



Timber Creek Southwest

Community Development District

*Financial Statements
November 30, 2025*

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Timber Creek Southwest Community Development District

Monthly Financial Statements

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Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending November 30, 2025

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds	Capital Project Fund	Account Groups			
	General Fund	Series 2020	Series 2021	Series 2021	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 159,929	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 159,929
Debt Service Fund								
Reserve Account	-	207,300	576,400	-	-	-	-	783,700
Revenue Account	-	253,766	1,069,633	-	-	-	-	1,323,399
Prepayment Account	-	-	133	-	-	-	-	133
General Redemption Account	-	19	-	-	-	-	-	19
Construction Account	-	-	-	57,649	-	-	-	57,649
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	2,107,250	-	-	2,107,250
Amount to be Provided by Debt Service Funds	-	-	-	-	23,797,750	-	-	23,797,750
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	5,549,282	-	5,549,282
Total Assets	\$ 159,929	\$ 461,085	\$ 1,646,165	\$ 57,649	\$ 25,905,000	\$ 5,549,282	\$ -	\$ 33,779,109

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending November 30, 2025

	Governmental Funds							Totals (Memorandum Only)						
	Debt Service Funds		Debt Service Funds	Capital Project Fund	Account Groups									
	General Fund	Series 2020	Series 2021	Series 2021	General Long Term Debt	General Fixed 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		-		-		-		160,000		-	160,000			
Series 2021		-		-		-		465,000		-	465,000			
Long Term														
Series 2020		-		-		-		\$6,370,000		-	6,370,000			
Series 2021		-		-		-		18,910,000		-	18,910,000			
Total Liabilities	\$	-	\$	-	\$	-	\$	1,359,256	\$	25,905,000	\$	-	\$	27,264,256
Fund Equity and Other Credits														
Investment in General Fixed Assets		-		-		-		-		5,549,282				5,549,282
Fund Balance														
Restricted														
Beginning: October 1, 2025 (Unaudited)		-		415,943		1,521,458		(1,305,871)		-		-		(3,127,554)
Results from Current Operations		-		45,141		124,707		4,264		-		-		3,933,197
Unassigned														
Beginning: October 1, 2025 (Unaudited)		174,141		-		-		-		-		-		174,141
Additions for Extraordinary Capital/Operations		10,833		-		-		-		-		-		10,833
Results from Current Operations		(25,046)		-		-		-		-		-		(25,046)
Total Fund Equity and Other Credits	\$	159,929	\$	461,085	\$	1,646,165	\$	(1,301,608)	\$	-	\$	5,549,282	\$	6,514,853
Total Liabilities, Fund Equity and Other Credits	\$	159,929	\$	461,085	\$	1,646,165	\$	57,649	\$	25,905,000	\$	5,549,282	\$	33,779,109

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	22,070	22,592	228,711	10%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(6,297)	0%
Total Revenue and Other Sources:	\$ 22,070	\$ 22,592	\$ 222,414	10%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	200	1,200	17%
Executive				
Professional Management	4,000	8,000	48,000	17%
Financial and Administrative				
Audit Services	-	-	5,700	0%
Accounting Services	2,475	4,950	29,700	17%
Assessment Roll Services	2,475	4,950	29,700	17%
Arbitrage Rebate Services	500	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	320	320	2,500	13%
Trustee Services	4,246	4,246	8,170	52%
Dissemination Agent Services	750	750	10,000	8%
Property Appraiser Fees	1,315	1,315	1,400	94%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	9	9	100	9%
Computer Services - Website Development	-	-	2,400	0%
Insurance	-	7,199	7,019	103%
Printing & Binding	-	-	100	0%
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	3,670	3,670	5,000	73%
Other General Government Services				
Engineering Services	-	-	5,000	0%
Lee County RE Taxes	20	20	-	0%
Reserve Allocations				
Extraordinary Capital/Operation	5,417	10,833	65,000	0%
Total Expenditures and Other Uses:	\$ 25,372	\$ 47,638	\$ 222,414	21%
Net Increase/ (Decrease) in Fund Balance	(3,302)	(25,046)	-	
Fund Balance - Beginning	157,814	174,141	174,141	
Additions to Extraordinary Cap/Oper Reserve	5,417	10,833	65,000	
Fund Balance - Ending	\$ 159,929	\$ 159,929	\$ 239,141	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	701	1,401	9,084	15%
Revenue Account	710	1,414	9,968	14%
Special Assessments - Prepayments				
Special Assessments - On Roll	41,349	42,326	433,269	10%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,508)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 42,759	45,141	\$ 435,813	10%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020	-	-	160,000	0%
Principal Debt Service - Early Redemptions				
Series 2020	-	-	-	0%
Interest Expense				
Series 2020	-	-	252,700	0%
Intragovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	-	\$ 412,700	0%
Net Increase/ (Decrease) in Fund Balance	42,759	45,141	23,113	
Fund Balance - Beginning	418,326	415,943	415,943	
Fund Balance - Ending	\$ 461,085	461,085	\$ 439,056	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

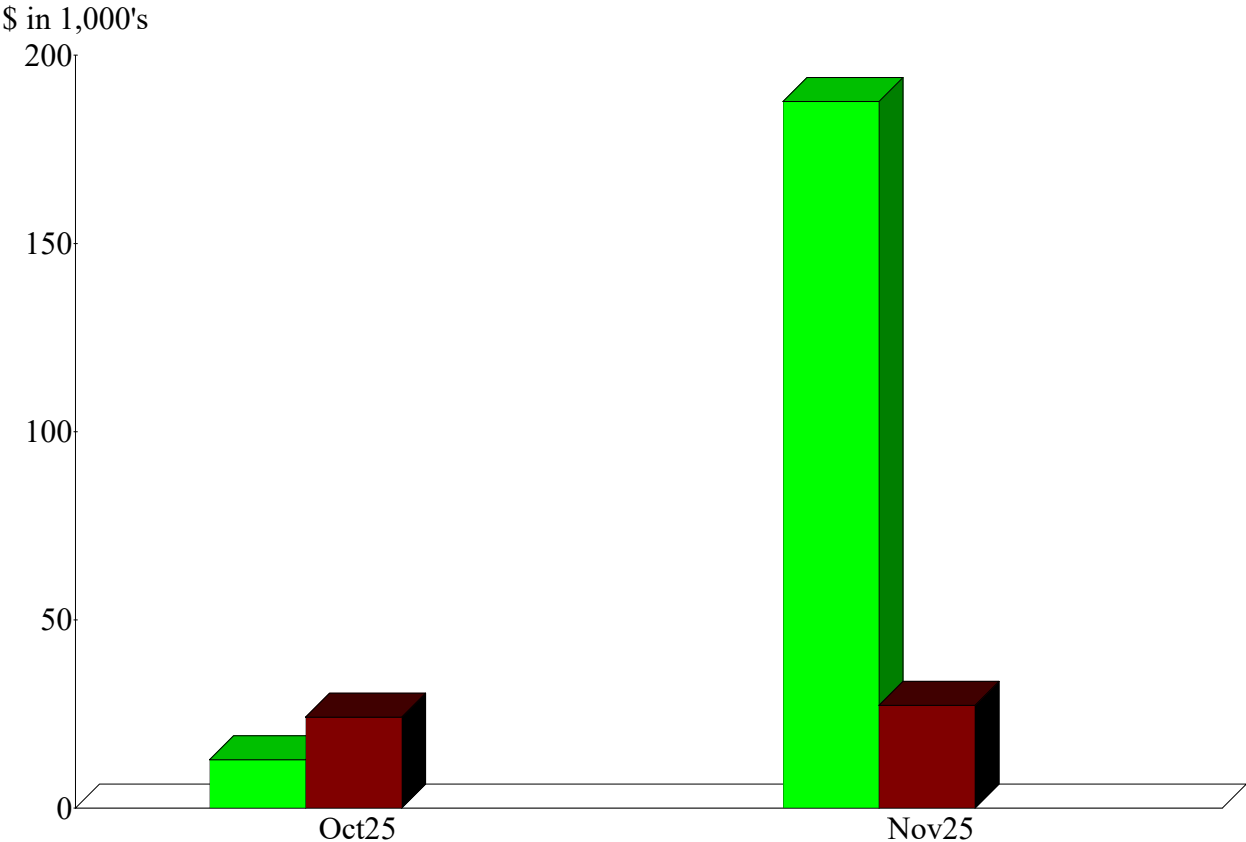
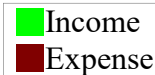
Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,949	3,896	25,262	15%
Revenue Account	3,205	6,396	38,645	17%
Special Assessments - Prepayments				
Special Assessments - On Roll	115,579	118,311	1,210,545	10%
Special Assessments - Prepayments	-	-	-	0%
Other Fees and Charges				
Discounts for Early Payment	-	-	(45,904)	0%
Intragovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 120,733	\$ 128,604	\$ 1,228,548	10%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021	-	-	465,000	0%
Principal Debt Service - Early Redemptions				
Series 2021	-	-	-	0%
Interest Expense				
Series 2021	-	-	682,600	0%
Intragovernmental Transfer Out	1,949	3,896	-	0%
Total Expenditures and Other Uses:	\$ 1,949	\$ 3,896	\$ 1,147,600	0%
Net Increase/ (Decrease) in Fund Balance	118,784	124,707	80,948	
Fund Balance - Beginning	1,527,382	1,521,458	1,521,458	
Fund Balance - Ending	\$ 1,646,165	\$ 1,646,165	\$ 1,602,406	

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2025

Description	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	187	367	-	0%
Operating Transfers In (From Other Funds)	1,949	3,896	-	0%
Total Revenue and Other Sources:	\$ 2,136	\$ 4,264	\$ -	0%
Expenditures and Other Uses				
Capital Outlay				
Operating Transfers Out (To Other Funds)	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	2,136	\$ 4,264	-	
Fund Balance - Beginning	(1,303,744)	\$ (1,305,871)	\$ -	
Fund Balance - Ending	\$ (1,301,608)	\$ (1,301,608)	\$ -	

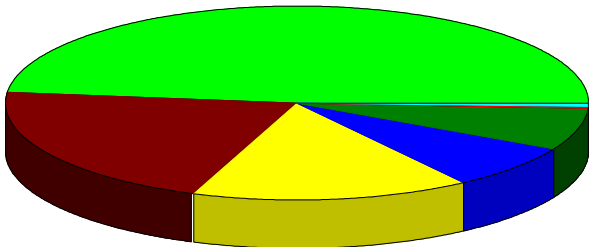
Timber Creek Southwest Community Development District

Income and Expense by Month
October through November 2025



Expense Summary
October through November 2025

5130000 · Financial and Administrative	48.35%
9099000 · Reserve Allocations	21.02
5120000 · Executive	15.52
5810000 · Interfund Transfer Out	7.56
5140000 · Legal Services	7.12
5110000 · Legislative	0.39
5190000 · Other General Government Serv.	0.04
Total	\$51,534.18



By Account