August 2026



Expense Summary

August 2026



5790000 · Landscaping	28.50%
9099000 · Reserve Allocations	15.80
5130000 · Financial and Adminis	14.43
5380000 · Stormwater Managem	12.00
5120000 · Executive	11.66
5190000 · Other General Govern	10.05
5810000 · Interfund Transfer Out	4.99
5140000 · Legal Services	2.57
Total	$34,292.57

By Account