



Timber Creek Southwest

Community Development District

Proposed Budget Fiscal Year 2027

Prepared By:

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Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 12/21/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	Cash required to meet 1st three (3) months operations
Assessment Revenue					
Assessments - On-Roll	\$ 228,711	\$ 188,972	\$ 228,711	\$ 538,246	Assessment on Tax Bills (Inc. carryfwd. cash req'd.)
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	Direct Billing to Developer Only
Total Revenue & Other Sources	\$ 228,711	\$ 188,972	\$ 228,711	\$ 538,246	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 1,200	\$ 200	\$ 1,200	\$ 1,200	Statutory Required Fees
Executive					
Professional - Management	\$ 48,000	\$ 12,000	\$ 48,000	\$ 52,000	District Manager
Financial and Administrative					
Audit Services	\$ 5,700	\$ 5,700	\$ 5,700	\$ 5,800	Statutory required audit yearly
Accounting Services	\$ 29,700	\$ 7,425	\$ 29,700	\$ 31,500	Accounting (all funds)
Assessment Roll Preparation	\$ 29,700	\$ 7,425	\$ 29,700	\$ 31,500	Tax Rolls preparations, yearly work with Appraiser & Tax Collector
Arbitrage Rebate Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bonds does not exceed interest paid on bonds
Other Contractual Services					
Legal Advertising	\$ 2,500	\$ 320	\$ 3,000	\$ 3,000	Statutory Required Legal Advertising
Trustee Services	\$ 8,170	\$ 4,246	\$ 8,492	\$ 8,500	Trust Fees for Bonds
Dissemination Agent Services	\$ 10,000	\$ 750	\$ 7,750	\$ 7,750	Required SEC Reporting for Bonds
Property Appraiser Fees	\$ 1,400	\$ 1,315	\$ 1,400	\$ 1,400	Fees to place assessments on tax bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Bank Account
Communications and Freight Services					
Postage, Freight & Messenger	\$ 100	\$ 9	\$ 250	\$ 300	Agenda Mailings and other misc. mail.
Computer Services (Web Site)	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	Statutory Maintenance of District Web Site
Insurance	\$ 7,019	\$ 7,199	\$ 7,199	\$ 7,899	General Liability and D&O Liability Insurance
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding	\$ 100	\$ -	\$ 250	\$ 300	Agenda books and copies
Legal Services					
General Counsel	\$ 5,000	\$ 4,029	\$ 7,500	\$ 7,500	District Attorney
Other General Government Services					
Engineering Services	\$ 5,000	\$ -	\$ 2,500	\$ 5,000	District Engineer
Other Current Charges - Lee Cty RE Tax	\$ -	\$ 20	\$ 20	\$ 20	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	No Anticipated Capital
Sub-Total:	\$ 157,414	\$ 51,813	\$ 156,486	\$ 167,494	
Stormwater Management Services					
Professional - Management					
Asset Management	\$ -		\$ 20,000	\$ 60,000	Asset Manager
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ -	\$ -	\$ -	\$ 34,000	Periodic spraying of lakes
Lake Bank Maintenance	\$ -	\$ -	\$ -	\$ 10,000	Lake Bank Maintenance for erosion control
Water Quality Reporting/Testing	\$ -	\$ -	\$ -	\$ 15,600	Water Quality Reports for Regulatory Agencies
Littoral Shelf - Invasive Plant Control/Monitoring	\$ -	\$ -	\$ -	\$ 10,000	Periodic control of Invasives, Maintenance of Littorals
Control Structures, Catch basins & Outfalls	\$ -	\$ -	\$ -	\$ 60,000	Periodic Maintenance of Water Control Structures
Preserve Services					
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 22,000	Four (4) times/year
Monitoring	\$ -	\$ -	\$ -	\$ 12,000	Quarterly Permit Monitoring \$3000 per quarter
Contingencies	\$ -	\$ -	\$ -	\$ 11,452	10% of Repairs & Maintenance

Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 12/21/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget	Notes
Capital Outlay					
Aeration Systems	\$ -	\$ -	\$ -	\$ 20,000	
Littoral Shelf Plantings	\$ -	\$ -	\$ -	\$ 19,000	Additional Littoral Shelf Plantings as needed from Inspection
Erosion Restoration	\$ -	\$ -	\$ -	\$ 25,000	Restoration from Down Spout wash outs
Sub-Total:	\$ -	\$ -	\$ 20,000	\$ 299,052	
Reserves					
Extraordinary Capital/Operations Reserve	\$ 65,000	\$ 16,250	\$ 65,000	\$ 65,000	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures.
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 6,297	\$ -	\$ 6,297	\$ 6,700	Discount permitted when paying tax bill early and Tax Collector Fee
Total Appropriations	\$ 228,711	\$ 68,063	\$ 247,783	\$ 538,246	
Fund Balances:					
Change from Current Year Operations	\$ -	\$ 120,909	\$ (19,072)	\$ -	Cash Over (short) at Fiscal Year End
Fund Balance - Beginning	\$ 174,141		\$ 174,141	\$ 220,069	
Current Year Reserve Allocation	\$ 65,000		\$ 65,000	\$ 65,000	Budgeted Funds for Long Term Capital Planning
Total Fund Balance	\$ 239,141		\$ 220,069	\$ 285,069	
Fund Balance - Allocations					
1st 3 months of Operations Reserve	\$ 36,835		\$ 41,126	\$ 134,561	Required to meet Cah Needs until Assessment Rec'd.
Extraordinary Capital/Operations Reserve	\$ 202,306		\$ 178,942	\$ 150,507	Long Term Capital Planning - Balance of Funds
Total Fund Balance	\$ 239,141		\$ 220,069	\$ 285,069	
Assessment Rate	\$ 173.92			\$ 409.31	Year over Year Assessment Rate
Units Subject to Assessment	1315			1315	Anticipated Number of Units to be constructed
Cap Rate	\$ 208.00			\$ 208.00	Adopted Cap Rate

Timber Creek Southwest Community Development District

Debt Service Fund - Series 2020 Bonds - Budget

Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 12/21/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 9,084	\$ 2,039	\$ 8,157	\$ 7,342
Revenue Account	\$ 9,968	\$ 2,091	\$ 8,364	\$ 7,527
Special Assessment Revenue	-			-
Special Assessment - On-Roll	\$ 433,269	\$ 354,035	\$ 433,269	\$ 433,269
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 452,321	\$ 358,165	\$ 449,791	\$ 448,139
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 160,000	\$ -	\$ 160,000	\$ 165,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 252,700	\$ 126,350	\$ 252,700	\$ 247,900
Other Fees and Charges				
Discounts for Early Payment	\$ 16,508	\$ -	\$ 16,508	\$ 16,516
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 429,208	\$ 126,350	\$ 429,208	\$ 429,416
Net Increase/(Decrease) in Fund Balance	\$ 23,113	\$ 231,815	\$ 20,583	\$ 18,723
Fund Balance - Beginning	\$ 415,943	\$ 415,943	\$ 415,943	\$ 436,526
Fund Balance - Ending	\$ 439,057	\$ 647,758	\$ 436,526	\$ 455,249

Restricted Fund Balance:

Reserve Account Requirement	\$ 207,300
Restricted for December 15, 2027 Interest Payment	\$ 121,475
Total - Restricted Fund Balance:	\$ 328,775

Description of Product	Number of Units	FY 2026 Rate	FY 2027 Rate
Executive (50' - 59')	61	\$ 1,216.34	\$ 1,216.34
Manor (60' - 69')	48	\$ 1,469.74	\$ 1,469.74
Estate (70' - 80')	59	\$ 1,824.51	\$ 1,824.51
Twin Villa	131	\$ 962.93	\$ 962.93
Townhome	90	\$ 608.17	\$ 608.17
Total:	389		

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,275,000	Varies			
12/15/2020				\$ 62,555.49		
6/15/2021		\$ 140,000	2.500%	\$ 135,662.50	\$ 338,218	\$ 7,135,000
12/15/2021		\$ -		\$ 133,912.50		
6/15/2022		\$ 145,000	2.500%	\$ 133,912.50	\$ 412,825	\$ 6,990,000
12/15/2022				\$ 132,100.00		
6/15/2023		\$ 150,000	2.500%	\$ 132,100.00	\$ 414,200	\$ 6,840,000
12/15/2023				\$ 130,225.00		
6/15/2024		\$ 155,000	2.500%	\$ 130,225.00	\$ 415,450	\$ 6,685,000
12/15/2024				\$ 128,287.50		
6/15/2025		\$ 155,000	2.500%	\$ 128,287.50	\$ 411,575	\$ 6,530,000
12/15/2025				\$ 126,350.00		
6/15/2026		\$ 160,000	3.000%	\$ 126,350.00	\$ 412,700	\$ 6,370,000
12/15/2026				\$ 123,950.00		
6/15/2027		\$ 165,000	3.000%	\$ 123,950.00	\$ 412,900	\$ 6,205,000
12/15/2027				\$ 121,475.00		
6/15/2028		\$ 170,000	3.000%	\$ 121,475.00	\$ 412,950	\$ 6,035,000
12/15/2028				\$ 118,925.00		
6/15/2029		\$ 175,000	3.000%	\$ 118,925.00	\$ 412,850	\$ 5,860,000
12/15/2029				\$ 116,300.00		
6/15/2030		\$ 180,000	3.000%	\$ 116,300.00	\$ 412,600	\$ 5,680,000
12/15/2030				\$ 113,600.00		
6/15/2031		\$ 190,000	4.000%	\$ 113,600.00	\$ 417,200	\$ 5,490,000
12/15/2031				\$ 109,800.00		
6/15/2032		\$ 195,000	4.000%	\$ 109,800.00	\$ 414,600	\$ 5,295,000
12/15/2032				\$ 105,900.00		
6/15/2033		\$ 205,000	4.000%	\$ 105,900.00	\$ 416,800	\$ 5,090,000
12/15/2033				\$ 101,800.00		
6/15/2034		\$ 215,000	4.000%	\$ 101,800.00	\$ 418,600	\$ 4,875,000
12/15/2034				\$ 97,500.00		
6/15/2035		\$ 220,000	4.000%	\$ 97,500.00	\$ 415,000	\$ 4,655,000
12/15/2035				\$ 93,100.00		
6/15/2036		\$ 230,000	4.000%	\$ 93,100.00	\$ 416,200	\$ 4,425,000
12/15/2036				\$ 88,500.00		
6/15/2037		\$ 240,000	4.000%	\$ 88,500.00	\$ 417,000	\$ 4,185,000
12/15/2037				\$ 83,700.00		
6/15/2038		\$ 250,000	4.000%	\$ 83,700.00	\$ 417,400	\$ 3,935,000
12/15/2038				\$ 78,700.00		
6/15/2039		\$ 260,000	4.000%	\$ 78,700.00	\$ 417,400	\$ 3,675,000
12/15/2039				\$ 73,500.00		
6/15/2040		\$ 270,000	4.000%	\$ 73,500.00	\$ 417,000	\$ 3,405,000
12/15/2040				\$ 68,100.00		
6/15/2041		\$ 280,000	4.000%	\$ 68,100.00	\$ 416,200	\$ 3,125,000
12/15/2041				\$ 62,500.00		

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2042		\$ 295,000	4.000%	\$ 62,500.00	\$ 420,000	\$ 2,830,000
12/15/2042				\$ 56,600.00		
6/15/2043		\$ 305,000	4.000%	\$ 56,600.00	\$ 418,200	\$ 2,525,000
12/15/2043				\$ 50,500.00		
6/15/2044		\$ 320,000	4.000%	\$ 50,500.00	\$ 421,000	\$ 2,205,000
12/15/2044				\$ 44,100.00		
6/15/2045		\$ 330,000	4.000%	\$ 44,100.00	\$ 418,200	\$ 1,875,000
12/15/2045				\$ 37,500.00		
6/15/2046		\$ 345,000	4.000%	\$ 37,500.00	\$ 420,000	\$ 1,530,000
12/15/2046				\$ 30,600.00		
6/15/2047		\$ 360,000	4.000%	\$ 30,600.00	\$ 421,200	\$ 1,170,000
12/15/2047				\$ 23,400.00		
6/15/2048		\$ 375,000	4.000%	\$ 23,400.00	\$ 421,800	\$ 795,000
12/15/2048				\$ 15,900.00		
6/15/2049		\$ 390,000	4.000%	\$ 15,900.00	\$ 421,800	\$ 405,000
12/15/2049				\$ 8,100.00		
6/15/2050		\$ 405,000	4.000%	\$ 8,100.00	\$ 421,200	\$ -
		\$ 7,275,000		\$ 5,148,067.99	\$ 12,423,068	

Outstanding Par at September 30, 2027 \$ 6,205,000

Timber Creek Southwest Community Development District

Debt Service Fund - Series 2021 Bonds - Budget

Fiscal Year 2027

Description	Fiscal Year 2026 Budget	Actual at 12/21/2025	Anticipated Year End 09/30/2026	Fiscal Year 2027 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 25,262	\$ 5,671	\$ 22,685	\$ 20,417
Revenue Account	\$ 38,645	\$ 9,397	\$ 37,589	\$ 33,830
Special Assessment Revenue	-			-
Special Assessment - On-Roll	\$ 1,210,545	\$ 989,611	\$ 1,210,545	\$ 1,210,545
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,274,453	\$ 1,004,680	\$ 1,270,819	\$ 1,264,792
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 465,000	\$ 465,000	\$ 465,000	\$ 475,000
Principal Debt Service - Early Redemptions	\$ -	\$ -	\$ -	\$ -
Interest Expense	\$ 682,601	\$ 344,033	\$ 682,601	\$ 671,556
Other Fees and Charges				
Discounts for Early Payment	\$ 45,904	\$ -	\$ 45,904	\$ 45,862
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 1,193,505	\$ 809,033	\$ 1,193,505	\$ 1,192,419
Net Increase/(Decrease) in Fund Balance	\$ 80,948	\$ 195,647	\$ 77,314	\$ 72,373
Fund Balance - Beginning	\$ 1,521,458	\$ 1,521,458	\$ 1,521,458	\$ 1,598,772
Fund Balance - Ending	\$ 1,602,406	\$ 1,717,105	\$ 1,598,772	\$ 1,671,146

Restricted Fund Balance:

Reserve Account Requirement \$ 576,533

Restricted for December 15, 2027 Principal & Interest Payment \$ 817,988

Total - Restricted Fund Balance: \$ 1,394,520

Description of Product	Number of Units	FY 2026 Rate	Actual Platted	FY 2027 Rate
Executive (50' - 59')	319	\$ 1,233.84	304	\$ 1,233.84
Manor (60' - 69')	319	\$ 1,469.79	309	\$ 1,469.79
Estate (70' - 80')	134	\$ 1,824.57	159	\$ 1,824.57
Twin Villa	28	\$ 962.97	28	\$ 962.97
Townhome	126	\$ 608.19	126	\$ 608.19
Total:	926		926	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 20,695,000	Varies			
12/15/2021				\$ 109,860.21		
6/15/2022				\$ 359,542.50	\$ 469,403	\$ 20,695,000
12/15/2022		\$ 430,000	2.350%	\$ 359,542.50		
6/15/2023				\$ 354,490.00	\$ 1,144,033	\$ 20,265,000
12/15/2023		\$ 440,000	2.350%	\$ 354,490.00		
6/15/2024				\$ 349,320.00	\$ 1,143,810	\$ 19,825,000
12/15/2024		\$ 450,000	2.350%	\$ 349,320.00		
6/15/2025				\$ 344,032.50	\$ 1,143,353	\$ 19,375,000
12/15/2025		\$ 465,000	2.350%	\$ 344,032.50		
6/15/2026				\$ 338,568.75	\$ 1,147,601	\$ 18,910,000
12/15/2026		\$ 475,000	2.350%	\$ 338,568.75		
6/15/2027				\$ 332,987.50	\$ 1,146,556	\$ 18,435,000
12/15/2027		\$ 485,000	3.000%	\$ 332,987.50		
6/15/2028				\$ 325,712.50	\$ 1,143,700	\$ 17,950,000
12/15/2028		\$ 500,000	3.000%	\$ 325,712.50		
6/15/2029				\$ 318,212.50	\$ 1,143,925	\$ 17,450,000
12/15/2029		\$ 515,000	3.000%	\$ 318,212.50		
6/15/2030				\$ 310,487.50	\$ 1,143,700	\$ 16,935,000
12/15/2030		\$ 530,000	3.000%	\$ 310,487.50		
6/15/2031				\$ 302,537.50	\$ 1,143,025	\$ 16,405,000
12/15/2031		\$ 545,000	3.000%	\$ 302,537.50		
6/15/2032				\$ 294,362.50	\$ 1,141,900	\$ 15,860,000
12/15/2032		\$ 560,000	3.300%	\$ 294,362.50		
6/15/2033				\$ 285,122.50	\$ 1,139,485	\$ 15,300,000
12/15/2033		\$ 580,000	3.300%	\$ 285,122.50		
6/15/2034				\$ 275,552.50	\$ 1,140,675	\$ 14,720,000
12/15/2034		\$ 600,000	3.300%	\$ 275,552.50		
6/15/2035				\$ 265,652.50	\$ 1,141,205	\$ 14,120,000
12/15/2035		\$ 620,000	3.300%	\$ 265,652.50		
6/15/2036				\$ 255,422.50	\$ 1,141,075	\$ 13,500,000
12/15/2036		\$ 640,000	3.300%	\$ 255,422.50		
6/15/2037				\$ 244,862.50	\$ 1,140,285	\$ 12,860,000
12/15/2037		\$ 660,000	3.300%	\$ 244,862.50		
6/15/2038				\$ 233,972.50	\$ 1,138,835	\$ 12,200,000
12/15/2038		\$ 680,000	3.300%	\$ 233,972.50		
6/15/2039				\$ 222,752.50	\$ 1,136,725	\$ 11,520,000
12/15/2039		\$ 705,000	3.300%	\$ 222,752.50		
6/15/2040				\$ 211,120.00	\$ 1,138,873	\$ 10,815,000
12/15/2040		\$ 730,000	3.300%	\$ 211,120.00		
6/15/2041				\$ 199,075.00	\$ 1,140,195	\$ 10,085,000
12/15/2041		\$ 750,000	3.300%	\$ 199,075.00		
6/15/2042				\$ 186,700.00	\$ 1,135,775	\$ 9,335,000
12/15/2042		\$ 775,000	4.000%	\$ 186,700.00		
6/15/2043				\$ 171,200.00	\$ 1,132,900	\$ 8,560,000
12/15/2043		\$ 810,000	4.000%	\$ 171,200.00		

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2044				\$ 155,000.00	\$ 1,136,200	\$ 7,750,000
12/15/2044		\$ 840,000	4.000%	\$ 155,000.00		
6/15/2045				\$ 138,200.00	\$ 1,133,200	\$ 6,910,000
12/15/2045		\$ 875,000	4.000%	\$ 138,200.00		
6/15/2046				\$ 120,700.00	\$ 1,133,900	\$ 6,035,000
12/15/2046		\$ 910,000	4.000%	\$ 120,700.00		
6/15/2047				\$ 102,500.00	\$ 1,133,200	\$ 5,125,000
12/15/2047		\$ 945,000	4.000%	\$ 102,500.00		
6/15/2048				\$ 83,600.00	\$ 1,131,100	\$ 4,180,000
12/15/2048		\$ 985,000	4.000%	\$ 83,600.00		
6/15/2049				\$ 63,900.00	\$ 1,132,500	\$ 3,195,000
12/15/2049		\$ 1,025,000	4.000%	\$ 63,900.00		
6/15/2050				\$ 43,400.00	\$ 1,132,300	\$ 2,170,000
12/15/2050		\$ 1,065,000	4.000%	\$ 43,400.00		
6/15/2051				\$ 22,100.00	\$ 1,130,500	\$ 1,105,000
12/15/2051		\$ 1,105,000	4.000%	\$ 22,100.00		\$ -
				\$ 13,932,032.71	\$ 33,499,933	

Outstanding Par at September 30, 2027 \$ 18,435,000