

Timber Creek Southwest

Community Development District

*Financial Statements
December 31, 2025*

*JPWard and Associates, LLC
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Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending December 31, 2025

	Governmental Funds				Account Groups		Totals (Memorandum Only)	
	General Fund	Debt Service Funds Series 2020	Debt Service Funds Series 2021	Capital Project Fund Series 2021	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 325,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 325,784	
Debt Service Fund								
Reserve Account	-	207,300	576,400	-	-	-	783,700	
Revenue Account	-	472,297	1,223,951	-	-	-	1,696,248	
Prepayment Account	-	-	133	-	-	-	133	
General Redemption Account	-	19	-	-	-	-	19	
Construction Account	-	-	-	59,600	-	-	59,600	
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	2,480,099	-	2,480,099	
Amount to be Provided by Debt Service Funds	-	-	-	-	22,959,901	-	22,959,901	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	5,549,282	5,549,282	
Total Assets	\$ 325,784	\$ 679,616	\$ 1,800,483	\$ 59,600	\$ 25,440,000	\$ 5,549,282	\$ 33,854,765	

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending December 31, 2025

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds	Debt Service Funds	Capital Project Fund	General Long Term Debt	General Fixed Assets		
	General Fund	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	-	-	-	-	-	\$18,435,000	18,435,000
	Total Liabilities	\$ -	\$ -	\$ -	\$ 1,359,256	\$ 25,440,000	\$ -
	Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,359,256</u>	<u>\$ 25,440,000</u>	<u>\$ 26,799,256</u>
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	-	5,549,282
Fund Balance							5,549,282
Restricted							
Beginning: October 1, 2025 (Unaudited)	-	415,943	1,521,458	(1,305,871)	-	-	(3,127,554)
Results from Current Operations	-	263,673	279,025	6,215	-	-	4,307,997
Unassigned							
Beginning: October 1, 2025 (Unaudited)	174,141	-	-	-	-	-	174,141
Additions for Extraordinary Capital/Operations	16,250	-	-	-	-	-	16,250
Results from Current Operations	81,059	-	-	-	-	-	81,059
	Total Fund Equity and Other Credits	\$ 271,450	\$ 679,616	\$ 1,800,483	\$ (1,299,656)	\$ -	\$ 5,549,282
	Total Liabilities, Fund Equity and Other Credits	<u>\$ 271,450</u>	<u>\$ 679,616</u>	<u>\$ 1,800,483</u>	<u>\$ 59,600</u>	<u>\$ 25,440,000</u>	<u>\$ 5,549,282</u>
							\$ 33,800,432

Prepared by:

JPWARD and Associates, LLC

Unaudited

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**Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Special Assessment Revenue				
Special Assessments - On-Roll	183,384	205,976	228,711	90%
Other Fees and Charges				
Discounts/Collection Fees	-	-	(6,297)	0%
Total Revenue and Other Sources:	\$ 183,384	\$ 205,976	\$ 222,414	93%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's Fees	-	200	1,200	17%
Executive				
Professional Management	4,000	12,000	48,000	25%
Financial and Administrative				
Audit Services	5,700	5,700	5,700	100%
Accounting Services	2,475	7,425	29,700	25%
Assessment Roll Services	2,475	7,425	29,700	25%
Arbitrage Rebate Services	-	1,000	1,000	100%
Other Contractual Services				
Legal Advertising	-	320	2,500	13%
Trustee Services	-	4,246	8,170	52%
Dissemination Agent Services	-	750	10,000	8%
Property Appraiser Fees	-	1,315	1,400	94%
Bank Service Fees	-	-	250	0%
Communications & Freight Services				
Postage, Freight & Messenger	-	9	100	9%
Computer Services - Website Development	-	-	2,400	0%
Insurance				
	-	7,199	7,019	103%
Printing & Binding				
Subscription & Memberships				
	-	175	175	100%
Legal Services				
Legal - General Counsel	359	4,029	5,000	81%
Other General Government Services				
Engineering Services	-	-	5,000	0%
Lee County RE Taxes	-	20	-	0%
Sub-Total:	15,009	51,813	157,414	

Prepared by:

Unaudited

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**Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2025**

Description	December	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	2,520	2,520	-	0%
Sub-Total:	2,520	2,520	-	
Reserve Allocations				
Extraordinary Capital/Operation	5,417	16,250	65,000	25%
Total Expenditures and Other Uses:	\$ 40,475	\$ 124,917	\$ 379,828	33%
Net Increase/ (Decrease) in Fund Balance	142,909	81,059	(157,414)	
Fund Balance - Beginning	159,929	174,141	174,141	
Additions to Extraordinary Cap/Oper Reserve	5,417	16,250	65,000	
Fund Balance - Ending	\$ 308,255	\$ 271,450	\$ 81,727	

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Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2025

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	638	2,039	9,084	22%
Revenue Account	677	2,091	9,968	21%
Special Assessments - Prepayments				
Special Assessments - On Roll	343,566	385,892	433,269	89%
Other Fees and Charges				
Discounts for Early Payment	-	-	(16,508)	0%
Intrагovernmental Transfer In	-	-	-	0%
Total Revenue and Other Sources:	\$ 344,881	390,023	\$ 435,813	89%
 Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2020	-	-	160,000	0%
Interest Expense	-			
Series 2020	126,350	126,350	252,700	50%
Intrагovernmental Transfer Out	-	-	-	0%
Total Expenditures and Other Uses:	\$ 126,350	126,350	\$ 412,700	31%
 Net Increase/ (Decrease) in Fund Balance	218,531	263,673	23,113	
Fund Balance - Beginning	461,085	415,943	415,943	
Fund Balance - Ending	\$ 679,616	679,616	\$ 439,056	

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Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2025

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Reserve Account	1,775	5,671	25,262	22%
Revenue Account	3,001	9,397	38,645	24%
Special Assessments - Prepayments				
Special Assessments - On Roll	960,349	1,078,660	1,210,545	89%
Other Fees and Charges				
Discounts for Early Payment	-	-	(45,904)	0%
Intragovernmental Transfer In				
	-	-	-	0%
Total Revenue and Other Sources:	\$ 965,125	\$ 1,093,729	\$ 1,228,548	89%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2021	465,000	465,000	465,000	100%
Principal Debt Service - Early Redemptions				
Series 2021	344,033	344,033	-	0%
Interest Expense				
Series 2021	-	-	682,600	0%
Intragovernmental Transfer Out				
	1,775	5,671	-	0%
Total Expenditures and Other Uses:	\$ 810,807	\$ 814,704	\$ 1,147,600	71%
Net Increase/ (Decrease) in Fund Balance				
	154,318	279,025	80,948	
Fund Balance - Beginning	1,646,165	1,521,458	1,521,458	
Fund Balance - Ending	\$ 1,800,483	\$ 1,800,483	\$ 1,602,406	

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Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2025

Description	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	0%
Interest Income				
Construction Account	177	544	-	0%
Operating Transfers In (From Other Funds)	1,775	5,671	-	0%
Total Revenue and Other Sources:	\$ 1,952	\$ 6,215	\$ -	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	1,952	\$ 6,215	-	
Fund Balance - Beginning	(1,301,608)	\$ (1,305,871)	\$ -	
Fund Balance - Ending	\$ (1,299,656)	\$ (1,299,656)	\$ -	

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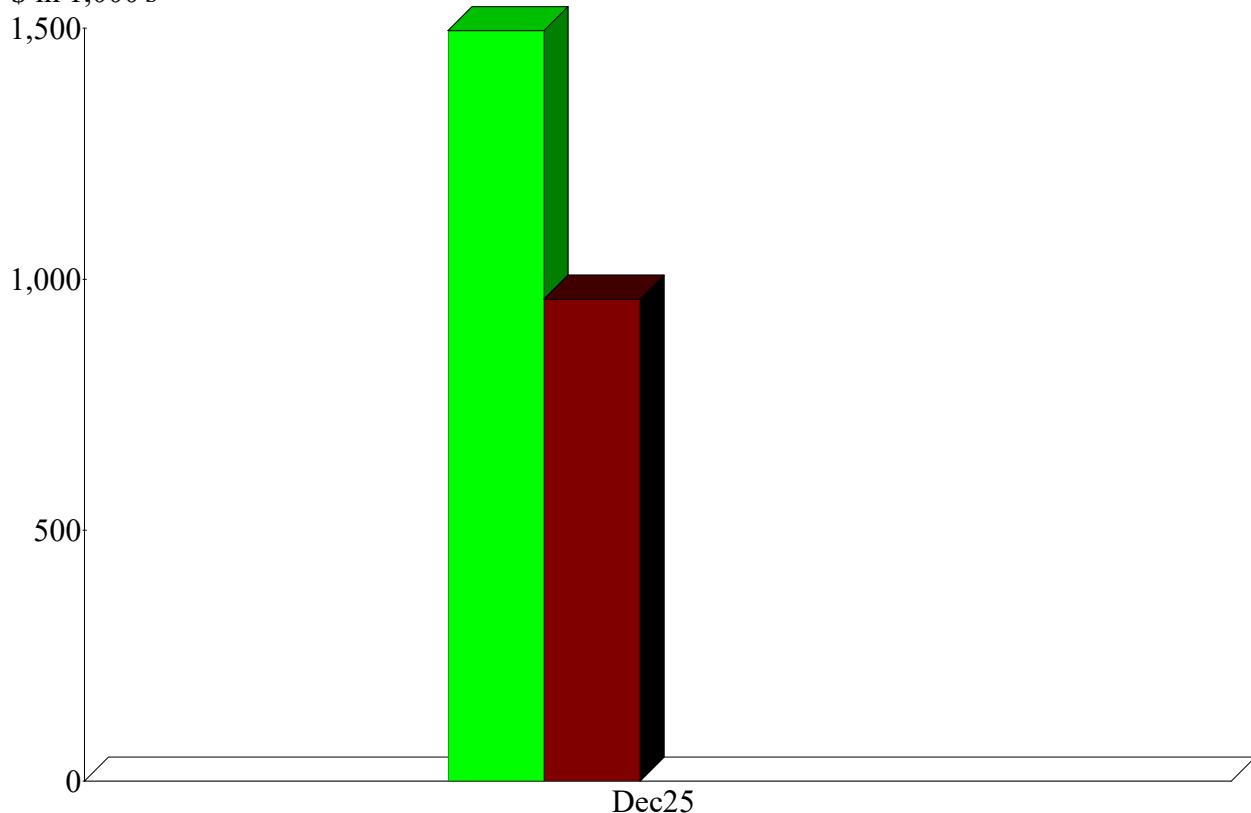
Timber Creek Southwest Community Development District

Income and Expense by Month

December 2025

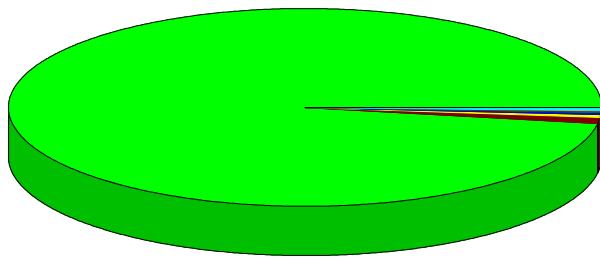
Income
Expense

\$ in 1,000's



Expense Summary December 2025

5170000 · Debt Service	97.43%
5130000 · Financial and Administrative	1.11
9099000 · Reserve Allocations	0.56
5120000 · Executive	0.42
5380000 · Stormwater Management	0.26
5810000 · Interfund Transfer Out	0.18
5140000 · Legal Services	0.04
Total	\$960,103.05



By Account