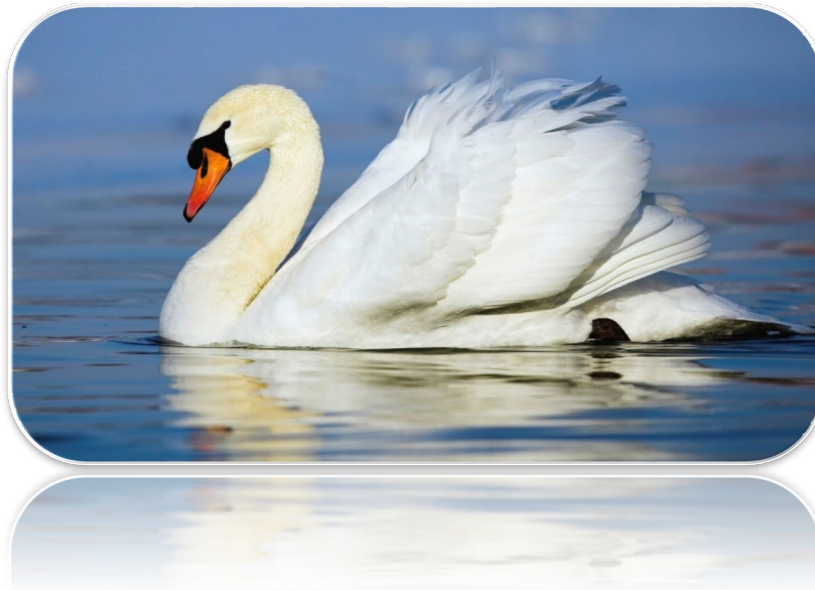


# TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

OCTOBER 14, 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

October 7, 2021

Board of Supervisors

Timber Creek Southwest Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District will be held on **Friday, October 14, 2021**, at **8:15 A.M.** at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

WebEx link and telephone number:

<https://districts.webex.com/districts/onstage/g.php?MTID=e14a635bd20a312db871c023c108e8885>

Access Code: **179 341 2995**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **179 341 2995** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Consideration of acceptance of the resignation of Mr. Andrew “Chase” Kollmann from Seat 2 effective August 21, 2021.
  - a) Appointment of individual to fill Seat 2 – whose term will expire November 2022.
  - b) Oath of Office.
  - c) Guide to the Sunshine Law and Code of Ethics for Public Employees.
  - d) Form 1 – Statement of Financial Interests.
3. Consideration of Minutes:
  - I. August 20, 2021, Regular meeting.
4. Consideration of **Resolution 2022-1**, a resolution of the Board of Supervisors of Timber Creek Southwest Community Development District: (i) Supplementing Resolution No. 2020-26 which Resolution previously Equalized, Approved, Confirmed, Imposed And Levied Special Assessments on and peculiar to Property specially benefited (apportioned fairly and reasonably) by the District’s

- Projects; (ii) Approving and Adopting the Timber Creek Southwest Community Development District Final Supplemental Special Assessment Methodology –Series 2021 Bonds prepared by JPWard & Associates, LLC dated September 30, 2021, which applies the Methodology previously adopted to Special Assessments reflecting the specific terms of the Timber Creek Southwest Community Development District Special Assessment Bonds, Series 2021 (Assessment Area Two Project); and (iii) Providing for the update of the District’s assessment records.
5. Consideration of **Resolution 2022-2**, a resolution which re-designates the officers of the Timber Creek Southwest Community Development District.
  6. Staff Reports.
    - I. District Attorney.
    - II. District Engineer.
    - III. District Manager.
      - a) Financial Statements for period ending August 31, 2021 (unaudited).
      - b) Financial Statements for period ending September 30, 2021 (unaudited).
  7. Supervisor’s Requests and Audience Comments.
  8. Adjournment.

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The first order of business is the Call to Order and Roll Call.

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The second order of business is administrative in nature and is to accept the resignation of Mr. Andrew “Chase” Kollmann from Seat 2, whose term expires November 2022.

Mr. Kollmann’s resignation is effective as of the date of the resignation, which is August 21, 2021.

The next item deals with the replacement of the member who has resigned from the Board. The District’s Charter, Chapter 190 F.S. provides the mechanism to replace a member(s) who has resigned. Essentially, the remaining members, by majority vote of the Board of Supervisors have the sole responsibility for filling the unexpired term of office of the resigning member(s).

Once the Board appoints an individual to fill the seat, I will take the opportunity to swear that individual(s) into office.

The newly appointed Board Member must file a Form 1 – Statement of Financial Interests, which must be filed with the Supervisor of Elections in the County in which he/she resides within thirty (30) days of being seated on this Board.

Additionally, if any of the newly appointed Board currently sits as members of any other Community Development District Board, you must amend your current Form 1 – Statement of Financial Interests to now include the Timber Creek Southwest Community Development District. The amended form must be filed with the Supervisor of Elections in the County in which you reside within thirty (30) days of being seated on this Board of Supervisors.

The third order of business is the consideration of the August 20, 2021, Regular Meeting minutes.

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The fourth order of business is the consideration of **Resolution 2022-1**, a resolution of the Board of Supervisors of Timber Creek Southwest Community Development District: (i) Supplementing Resolution No. 2020-26 which Resolution previously Equalized, Approved, Confirmed, Imposed And Levied Special Assessments on and peculiar to Property specially benefited (apportioned fairly and reasonably) by the District's Projects; (ii) Approving and Adopting the Timber Creek Southwest Community Development District Final Supplemental Special Assessment Methodology –Series 2021 Bonds prepared by JPWard & Associates, LLC dated September 30, 2021, which applies the Methodology previously adopted to Special Assessments reflecting the specific terms of the Timber Creek Southwest Community Development District Special Assessment Bonds, Series 2021 (Assessment Area Two Project); and (iii) Providing for the update of the District's assessment records.

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The fifth order of business is consideration of **Resolution 2022-2**, a resolution which re-designates the officers of the District.

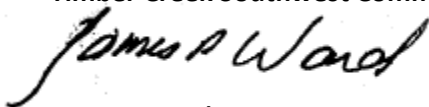
The current officers are as follows:

Chairman	Barry Ernst
Vice-Chairman	Thomas Dean
Secretary/Treasurer	James Ward
Assistant Secretary	VACANT
Assistant Secretary	Ashley Kingston
Assistant Secretary	Scott Edwards

The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. In the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely yours,

**Timber Creek Southwest Community Development District**



**James P. Ward**  
District Manager

Andrew Kollmann

967 North Town and River Drive, Fort Myers, FL 33919

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August 21, 2021

Timber Creek Southwest Community Development District  
2301 Northeast 37<sup>th</sup> Street  
Fort Lauderdale, Florida 33308

Subject: Board of Supervisor's

Attention: Board of Supervisor's

Dear Board Members,

I hereby submit my resignation to the Timber Creek Southwest Community Development District's Board of Supervisors, effective immediately.

Thank you,

Yours sincerely,



Andrew Kollmann

**OATH OR AFFIRMATION OF OFFICE**

I, \_\_\_\_\_, a citizen of the State of Florida and of the United States of America, and being an officer of the **Timber Creek Southwest Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Timber Creek Southwest Community Development District**, Lee County, Florida.

\_\_\_\_\_  
Signature

Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF LEE

Sworn to (or affirmed) before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, whose signature appears hereinabove, who is personally known to me or who produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF FLORIDA

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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# FLORIDA COMMISSION ON ETHICS



GUIDE  
to the  
SUNSHINE AMENDMENT  
and  
CODE of ETHICS  
for Public Officers and Employees

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**2020**

State of Florida  
COMMISSION ON ETHICS

**Kimberly Bonder Rezanka, *Chair***  
Cocoa

**Daniel Brady, PH.D., *Vice Chair***  
Miami Shores

**Jason David Berger**  
Palm City

**Antonio Carvajal**  
Tallahassee

**Glenton “Glen” Gilzean, JR.**  
Orlando

**John Grant**  
Tampa

**Joanne Leznoff**  
Fernandina Beach

**F. Shields McManus**  
Stuart

**William “Willie” N. Meggs**  
Tallahassee

**C. Christopher Anderson**  
*Executive Director*  
P.O. Drawer 15709  
Tallahassee, FL 32317-5709  
[www.ethics.state.fl.us](http://www.ethics.state.fl.us)  
(850) 488-7864\*

\*Please direct all requests for information to this number.



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## I. HISTORY OF FLORIDA'S ETHICS LAWS

Florida has been a leader among the states in establishing ethics standards for public officials and recognizing the right of citizens to protect the public trust against abuse. Our state Constitution was revised in 1968 to require a code of ethics, prescribed by law, for all state employees and non-judicial officers prohibiting conflict between public duty and private interests.

Florida's first successful constitutional initiative resulted in the adoption of the Sunshine Amendment in 1976, providing additional constitutional guarantees concerning ethics in government. In the area of enforcement, the Sunshine Amendment requires that there be an independent commission (the Commission on Ethics) to investigate complaints concerning breaches of public trust by public officers and employees other than judges.

The Code of Ethics for Public Officers and Employees is found in Chapter 112 (Part III) of the Florida Statutes. Foremost among the goals of the Code is to promote the public interest and maintain the respect of the people for their government. The Code is also intended to ensure that public officials conduct themselves independently and impartially, not using their offices for private gain other than compensation provided by law. While seeking to protect the integrity of government, the Code also seeks to avoid the creation of unnecessary barriers to public service.

Criminal penalties, which initially applied to violations of the Code, were eliminated in 1974 in favor of administrative enforcement. The Legislature created the Commission on Ethics that year "to serve as guardian of the standards of conduct" for public officials, state and local. Five of the Commission's nine members are appointed by the Governor, and two each are appointed by the President of the Senate and Speaker of the House of Representatives. No more than five Commission members may be members of the same political party, and none may be lobbyists, or hold any public employment during their two-year terms of office. A chair is selected from among the members to serve a one-year term and may not succeed himself or herself.

In 2018, Florida's Constitutional Revision Commission proposed, and the voters adopted, changes to Article II, Section 8. The earliest of the changes will take effect December 31, 2020, and will prohibit officials from abusing their position to obtain a disproportionate benefit for themselves or their spouse, child, or employer, or for a business with which the official contracts or is an officer, partner, director, sole proprietor, or in which the official owns an interest. Other changes made to the Constitution place restrictions on lobbying by certain officeholders and employees, and put additional limits on lobbying by former public officers and employees. These changes will become effective December 31, 2022.

## **II. ROLE OF THE COMMISSION ON ETHICS**

In addition to its constitutional duties regarding the investigation of complaints, the Commission:

- Renders advisory opinions to public officials;
- Prescribes forms for public disclosure;
- Prepares mailing lists of public officials subject to financial disclosure for use by Supervisors of Elections and the Commission in distributing forms and notifying delinquent filers;
- Makes recommendations to disciplinary officials when appropriate for violations of ethics and disclosure laws, since it does not impose penalties;
- Administers the Executive Branch Lobbyist Registration and Reporting Law;
- Maintains financial disclosure filings of constitutional officers and state officers and employees; and,
- Administers automatic fines for public officers and employees who fail to timely file required annual financial disclosure.

## **III. THE ETHICS LAWS**

The ethics laws generally consist of two types of provisions, those prohibiting certain actions or conduct and those requiring that certain disclosures be made to the public. The following descriptions of these laws have been simplified in an effort to provide notice of their requirements. Therefore, we suggest that you also review the wording of the actual law. Citations to the appropriate laws are in brackets.

The laws summarized below apply generally to all public officers and employees, state and local, including members of advisory bodies. The principal exception to this broad coverage is the exclusion of judges, as they fall within the jurisdiction of the Judicial Qualifications Commission.

Public Service Commission (PSC) members and employees, as well as members of the PSC Nominating Council, are subject to additional ethics standards that are enforced by the Commission on Ethics under Chapter 350, Florida Statutes. Further, members of the governing boards of charter schools are subject to some of the provisions of the Code of Ethics [Sec. 1002.33(26), Fla. Stat.], as are the officers, directors, chief executive officers and some employees of business entities that serve as the chief administrative or executive officer or employee of a political subdivision. [Sec. 112.3136, Fla. Stat.].

## A. PROHIBITED ACTIONS OR CONDUCT

### 1. *Solicitation and Acceptance of Gifts*

Public officers, employees, local government attorneys, and candidates are prohibited from soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift. [Sec. 112.313(2), Fla. Stat.]

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official's agency. [Sec. 112.3148, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees are prohibited from directly or indirectly **accepting** a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency. [Sec.112.3148, Fla. Stat.]

**However**, notwithstanding Sec. 112.3148, Fla. Stat., no Executive Branch lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] Typically, this would include gifts valued at less than \$100 that formerly were permitted under Section 112.3148, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

Also, persons required to file Form 1 or Form 6, and state procurement employees and members of their immediate families, are prohibited from accepting any gift from a political committee. [Sec. 112.31485, Fla. Stat.]

### 2. *Unauthorized Compensation*

Public officers or employees, local government attorneys, and their spouses and minor children are prohibited from accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action. [Sec. 112.313(4), Fla. Stat.]

### *3. Misuse of Public Position*

Public officers and employees, and local government attorneys are prohibited from corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others. [Sec. 112.313(6), Fla. Stat.]

### *4. Disclosure or Use of Certain Information*

Public officers and employees and local government attorneys are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others. [Sec. 112.313(8), Fla. Stat.]

### *5. Solicitation or Acceptance of Honoraria*

Persons required to file financial disclosure FORM 1 or FORM 6 (see Part III F of this brochure), and state procurement employees, are prohibited from **soliciting** honoraria related to their public offices or duties. [Sec. 112.3149, Fla. Stat.]

Persons required to file FORM 1 or FORM 6, and state procurement employees, are prohibited from knowingly **accepting** an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency. However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed. See Part III F of this brochure. [Sec. 112.3149, Fla. Stat.]

Lobbyists and their partners, firms, employers, and principals, as well as political committees and vendors, are prohibited from **giving** an honorarium to persons required to file FORM 1 or FORM 6 and to state procurement employees. Violations of this law may result in fines of up to \$5,000 and prohibitions against lobbying for up to two years. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no Executive Branch or legislative lobbyist or principal shall make, directly or indirectly, and no Executive Branch agency official who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.] This may include honorarium event related expenses that formerly were permitted under Sec. 112.3149, Fla. Stat. Similar rules apply to members and employees of the Legislature. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.]

## **B. PROHIBITED EMPLOYMENT AND BUSINESS RELATIONSHIPS**

### *1. Doing Business With One's Agency*

(a) A public employee acting as a purchasing agent, or public officer acting in an official capacity, is prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the officer or employee or his or her spouse or child owns more than a 5% interest. [Sec. 112.313(3), Fla. Stat.]

(b) A public officer or employee, acting in a private capacity, also is prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency if the officer or employee is a state officer or employee, or, if he or she is an officer or employee of a political subdivision, to that subdivision or any of its agencies. [Sec. 112.313(3), Fla. Stat.]

### *2. Conflicting Employment or Contractual Relationship*

(a) A public officer or employee is prohibited from holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency. [Sec. 112.313(7), Fla. Stat.]

(b) A public officer or employee also is prohibited from holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties or which will impede the full and faithful discharge of the official's public duties. [Sec. 112.313(7), Fla. Stat.]

(c) Limited exceptions to this prohibition have been created in the law for legislative bodies, certain special tax districts, drainage districts, and persons whose professions or occupations qualify them to hold their public positions. [Sec. 112.313(7)(a) and (b), Fla. Stat.]

*3. Exemptions—Pursuant to Sec. 112.313(12), Fla. Stat., the prohibitions against doing business with one's agency and having conflicting employment may not apply:*

(a) When the business is rotated among all qualified suppliers in a city or county.

(b) When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. NOTE: Disclosure of the interest of the official, spouse, or child and the nature of the business must be filed prior to or at the time of submission of the bid on Commission FORM 3A with the Commission on Ethics or Supervisor of Elections, depending on whether the official serves at the state or local level.

(c) When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.

(d) When an emergency purchase must be made to protect the public health, safety, or welfare.

(e) When the business entity is the only source of supply within the political subdivision and there is full disclosure of the official's interest to the governing body on Commission FORM 4A.

(f) When the aggregate of any such transactions does not exceed \$500 in a calendar year.

(g) When the business transacted is the deposit of agency funds in a bank of which a county, city, or district official is an officer, director, or stockholder, so long as agency records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.

(h) When the prohibitions are waived in the case of ADVISORY BOARD MEMBERS by the appointing person or by a two-thirds vote of the appointing body (after disclosure on Commission FORM 4A).

(i) When the public officer or employee purchases in a private capacity goods or services, at a price and upon terms available to similarly situated members of the general public, from a business entity which is doing business with his or her agency.

(j) When the public officer or employee in a private capacity purchases goods or services from a business entity which is subject to the regulation of his or her agency where the price and terms of the transaction are available to similarly situated members of the general public and the officer or employee makes full disclosure of the relationship to the agency head or governing body prior to the transaction.

#### *4. Additional Exemptions*

No elected public officer is in violation of the conflicting employment prohibition when employed by a tax exempt organization contracting with his or her agency so long as the officer is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures. [Sec. 112.313(15), Fla. Stat.]



#### *5. Legislators Lobbying State Agencies*

A member of the Legislature is prohibited from representing another person or entity for compensation during his or her term of office before any state agency other than judicial tribunals. [Art. II, Sec. 8(e), Fla. Const., and Sec. 112.313(9), Fla. Stat.]

#### *6. Employees Holding Office*

A public employee is prohibited from being a member of the governing body which serves as his or her employer. [Sec. 112.313(10), Fla. Stat.]

#### *7. Professional and Occupational Licensing Board Members*

An officer, director, or administrator of a state, county, or regional professional or occupational organization or association, while holding such position, may not serve as a member of a state examining or licensing board for the profession or occupation. [Sec. 112.313(11), Fla. Stat.]

#### *8. Contractual Services: Prohibited Employment*

A state employee of the executive or judicial branch who participates in the decision-making process involving a purchase request, who influences the content of any specification or procurement standard, or who renders advice, investigation, or auditing, regarding his or her agency's contract for services, is prohibited from being employed with a person holding such a contract with his or her agency. [Sec. 112.3185(2), Fla. Stat.]

#### *9. Local Government Attorneys*

Local government attorneys, such as the city attorney or county attorney, and their law firms are prohibited from representing private individuals and entities before the unit of local government which they serve. A local government attorney cannot recommend or otherwise refer to his or her firm legal work involving the local government unit unless the attorney's contract authorizes or mandates the use of that firm. [Sec. 112.313(16), Fla. Stat.]

#### *10. Dual Public Employment*

Candidates and elected officers are prohibited from accepting public employment if they know or should know it is being offered for the purpose of influence. Further, public employment may not be accepted unless the position was already in existence or was created without the anticipation of the official's interest, was publicly advertised, and the officer had to meet the same qualifications and go through the same hiring process as other applicants. For elected public officers already holding public

employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees. [Sec. 112.3125, Fla. Stat.]

### **C. RESTRICTIONS ON APPOINTING, EMPLOYING, AND CONTRACTING WITH RELATIVES**

#### *1. Anti-Nepotism Law*

A public official is prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which he or she is serving or over which the official exercises jurisdiction or control. No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency; this includes relatives of members of collegial government bodies. NOTE: This prohibition does not apply to school districts (except as provided in Sec. 1012.23, Fla. Stat.), community colleges and state universities, or to appointments of boards, other than those with land-planning or zoning responsibilities, in municipalities of fewer than 35,000 residents. Also, the approval of budgets does not constitute “jurisdiction or control” for the purposes of this prohibition. This provision does not apply to volunteer emergency medical, firefighting, or police service providers. [Sec. 112.3135, Fla. Stat.]

#### *2. Additional Restrictions*

A state employee of the executive or judicial branch or the PSC is prohibited from directly or indirectly procuring contractual services for his or her agency from a business entity of which a relative is an officer, partner, director, or proprietor, or in which the employee, or his or her spouse, or children own more than a 5% interest. [Sec. 112.3185(6), Fla. Stat.]

### **D. POST OFFICE HOLDING AND EMPLOYMENT (REVOLVING DOOR) RESTRICTIONS**

#### *1. Lobbying by Former Legislators, Statewide Elected Officers, and Appointed State Officers*

A member of the Legislature or a statewide elected or appointed state official is prohibited for two years following vacation of office from representing another person or entity for compensation before the government body or agency of which the individual was an officer or member. Former members of the Legislature are also prohibited for two years from lobbying the executive branch. [Art. II, Sec. 8(e), Fla. Const. and Sec. 112.313(9), Fla. Stat.]

#### *2. Lobbying by Former State Employees*

Certain employees of the executive and legislative branches of state government are prohibited from personally representing another person or entity for compensation before the agency with which

they were employed for a period of two years after leaving their positions, unless employed by another agency of state government. [Sec. 112.313(9), Fla. Stat.] These employees include the following:

(a) Executive and legislative branch employees serving in the Senior Management Service and Selected Exempt Service, as well as any person employed by the Department of the Lottery having authority over policy or procurement.

(b) Persons serving in the following position classifications: the Auditor General; the director of the Office of Program Policy Analysis and Government Accountability (OPPAGA); the Sergeant at Arms and Secretary of the Senate; the Sergeant at Arms and Clerk of the House of Representatives; the executive director and deputy executive director of the Commission on Ethics; an executive director, staff director, or deputy staff director of each joint committee, standing committee, or select committee of the Legislature; an executive director, staff director, executive assistant, legislative analyst, or attorney serving in the Office of the President of the Senate, the Office of the Speaker of the House of Representatives, the Senate Majority Party Office, the Senate Minority Party Office, the House Majority Party Office, or the House Minority Party Office; the Chancellor and Vice-Chancellors of the State University System; the general counsel to the Board of Regents; the president, vice presidents, and deans of each state university; any person hired on a contractual basis and having the power normally conferred upon such persons, by whatever title; and any person having the power normally conferred upon the above positions.

This prohibition does not apply to a person who was employed by the Legislature or other agency prior to July 1, 1989; who was a defined employee of the State University System or the Public Service Commission who held such employment on December 31, 1994; or who reached normal retirement age and retired by July 1, 1991. It does apply to OPS employees.

**PENALTIES:** Persons found in violation of this section are subject to the penalties contained in the Code (see PENALTIES, Part V) as well as a civil penalty in an amount equal to the compensation which the person received for the prohibited conduct. [Sec. 112.313(9)(a)5, Fla. Stat.]

### *3. Additional Restrictions on Former State Employees*

A former executive or judicial branch employee or PSC employee is prohibited from having employment or a contractual relationship, at any time after retirement or termination of employment, with any business entity (other than a public agency) in connection with a contract in which the employee participated personally and substantially by recommendation or decision while a public employee. [Sec. 112.3185(3), Fla. Stat.]

A former executive or judicial branch employee or PSC employee who has retired or terminated employment is prohibited from having any employment or contractual relationship for two years with

any business entity (other than a public agency) in connection with a contract for services which was within his or her responsibility while serving as a state employee. [Sec.112.3185(4), Fla. Stat.]

Unless waived by the agency head, a former executive or judicial branch employee or PSC employee may not be paid more for contractual services provided by him or her to the former agency during the first year after leaving the agency than his or her annual salary before leaving. [Sec. 112.3185(5), Fla. Stat.]

These prohibitions do not apply to PSC employees who were so employed on or before Dec. 31, 1994.

#### *4. Lobbying by Former Local Government Officers and Employees*

A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for two years after leaving office. Appointed officers and employees of counties, municipalities, school districts, and special districts may be subject to a similar restriction by local ordinance or resolution. [Sec. 112.313(13) and (14), Fla. Stat.]

### **E. VOTING CONFLICTS OF INTEREST**

State public officers are prohibited from voting in an official capacity on any measure which they know would inure to their own special private gain or loss. A state public officer who abstains, or who votes on a measure which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, must make every reasonable effort to file a memorandum of voting conflict with the recording secretary in advance of the vote. If that is not possible, it must be filed within 15 days after the vote occurs. The memorandum must disclose the nature of the officer's interest in the matter.

No county, municipal, or other local public officer shall vote in an official capacity upon any measure which would inure to his or her special private gain or loss, or which the officer knows would inure to the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate. The officer must publicly announce the nature of his or her interest before the vote and must file a memorandum of voting conflict on Commission Form 8B with the meeting's recording officer within 15 days after the vote occurs disclosing the nature of his or her interest in the matter. However, members of community redevelopment agencies and district officers elected on a one-acre, one-vote basis are not required to abstain when voting in that capacity.

No appointed state or local officer shall participate in any matter which would inure to the officer's special private gain or loss, the special private gain or loss of any principal by whom he or she is retained, of the parent organization or subsidiary or sibling of a corporate principal by which he or she is retained, of a relative, or of a business associate, without first disclosing the nature of his or her interest in the matter. The memorandum of voting conflict (Commission Form 8A or 8B) must be filed with the meeting's recording officer, be provided to the other members of the agency, and be read publicly at the next meeting.

If the conflict is unknown or not disclosed prior to the meeting, the appointed official must orally disclose the conflict at the meeting when the conflict becomes known. Also, a written memorandum of voting conflict must be filed with the meeting's recording officer within 15 days of the disclosure being made and must be provided to the other members of the agency, with the disclosure being read publicly at the next scheduled meeting. [Sec. 112.3143, Fla. Stat.]

## **F. DISCLOSURES**

Conflicts of interest may occur when public officials are in a position to make decisions that affect their personal financial interests. This is why public officers and employees, as well as candidates who run for public office, are required to publicly disclose their financial interests. The disclosure process serves to remind officials of their obligation to put the public interest above personal considerations. It also helps citizens to monitor the considerations of those who spend their tax dollars and participate in public policy decisions or administration.

All public officials and candidates do not file the same degree of disclosure; nor do they all file at the same time or place. Thus, care must be taken to determine which disclosure forms a particular official or candidate is required to file.

The following forms are described below to set forth the requirements of the various disclosures and the steps for correctly providing the information in a timely manner.

### **1. FORM 1 - Limited Financial Disclosure**

#### **Who Must File:**

Persons required to file FORM 1 include all state officers, local officers, candidates for local elective office, and specified state employees as defined below (other than those officers who are required by law to file FORM 6).

STATE OFFICERS include:

- 1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies; but including judicial nominating commission members; directors of Enterprise Florida, Scripps Florida Funding Corporation, and CareerSource Florida, and members of the Council on the Social Status of Black Men and Boys; the Executive Director, governors, and senior managers of Citizens Property Insurance Corporation; governors and senior managers of Florida Workers' Compensation Joint Underwriting Association, board members of the Northeast Florida Regional Transportation Commission, and members of the board of Triumph Gulf Coast, Inc.; members of the board of Florida is for Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
- 3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, local boards of trustees and presidents of state universities, and members of the Florida Prepaid College Board.

LOCAL OFFICERS include:

- 1) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
- 2) Appointed members of the following boards, councils, commissions, authorities, or other bodies of any county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; a community college or junior college district board of trustees; a board having the power to enforce local code provisions; a planning or zoning board, board of adjustments or appeals, community redevelopment agency board, or other board having the power to recommend, create, or modify land planning or zoning within the political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; a pension board or retirement board empowered to invest pension or retirement funds or to determine entitlement to or amount of a pension or other retirement benefit.
- 3) Any other appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

4) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

5) Members of governing boards of charter schools operated by a city or other public entity.

6) The officers, directors, and chief executive officer of a corporation, partnership, or other business entity that is serving as the chief administrative or executive officer or employee of a political subdivision, and any business entity employee who is acting as the chief administrative or executive officer or employee of the political subdivision. [Sec. 112.3136, Fla. Stat.]

SPECIFIED STATE EMPLOYEE includes:

1) Employees in the Office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

2) The following positions in each state department, commission, board, or council: secretary or state surgeon general, assistant or deputy secretary, executive director, assistant or deputy executive director, and anyone having the power normally conferred upon such persons, regardless of title.

3) The following positions in each state department or division: director, assistant or deputy director, bureau chief, assistant bureau chief, and any person having the power normally conferred upon such persons, regardless of title.

4) Assistant state attorneys, assistant public defenders, criminal conflict and civil regional counsel, assistant criminal conflict and civil regional counsel, public counsel, full-time state employees serving as counsel or assistant counsel to a state agency, judges of compensation claims, administrative law judges, and hearing officers.

5) The superintendent or director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

6) State agency business managers, finance and accounting directors, personnel officers, grant coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

7) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

#### What Must Be Disclosed:

FORM 1 requirements are set forth fully on the form. In general, this includes the reporting person's sources and types of financial interests, such as the names of employers and addresses of real property holdings. NO DOLLAR VALUES ARE REQUIRED TO BE LISTED. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

#### When to File:

CANDIDATES for elected local office must file FORM 1 together with and at the same time they file their qualifying papers.

STATE and LOCAL OFFICERS and SPECIFIED STATE EMPLOYEES are required to file disclosure by July 1 of each year. They also must file within thirty days from the date of appointment or the beginning of employment. Those appointees requiring Senate confirmation must file prior to confirmation.

#### Where to File:

Each LOCAL OFFICER files FORM 1 with the Supervisor of Elections in the county in which he or she permanently resides.

A STATE OFFICER or SPECIFIED STATE EMPLOYEE files with the Commission on Ethics. [Sec. 112.3145, Fla. Stat.]

## 2. *FORM 1F - Final Form 1 Limited Financial Disclosure*

FORM 1F is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 1 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.



### 3. *FORM 2 - Quarterly Client Disclosure*

The state officers, local officers, and specified state employees listed above, as well as elected constitutional officers, must file a FORM 2 if they or a partner or associate of their professional firm represent a client for compensation before an agency at their level of government.

A FORM 2 disclosure includes the names of clients represented by the reporting person or by any partner or associate of his or her professional firm for a fee or commission before agencies at the reporting person's level of government. Such representations do not include appearances in ministerial matters, appearances before judges of compensation claims, or representations on behalf of one's agency in one's official capacity. Nor does the term include the preparation and filing of forms and applications merely for the purpose of obtaining or transferring a license, so long as the issuance of the license does not require a variance, special consideration, or a certificate of public convenience and necessity.

#### When to File:

This disclosure should be filed quarterly, by the end of the calendar quarter following the calendar quarter during which a reportable representation was made. FORM 2 need not be filed merely to indicate that no reportable representations occurred during the preceding quarter; it should be filed ONLY when reportable representations were made during the quarter.

#### Where To File:

LOCAL OFFICERS file with the Supervisor of Elections of the county in which they permanently reside.

STATE OFFICERS and SPECIFIED STATE EMPLOYEES file with the Commission on Ethics. [Sec. 112.3145(4), Fla. Stat.]

### 4. *FORM 6 - Full and Public Disclosure*

#### Who Must File:

Persons required by law to file FORM 6 include all elected constitutional officers and candidates for such office; the mayor and members of the city council and candidates for these offices in Jacksonville; the Duval County Superintendent of Schools; judges of compensation claims (pursuant to Sec. 440.442, Fla. Stat.); members of the Florida Housing Finance Corporation Board and members of expressway authorities, transportation authorities (except the Jacksonville Transportation Authority), bridge authority, or toll authorities created pursuant to Ch. 348 or 343, or 349, or other general law.

## What Must be Disclosed:

FORM 6 is a detailed disclosure of assets, liabilities, and sources of income over \$1,000 and their values, as well as net worth. Officials may opt to file their most recent income tax return in lieu of listing sources of income but still must disclose their assets, liabilities, and net worth. In addition, the form requires the disclosure of certain relationships with, and ownership interests in, specified types of businesses such as banks, savings and loans, insurance companies, and utility companies.

## When and Where To File:

Incumbent officials must file FORM 6 annually by July 1 with the Commission on Ethics. CANDIDATES must file with the officer before whom they qualify at the time of qualifying. [Art. II, Sec. 8(a) and (i), Fla. Const., and Sec. 112.3144, Fla. Stat.]

### 5. *FORM 6F - Final Form 6 Full and Public Disclosure*

This is the disclosure form required to be filed within 60 days after a public officer or employee required to file FORM 6 leaves his or her public position. The form covers the disclosure period between January 1 and the last day of office or employment within that year.

### 6. *FORM 9 - Quarterly Gift Disclosure*

Each person required to file FORM 1 or FORM 6, and each state procurement employee, must file a FORM 9, Quarterly Gift Disclosure, with the Commission on Ethics on the last day of any calendar quarter following the calendar quarter in which he or she received a gift worth more than \$100, other than gifts from relatives, gifts prohibited from being accepted, gifts primarily associated with his or her business or employment, and gifts otherwise required to be disclosed. FORM 9 NEED NOT BE FILED if no such gift was received during the calendar quarter.

Information to be disclosed includes a description of the gift and its value, the name and address of the donor, the date of the gift, and a copy of any receipt for the gift provided by the donor. [Sec. 112.3148, Fla. Stat.]

### 7. *FORM 10 - Annual Disclosure of Gifts from Government Agencies and Direct-Support Organizations and Honorarium Event Related Expenses*

State government entities, airport authorities, counties, municipalities, school boards, water management districts, and the South Florida Regional Transportation Authority, may give a gift worth more than \$100 to a person required to file FORM 1 or FORM 6, and to state procurement employees, if a public purpose can be shown for the gift. Also, a direct-support organization for a governmental entity

may give such a gift to a person who is an officer or employee of that entity. These gifts are to be reported on FORM 10, to be filed by July 1.

The governmental entity or direct-support organization giving the gift must provide the officer or employee with a statement about the gift no later than March 1 of the following year. The officer or employee then must disclose this information by filing a statement by July 1 with his or her annual financial disclosure that describes the gift and lists the donor, the date of the gift, and the value of the total gifts provided during the calendar year. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3148, Fla. Stat.]

In addition, a person required to file FORM 1 or FORM 6, or a state procurement employee, who receives expenses or payment of expenses related to an honorarium event from someone who is prohibited from giving him or her an honorarium, must disclose annually the name, address, and affiliation of the donor, the amount of the expenses, the date of the event, a description of the expenses paid or provided, and the total value of the expenses on FORM 10. The donor paying the expenses must provide the officer or employee with a statement about the expenses within 60 days of the honorarium event.

The disclosure must be filed by July 1, for expenses received during the previous calendar year, with the officer's or employee's FORM 1 or FORM 6. State procurement employees file their statements with the Commission on Ethics. [Sec. 112.3149, Fla. Stat.]

However, notwithstanding Sec. 112.3149, Fla. Stat., no executive branch or legislative lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts or honorarium event related expenses that formerly were permitted under Sections 112.3148 and 112.3149. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts, which include anything not primarily related to political activities authorized under ch. 106, are prohibited from political committees. [Sec. 112.31485 Fla. Stat.]

#### 8. *FORM 30 - Donor's Quarterly Gift Disclosure*

As mentioned above, the following persons and entities generally are prohibited from giving a gift worth more than \$100 to a reporting individual (a person required to file FORM 1 or FORM 6) or to a state procurement employee: a political committee; a lobbyist who lobbies the reporting individual's or procurement employee's agency, and the partner, firm, employer, or principal of such a lobbyist; and vendors. If such person or entity makes a gift worth between \$25 and \$100 to a reporting individual or state procurement employee (that is not accepted in behalf of a governmental entity or charitable

organization), the gift should be reported on FORM 30. The donor also must notify the recipient at the time the gift is made that it will be reported.

The FORM 30 should be filed by the last day of the calendar quarter following the calendar quarter in which the gift was made. If the gift was made to an individual in the legislative branch, FORM 30 should be filed with the Lobbyist Registrar. [See page 35 for address.] If the gift was to any other reporting individual or state procurement employee, FORM 30 should be filed with the Commission on Ethics.

However, notwithstanding Section 112.3148, Fla. Stat., no executive branch lobbyist or principal shall make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 shall knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. This may include gifts that formerly were permitted under Section 112.3148. [Sec. 112.3215, Fla. Stat.] Similar prohibitions apply to legislative officials and employees. However, these laws are not administered by the Commission on Ethics. [Sec. 11.045, Fla. Stat.] In addition, gifts from political committees are prohibited. [Sec. 112.31485, Fla. Stat.]

9. *FORM 1X AND FORM 6X - Amendments to Form 1 and Form 6*

These forms are provided for officers or employees to amend their previously filed Form 1 or Form 6.

#### **IV. AVAILABILITY OF FORMS**

LOCAL OFFICERS and EMPLOYEES who must file FORM 1 annually will be sent the form by mail from the Supervisor of Elections in the county in which they permanently reside not later than JUNE 1 of each year. Newly elected and appointed officials or employees should contact the heads of their agencies for copies of the form or download it from [www.ethics.state.fl.us](http://www.ethics.state.fl.us), as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment.

ELECTED CONSTITUTIONAL OFFICERS, OTHER STATE OFFICERS, and SPECIFIED STATE EMPLOYEES who must file annually FORM 1 or 6 will be sent these forms by mail from the Commission on Ethics by JUNE 1 of each year. Newly elected and appointed officers and employees should contact the heads of their agencies or the Commission on Ethics for copies of the form or download it from [www.ethics.state.fl.us](http://www.ethics.state.fl.us), as should those persons who are required to file their final disclosure statements within 60 days of leaving office or employment.

Any person needing one or more of the other forms described here may also obtain them from a Supervisor of Elections or from the Commission on Ethics, P.O. Drawer 15709, Tallahassee, Florida 32317-5709. They are also available on the Commission's website: [www.ethics.state.fl.us](http://www.ethics.state.fl.us).

## **V. PENALTIES**

### *A. Non-criminal Penalties for Violation of the Sunshine Amendment and the Code of Ethics*

There are no criminal penalties for violation of the Sunshine Amendment and the Code of Ethics. Penalties for violation of these laws may include: impeachment, removal from office or employment, suspension, public censure, reprimand, demotion, reduction in salary level, forfeiture of no more than one-third salary per month for no more than twelve months, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift from a political committee.

### *B. Penalties for Candidates*

CANDIDATES for public office who are found in violation of the Sunshine Amendment or the Code of Ethics may be subject to one or more of the following penalties: disqualification from being on the ballot, public censure, reprimand, or a civil penalty not to exceed \$10,000, and triple the value of a gift received from a political committee.

### *C. Penalties for Former Officers and Employees*

FORMER PUBLIC OFFICERS or EMPLOYEES who are found in violation of a provision applicable to former officers or employees or whose violation occurred prior to such officer's or employee's leaving public office or employment may be subject to one or more of the following penalties: public censure and reprimand, a civil penalty not to exceed \$10,000, and restitution of any pecuniary benefits received, and triple the value of a gift received from a political committee.

### *D. Penalties for Lobbyists and Others*

An executive branch lobbyist who has failed to comply with the Executive Branch Lobbying Registration law (see Part VIII) may be fined up to \$5,000, reprimanded, censured, or prohibited from lobbying executive branch agencies for up to two years. Lobbyists, their employers, principals, partners, and firms, and political committees and committees of continuous existence who give a prohibited gift or honorarium or fail to comply with the gift reporting requirements for gifts worth between \$25 and \$100, may be penalized by a fine of not more than \$5,000 and a prohibition on lobbying, or employing a lobbyist to lobby, before the agency of the public officer or employee to whom the gift was given for up to two years. Any agent or person

acting on behalf of a political committee giving a prohibited gift is personally liable for a civil penalty of up to triple the value of the gift.

Executive Branch lobbying firms that fail to timely file their quarterly compensation reports may be fined \$50 per day per report for each day the report is late, up to a maximum fine of \$5,000 per report.

*E. Felony Convictions: Forfeiture of Retirement Benefits*

Public officers and employees are subject to forfeiture of all rights and benefits under the retirement system to which they belong if convicted of certain offenses. The offenses include embezzlement or theft of public funds; bribery; felonies specified in Chapter 838, Florida Statutes; impeachable offenses; and felonies committed with intent to defraud the public or their public agency. [Sec. 112.3173, Fla. Stat.]

*F. Automatic Penalties for Failure to File Annual Disclosure*

Public officers and employees required to file either Form 1 or Form 6 annual financial disclosure are subject to automatic fines of \$25 for each day late the form is filed after September 1, up to a maximum penalty of \$1,500. [Sec. 112.3144 and 112.3145, Fla. Stat.]

## **VI. ADVISORY OPINIONS**

Conflicts of interest may be avoided by greater awareness of the ethics laws on the part of public officials and employees through advisory assistance from the Commission on Ethics.

*A. Who Can Request an Opinion*

Any public officer, candidate for public office, or public employee in Florida who is in doubt about the applicability of the standards of conduct or disclosure laws to himself or herself, or anyone who has the power to hire or terminate another public employee, may seek an advisory opinion from the Commission about himself or herself or that employee.

*B. How to Request an Opinion*

Opinions may be requested by letter presenting a question based on a real situation and including a detailed description of the situation. Opinions are issued by the Commission and are binding on the conduct of the person who is the subject of the opinion, unless material facts were omitted or misstated in the request for the opinion. Published opinions will not bear the name of the persons involved unless they consent to the use of their names; however, the request and all information pertaining to it is a

public record, made available to the Commission and to members of the public in advance of the Commission's consideration of the question.

### *C. How to Obtain Published Opinions*

All of the Commission's opinions are available for viewing or download at its website:  
[www.ethics.state.fl.us](http://www.ethics.state.fl.us).

## **VII. COMPLAINTS**

### *A. Citizen Involvement*

The Commission on Ethics cannot conduct investigations of alleged violations of the Sunshine Amendment or the Code of Ethics unless a person files a sworn complaint with the Commission alleging such violation has occurred, or a referral is received, as discussed below.

If you have knowledge that a person in government has violated the standards of conduct or disclosure laws described above, you may report these violations to the Commission by filing a sworn complaint on the form prescribed by the Commission and available for download at [www.ethics.state.fl.us](http://www.ethics.state.fl.us). The Commission is unable to take action based on learning of such misdeeds through newspaper reports, telephone calls, or letters.

You can obtain a complaint form (FORM 50), by contacting the Commission office at the address or phone number shown on the inside front cover of this booklet, or you can download it from the Commission's website:  
[www.ethics.state.fl.us](http://www.ethics.state.fl.us).

### *B. Referrals*

The Commission may accept referrals from: the Governor, the Florida Department of Law Enforcement, a State Attorney, or a U.S. Attorney. A vote of six of the Commission's nine members is required to proceed on such a referral.

### *C. Confidentiality*

The complaint or referral, as well as all proceedings and records relating thereto, is confidential until the accused requests that such records be made public or until the matter reaches a stage in the Commission's proceedings where it becomes public. This means that unless the Commission receives a written waiver of confidentiality from the accused, the Commission is not free to release any

documents or to comment on a complaint or referral to members of the public or press, so long as the complaint or referral remains in a confidential stage.

A COMPLAINT OR REFERRAL MAY NOT BE FILED WITH RESPECT TO A CANDIDATE ON THE DAY OF THE ELECTION, OR WITHIN THE 30 CALENDAR DAYS PRECEDING THE ELECTION DATE, UNLESS IT IS BASED ON PERSONAL INFORMATION OR INFORMATION OTHER THAN HEARSAY.

#### *D. How the Complaint Process Works*

Complaints which allege a matter within the Commission's jurisdiction are assigned a tracking number and Commission staff forwards a copy of the original sworn complaint to the accused within five working days of its receipt. Any subsequent sworn amendments to the complaint also are transmitted within five working days of their receipt.

Once a complaint is filed, it goes through three procedural stages under the Commission's rules. The first stage is a determination of whether the allegations of the complaint are legally sufficient: that is, whether they indicate a possible violation of any law over which the Commission has jurisdiction. If the complaint is found not to be legally sufficient, the Commission will order that the complaint be dismissed without investigation, and all records relating to the complaint will become public at that time.

In cases of very minor financial disclosure violations, the official will be allowed an opportunity to correct or amend his or her disclosure form. Otherwise, if the complaint is found to be legally sufficient, a preliminary investigation will be undertaken by the investigative staff of the Commission. The second stage of the Commission's proceedings involves this preliminary investigation and a decision by the Commission as to whether there is probable cause to believe that there has been a violation of any of the ethics laws. If the Commission finds no probable cause to believe there has been a violation of the ethics laws, the complaint will be dismissed and will become a matter of public record. If the Commission finds probable cause to believe there has been a violation of the ethics laws, the complaint becomes public and usually enters the third stage of proceedings. This stage requires the Commission to decide whether the law was actually violated and, if so, whether a penalty should be recommended. At this stage, the accused has the right to request a public hearing (trial) at which evidence is presented, or the Commission may order that such a hearing be held. Public hearings usually are held in or near the area where the alleged violation occurred.

When the Commission concludes that a violation has been committed, it issues a public report of its findings and may recommend one or more penalties to the appropriate disciplinary body or official.

When the Commission determines that a person has filed a complaint with knowledge that the complaint contains one or more false allegations or with reckless disregard for whether the complaint contains false allegations, the complainant will be liable for costs plus reasonable attorney's fees



incurred by the person complained against. The Department of Legal Affairs may bring a civil action to recover such fees and costs, if they are not paid voluntarily within 30 days.

*E. Dismissal of Complaints At Any Stage of Disposition*

The Commission may, at its discretion, dismiss any complaint at any stage of disposition should it determine that the public interest would not be served by proceeding further, in which case the Commission will issue a public report stating with particularity its reasons for the dismissal. [Sec. 112.324(12), Fla. Stat.]

*F. Statute of Limitations*

All sworn complaints alleging a violation of the Sunshine Amendment or the Code of Ethics must be filed with the Commission within five years of the alleged violation or other breach of the public trust. Time starts to run on the day AFTER the violation or breach of public trust is committed. The statute of limitations is tolled on the day a sworn complaint is filed with the Commission. If a complaint is filed and the statute of limitations has run, the complaint will be dismissed. [Sec. 112.3231, Fla. Stat.]

## **VIII. EXECUTIVE BRANCH LOBBYING**

Any person who, for compensation and on behalf of another, lobbies an agency of the executive branch of state government with respect to a decision in the area of policy or procurement may be required to register as an executive branch lobbyist. Registration is required before lobbying an agency and is renewable annually. In addition, each lobbying firm must file a compensation report with the Commission for each calendar quarter during any portion of which one or more of the firm's lobbyists were registered to represent a principal. As noted above, no executive branch lobbyist or principal can make, directly or indirectly, and no executive branch agency official or employee who files FORM 1 or FORM 6 can knowingly accept, directly or indirectly, **any expenditure** made for the purpose of lobbying. [Sec. 112.3215, Fla. Stat.]

Paying an executive branch lobbyist a contingency fee based upon the outcome of any specific executive branch action, and receiving such a fee, is prohibited. A violation of this prohibition is a first degree misdemeanor, and the amount received is subject to forfeiture. This does not prohibit sales people from receiving a commission. [Sec. 112.3217, Fla. Stat.]

Executive branch departments, state universities, community colleges, and water management districts are prohibited from using public funds to retain an executive branch (or legislative branch) lobbyist, although these agencies may use full-time employees as lobbyists. [Sec. 11.062, Fla. Stat.]

Online registration and filing is available at [www.floridalobbyist.gov](http://www.floridalobbyist.gov). Additional information about the executive branch lobbyist registration system may be obtained by contacting the Lobbyist Registrar at the following address:

Executive Branch Lobbyist Registration  
Room G-68, Claude Pepper Building  
111 W. Madison Street  
Tallahassee, FL 32399-1425  
Phone: 850/922-4987

## **IX. WHISTLE-BLOWER'S ACT**

In 1986, the Legislature enacted a "Whistle-blower's Act" to protect employees of agencies and government contractors from adverse personnel actions in retaliation for disclosing information in a sworn complaint alleging certain types of improper activities. Since then, the Legislature has revised this law to afford greater protection to these employees.

While this language is contained within the Code of Ethics, the Commission has no jurisdiction or authority to proceed against persons who violate this Act. Therefore, a person who has disclosed information alleging improper conduct governed by this law and who may suffer adverse consequences as a result should contact one or more of the following: the Office of the Chief Inspector General in the Executive Office of the Governor; the Department of Legal Affairs; the Florida Commission on Human Relations; or a private attorney. [Sec. 112.3187 - 112.31895, Fla. Stat.]

## **X. ADDITIONAL INFORMATION**

As mentioned above, we suggest that you review the language used in each law for a more detailed understanding of Florida's ethics laws. The "Sunshine Amendment" is Article II, Section 8, of the Florida Constitution. The Code of Ethics for Public Officers and Employees is contained in Part III of Chapter 112, Florida Statutes.

Additional information about the Commission's functions and interpretations of these laws may be found in Chapter 34 of the Florida Administrative Code, where the Commission's rules are published, and in The Florida Administrative Law Reports, which until 2005 published many of the Commission's final orders. The Commission's rules, orders, and opinions also are available at [www.ethics.state.fl.us](http://www.ethics.state.fl.us).

If you are a public officer or employee concerned about your obligations under these laws, the staff of the Commission will be happy to respond to oral and written inquiries by providing information about the law, the Commission's interpretations of the law, and the Commission's procedures.

## **XI. TRAINING**

Constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies (CRAs) are required to receive a total of four hours training, per calendar year, in the area of ethics, public records, and open meetings. The Commission on Ethics does not track compliance or certify providers.

Visit the training page on the Commission's website for up-to-date rules, opinions, audio/video training, and opportunities for live training conducted by Commission staff. A comprehensive online training course addressing Florida's Code of Ethics, as well as Sunshine Law, and Public Records Act is available via a link on the Commission's homepage.

# FORM 1

# STATEMENT OF FINANCIAL INTERESTS

# 2020

Please print or type your name, mailing address, agency name, and position below:

**FOR OFFICE USE ONLY:**

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF  CANDIDATE OR  NEW EMPLOYEE OR APPOINTEE

**\*\*\*\* THIS SECTION MUST BE COMPLETED \*\*\*\***

**DISCLOSURE PERIOD:**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2020.

**MANNER OF CALCULATING REPORTABLE INTERESTS:**

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

**COMPARATIVE (PERCENTAGE) THRESHOLDS** OR  **DOLLAR VALUE THRESHOLDS**

**PART A -- PRIMARY SOURCES OF INCOME** [Major sources of income to the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

**PART B -- SECONDARY SOURCES OF INCOME**  
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

**PART C -- REAL PROPERTY** [Land, buildings owned by the reporting person - See instructions]  
(If you have nothing to report, write "none" or "n/a")


You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

**FILING INSTRUCTIONS** for when and where to file this form are located at the bottom of page 2.

**INSTRUCTIONS** on who must file this form and how to fill it out begin on page 3.

**PART D — INTANGIBLE PERSONAL PROPERTY** [Stocks, bonds, certificates of deposit, etc. - See instructions]  
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

**PART E — LIABILITIES** [Major debts - See instructions]  
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

**PART F — INTERESTS IN SPECIFIED BUSINESSES** [Ownership or positions in certain types of businesses - See instructions]  
 (If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

**PART G — TRAINING** For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

**I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.**

**IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE**

**SIGNATURE OF FILER:**

**Signature:**

\_\_\_\_\_

**Date Signed:**

\_\_\_\_\_

**CPA or ATTORNEY SIGNATURE ONLY**

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, \_\_\_\_\_, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: \_\_\_\_\_

Date Signed: \_\_\_\_\_

**FILING INSTRUCTIONS:**

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

**Local officers/employees** file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

**State officers or specified state employees** who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

**Candidates** file this form together with their filing papers.

**MULTIPLE FILING UNNECESSARY:** A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

**WHEN TO FILE: Initially,** each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** must file at the same time they file their qualifying papers.

**Thereafter,** file by July 1 following each calendar year in which they hold their positions.

**Finally,** file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2020.

## NOTICE

**Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]**

**In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]**

## **WHO MUST FILE FORM 1:**

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance

director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

## **INSTRUCTIONS FOR COMPLETING FORM 1:**

**INTRODUCTORY INFORMATION** (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: [www.ethics.state.fl.us](http://www.ethics.state.fl.us).

**NAME OF AGENCY:** The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

**DISCLOSURE PERIOD:** The "disclosure period" for your report is the calendar year ending December 31, 2020.

**OFFICE OR POSITION HELD OR SOUGHT:** The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

**PUBLIC RECORD:** The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

## MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

### **IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY**

#### **PART A — PRIMARY SOURCES OF INCOME**

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

#### **PART B — SECONDARY SOURCES OF INCOME**

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital

stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

#### **PART C — REAL PROPERTY**

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

#### **PART D — INTANGIBLE PERSONAL PROPERTY**

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

## PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

## PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(6), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

## PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

# IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

## PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

## PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than 10% of your gross income from that business entity; **and,**

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.



Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

## PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

## PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

## PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

## PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

## PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

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**MINUTES OF MEETING  
TIMBER CREEK SOUTHWEST  
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District was held on Friday, August 20, 2021, at 8:15 a.m. at Lennar Homes 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

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**Present and constituting a quorum:**

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Barry Ernst	Chairperson
Scott Edwards	Assistant Secretary
Andrew "Chase" Kollman	Assistant Secretary
Ashley Kingston	Assistant Secretary

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**Absent:**

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Thomas Dean	Vice Chairperson
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**Also present were:**

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James P. Ward	District Manager
Greg Urbancic	District Counsel
Ryan Shute	District Engineer

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**Audience:**

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All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.**

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

The meeting was called to order at approximately 8:15 a.m. He conducted roll call; all Members of the Board were present, save Supervisor Dean, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**July 16, 2021 – Regular Meeting**

Mr. Ward asked if there were any additions, corrections, or deletions to the Regular Meeting Minutes; hearing none, he called for a motion.

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**On MOTION made by Ms. Ashley Kingston, seconded by Mr. Barry Ernst, and with all in favor, the July 16, 2021, Regular Minutes were approved.**

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2021-12**

**Consideration of Resolution 2021-12, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District relating to the Acceptance of responsibility for Ownership, Operation and Maintenance of District Infrastructure within the boundaries of the Plat of Timber Creek – Phase 4**

*Mr. Ward: Item 3 and 4 on the Agenda today are basically both the same thing, related to the acceptance of two plats. He asked Mr. Greg Urbancic or Mr. Ryan Shute to speak.*

*Mr. Urbancic: These are substantially in the same form as what you have seen previously on other plat dedications. Lee County requires that the District join the plat or execute a resolution that will be recorded in the public records reflecting the fact that the District will accept responsibility for the dedications that are in there. We do typically, as we have on the other ones, add the caveat that it is subject to those facilities being conveyed to or constructed by the District, so we actually have ownership of those facilities. The forms are the same except for the references to the plat. 2021-12 is related to the phase 4 plat and 2021-13 is related to the phase 5 plat. He asked if there were questions or if Ryan Shute had any comments.*

Mr. Ryan Shute indicated he had no comments; this was a formality to allow the District to be a part of the plat.

Mr. Ward called for a motion.

**On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley Kingston, and with all in favor, Resolution 2021-12 was adopted, and the Chair was authorized to sign.**

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-13**

**Consideration of Resolution 2021-13, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District relating to the Acceptance of responsibility for Ownership, Operation and Maintenance of District Infrastructure within the boundaries of the Plat of Timber Creek – Phase 5**

Mr. Ward called for a motion.

**On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley Kingston, and with all in favor, Resolution 2021-13 was adopted, and the Chair was authorized to sign.**

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**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**I. District Attorney**

No report.

**II. District Engineer**

No report.

**III. District Manager**

**a) Financial Statements for period ending July 31, 2021 (unaudited)**

No report.

**SIXTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

Mr. Ward asked if there were any Supervisor’s requests; there were none. He asked if there were any audience members present in person or by audio or video with questions or comments; there were none.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 8:20 a.m.

**On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, the Meeting was adjourned.**

**ATTEST:**

**Timber Creek Southwest Community Development District**

\_\_\_\_\_  
**James P. Ward, Secretary**

\_\_\_\_\_  
**Barry Ernst, Chairperson**

## RESOLUTION NO. 2022-1

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTING RESOLUTION NO. 2020-26 WHICH RESOLUTION PREVIOUSLY EQUALIZED, APPROVED, CONFIRMED, IMPOSED AND LEVIED SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY SPECIALLY BENEFITED (APPORTIONED FAIRLY AND REASONABLY) BY THE DISTRICT'S PROJECTS; APPROVING AND ADOPTING THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT FINAL SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY – SERIES 2021 BONDS PREPARED BY JPWARD & ASSOCIATES, LLC DATED SEPTEMBER 30, 2021, WHICH APPLIES THE METHODOLOGY PREVIOUSLY ADOPTED TO SPECIAL ASSESSMENTS REFLECTING THE SPECIFIC TERMS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2021 (ASSESSMENT AREA TWO PROJECT); PROVIDING FOR THE UPDATE OF THE DISTRICT'S ASSESSMENT RECORDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of Timber Creek Southwest Community Development District (the "Board") and the "District") respectively) has determined to proceed at this time with the sale and issuance of \$20,695,000 Timber Creek Southwest Community Development District Special Assessment Bonds, Series 2021 (Assessment Area Two Project) (the "Series 2021 Bonds") pursuant to the delegation resolution known as Resolution No. 2021-11 adopted by the Board on July 16, 2021; and

**WHEREAS**, the Series 2021 Bonds will be issued under and pursuant to a Master Trust Indenture, dated as of August 1, 2020 (the "Master Indenture"), between the District and U.S. Bank National Association (the "Trustee"), as supplemented by a Second Supplemental Trust Indenture, dated as of September 1, 2021, between the District and the Trustee (the "Supplemental Indenture"). The Master Indenture and the Supplemental Indenture are sometimes collectively referred to herein as the "Indenture"; and

**WHEREAS**, the Board previously indicated its intention in Resolution No. 2020-22 to undertake, install, establish, construct or acquire certain public infrastructure improvements, facilities and services within and outside of the District (the "CIP"), which plan is detailed in that certain Master Engineer's Report for the Timber Creek Southwest Community Development District prepared by Morris DePew Associates, Inc. and dated April 2020 (the "Master Engineer's Report"). The Master Engineer's Report has been supplemented by that certain First Supplement Engineer's Report for Phase 1 Timber Creek Southwest Community Development District prepared by Morris-Depew Associates, Inc. and dated August 2020 ("First Supplemental Engineer's Report") and further supplemented by that certain Second Supplemental Engineer's Report for Phase #2 prepared by Morris-Depew Associates, Inc. and dated June 2021 ("Second Supplemental Engineer's Report") (the Master Engineer's Report together with the First Supplemental Engineer's Report and Second Supplemental Engineer's Report are referred to collectively herein as the "Engineer's Report"). The Engineer's Report contemplates that the CIP will be implemented in various phases. The Second Supplemental Engineer's Report identifies and designates a certain portion of the CIP as Qualified Improvements (as defined in the Second Supplemental Engineer's Report) that are necessary

to support the second phase of development (the “Assessment Area Two Project”), a portion of which Qualified Improvements will be financed by the Series 2021 Bonds (defined below); and

**WHEREAS**, the District previously adopted Resolution No. 2020-26 (the “Final Assessment Resolution”), equalizing, approving, confirming, imposing and levying special assessments on the property specially benefited by the CIP within the District as described in the Final Assessment Resolution (the “Assessments”), which Resolution is still in full force and effect; and

**WHEREAS**, pursuant to and consistent with the terms of the Final Assessment Resolution relating to the Assessments, this Resolution sets forth the terms of the Assessments for the Series 2021 Bonds (the “Series 2021 Special Assessments”), adopts a final assessment roll for the Series 2021 Special Assessments consistent with the final terms of the Series 2021 Bonds to be issued by the District, and ratifies and confirms the lien of the levy of the Series 2021 Special Assessments securing the Series 2021 Bonds as to the portion of the land within the District generally known as “Assessment Area Two”; and

**WHEREAS**, the District will issue its Series 2021 Bonds on October 20, 2021 in the aggregate principal amount of \$20,695,000.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:**

**SECTION 1. DEFINITIONS.** All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Final Assessment Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapter 190, Florida Statutes, including without limitation, Sections 190.021 and 190.022, Florida Statutes; Chapter 170, Florida Statutes including without limitation, Section 170.08, Florida Statutes; and Chapter 197, Florida Statutes including, without limitation, Section 197.3632, Florida Statutes; and the Final Assessment Resolution.

**SECTION 3. FINDINGS.** As a supplement to the findings set forth in the Final Assessment Resolution, the Board of the District hereby finds and determines as follows:

a. The above recitals are true and correct and are incorporated herein by this reference.

b. On June 19, 2020, the District, after due notice and public hearing, adopted the Final Assessment Resolution, which, among other things, equalized, approved, confirmed and levied the Assessments on property specially benefiting from the CIP authorized by the District.

c. The Timber Creek Southwest Community Development District Final Supplemental Special Assessment Methodology Report prepared by JP Ward & Associates, LLC dated September 30, 2021, a copy of which attached hereto and made a part of this Resolution as Exhibit “A” (the “Supplemental Assessment Report”), applies the methodology previously approved for the benefited parcels under the Final Assessment Resolution to the terms of the Series 2021 Bonds pursuant to the Timber Creek Southwest Community Development District Master Special Assessment Methodology Report prepared by JP Ward & Associates, LLC dated April 9, 2020 (“Master Assessment Report”), and establishes an assessment roll for the Series 2021 Special Assessments. (The Master Assessment Report, as supplemented by the Supplemental Assessment Report, is something collectively referred to herein as the “Assessment Report”),

d. The Assessment Area Two Project to be funded, in part, by the Series 2021 Bonds, will specially benefit the benefited parcels within Assessment Area Two as reflected in the assessment roll in the Supplemental Assessment Report. The Board previously determined pursuant to the Final Assessment Resolution that it is reasonable, proper, just and right to assess the costs of the CIP, of which the Assessment Area Two Project is a part, on the benefited parcels within Assessment Area Two.

e. The sale, issuance and closing of the Series 2021 Bonds, and the confirmation of the Series 2021 Assessments levied on the benefited parcels within Assessment Area Two are in the best interests of the District.

f. The issuance and sale of the Series 2021 Bonds, the adoption of all resolutions relating to the Series 2021 Bonds, and all actions taken in furtherance of the closing on the Series 2021 Bonds, are declared and affirmed as being in the best interest of the District and are hereby ratified, approved and confirmed.

**SECTION 4. SUPPLEMENTAL ASSESSMENT REPORT; ALLOCATION AND APPORTIONMENT OF ASSESSMENTS SECURING SERIES 2021 BONDS.** The Board hereby adopts the Supplemental Assessment Report. The Series 2021 Special Assessments shall be allocated and apportioned in accordance with the Master Assessment Report, which allocation and apportionment shall be on the benefited parcels within Assessment Area Two. The assessment roll in the Supplemental Assessment Report reflects the actual terms of the Series 2021 Special Assessments and is hereby adopted by the District. The lien of the Series 2021 Special Assessments securing the Series 2021 Bonds shall be on the lands within Assessment Area Two described in the Master Assessment Report, as supplemented by the Supplemental Assessment Report, and such lien is ratified and confirmed.

**SECTION 5. ASSESSMENT RECORDS.** The Series 2021 Special Assessments on and peculiar to the parcels specifically benefited by the Assessment Area Two Project, all as previously equalized, approved, confirmed and imposed and levied pursuant to the Final Assessment Resolution, are hereby supplemented as specified in the final assessment roll set forth on Exhibit "1" of the Supplemental Assessment Report. The Series 2021 Special Assessments shall be recorded by the Secretary of the Board in accordance with the Final Assessment Resolution and the Secretary will maintain the par debt outstanding by product type on a periodic basis determined appropriate by the Secretary, all in the applicable official record(s) of the District for maintaining such assessment data. The Series 2021 Special Assessments against each respective parcel shown on the final assessment roll and interest, costs and penalties thereon, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims.

**SECTION 6. SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 7. CONFLICTS.** This Resolution is intended to supplement the Final Assessment Resolution, which remains in full force and effect except to the extent modified herein. This Resolution and the Final Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its adoption.

*{Remainder of the page intentionally left blank. Signatures begin on the next page.}*



**PASSED AND ADOPTED** this 14<sup>th</sup> day of October, 2021.

**TIMBER CREEK SOUTHWEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ATTEST:**

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James P. Ward, Secretary

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Barry Ernst, Chairman

**Exhibits:**

Exhibit "A": Timber Creek Southwest Community Development District Final Supplemental Special Assessment Methodology Report prepared by JPWard & Associates, LLC dated September 30, 2021

Exhibit "A"

TIMBER CREEK SOUTHWEST  
COMMUNITY DEVELOPMENT DISTRICT

# Final Supplemental Special Assessment Methodology – Series 2021 Bonds

Prepared by:

9/30/2021

*JPWard & Associates LLC*

**JAMES P. WARD**

954.658.4900

[JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)



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JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FLORIDA 33308

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T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

## 1.0 INTRODUCTION

This Final Supplemental Special Assessment Methodology prepared for the Limited Offering Memorandum dated September 30, 2021 (“**LOM**”) provides a final supplement to the Timber Creek Southwest Community Development District (the “**District**”) Master Methodology report, as defined below, and dated April 9, 2020, as approved on June 19, 2020 by the District’s Board of Supervisors pursuant to Resolution 2020-26 (herein, the “**Supplemental Assessment Report**”) and is intended to be used in connection with the District’s LOM issued for the District’s “**Series 2021 Bonds**.” More specifically, this Supplemental Assessment Report takes into account the final size of the Series 2021 Bonds and related “**Series 2021 Assessments**” that secure the repayment of the Series 2021 Bonds based upon construction proceeds from the Series 2021 Bonds. Table II attached hereto provides the updated cost of construction for the Series 2021 Project (defined below).

All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the April 9, 2020 adopted Master Special Assessment Methodology Report (“**Master Methodology**”).

As noted, the Series 2021 Bonds are intended to finance a portion of the District’s “**Series 2021 Project**,” which is also referred to in the LOM as the “**Assessment Area Two Project**”. The Series 2021 Project represents the second and final phase of the District’s overall qualified infrastructure capital improvement program (“**CIP**”), which CIP is described in that *Report of District Engineer*, April, 2020 prepared by Morris-Depew Associates, Inc. (“**Master Engineer’s Report**”). The Series 2021 Project is described in the *Second Supplemental Engineer’s Report*, dated June, 2021 (“**Supplemental Engineer’s Report**,” together with the Master Engineer’s Report, the “**Engineer’s Report**”). Generally speaking, the Series 2021 Project includes the qualified infrastructure necessary for remaining development, which consists of the planned 926 residential units within the District.

The District has levied Assessments on all of the assessable lands in the District to finance the CIP, which is estimated to cost \$43,659,616.57 and is described in the Master Engineer’s Reports as noted above. The Qualified Improvements as herein defined in the Supplemental Engineer’s Report have an estimated cost of \$21,744,398.30 of which the District will finance \$19,732,181.24 with the Series 2021 Bonds. The remaining Qualified Improvements are subject to the requirements of a completion agreement with Lennar Homes, LLC (the “**Developer**”). The Qualified Improvements are the remaining CIP needed to serve the balance of the development in the District, expected to consist of approximately 926 residential units as more fully shown in the Supplemental Engineer’s Report. The Master Engineer’s Report reflects that the CIP, which includes the Qualified Improvements, and all its subcomponents, such as the Series 2021 Project functions as a system of improvements benefitting all developable lands within the District.

Among other matters described herein, this means that, from an assessment standpoint, the District may fund any portion of the CIP with any series of bonds payable with revenues derived

from the collection of Assessments on any assessable lands within the District, provided of course that, among other requirements, a supplemental engineer's report (such as the Supplemental Engineer's Report) are produced for each bond issuance identifying what eligible specific improvements are being financed from that particular series of bonds.

Accordingly, to ensure that Assessments are fairly and reasonably allocated across both phases of development in the District, the Series 2021 Assessments as defined below, in the case of the Series 2021 Bonds, will be based on the number of units anticipated to be developed for the second phase of the Development. Phase 1 is all platted.

This Supplemental Assessment Report illustrates the Series 2021 Assessments to be levied in connection with the Series 2021 Bonds, using the Master Methodology, and taking into account certain prepayments of the Series 2021 Assessments to be made in connection with certain of the 926 residential units planned within the remaining development in the District in order to achieve market conditions for certain units.

The aggregate principal amount of the Series 2021 Bonds is \$20,695,000.00. The Series 2021 Bonds will be structured as amortizing current-interest bonds, with repayment requiring no more than thirty (30) annual installments of Assessments (not including any capitalized period), which are known herein as the **Series 2021 Assessments**. Interest payment dates shall occur every June 15 and December 15 from the date of issuance until final maturity. The first scheduled payment of interest will be on December 15, 2021. The general terms of the Series 2021 Bonds are fully summarized in Table III attached hereto.

The Master Engineer's Report reflects that the CIP, which includes the Series 2021 Project, functions as a system of improvements benefitting all developable and assessable lands within the District. The Series 2021 Assessments will be initially allocated to all gross acres within the herein defined "**Series 2021 Bond Area**" as shown in the Supplemental Engineer's Report (and which is sometimes referred to herein and the LOM as "**Assessment Area Two**") and then further allocated to the first residential units platted (a portion of Assessment Area Two is platted), or otherwise identified by a declaration or similar instrument within Series 2021 Bond Area or Assessment Area Two, currently planned for a total is 926 residential units. A summary of the Engineer's Cost Estimate is fully summarized in Table II attached hereto.

To ensure that Series 2021 Assessments are fairly and reasonably allocated across the Series 2021 Bond Area in the District, the Series 2021 Assessments will be based on the number of units anticipated to be developed in Assessment Area Two. Phase 1 is fully platted. A portion of Assessment Area Two is platted.

In addition, the lands related to the recreational amenities planned for the development within the District, as discussed in the Master Methodology, are not assessable and will not be subject to the Series 2021 Assessments.

This Supplemental Assessment Report applies the methodology (“**Methodology**”) set forth in the Master Methodology in order to allocate to the assessable property within the Series 2021 Bond Area or Assessment Area Two, relating to the Series 2021 Project.

The Series 2021 Assessments as set forth herein are consistent with the original benefit and allocation determinations made as part of the Master Methodology. Accordingly, and based on the determinations made in the Engineer’s Report, it is our opinion that the Series 2021 Assessments are supported by sufficient benefit from the Series 2021 Project and are fairly and reasonably allocated as described herein, in a manner consistent with Florida Law.

## **2.0 LAND USE PLAN**

The anticipated land use plan for the District is identified in Table 1A and Table 1B and constitute the expected number of residential units to be constructed by type of unit by the Developer as shown in the Master Methodology and for the Series 2021 Bonds. As with any land use plan, this may change during development, however, the District anticipates this in the Master Methodology, by utilizing the concept that the assessments are levied on a per acre basis initially for all undeveloped lands, and as land is platted, the District assigns debt to the platted units, based on the type of unit in the land use plan noted in the Master Methodology.

## **3.0 CAPITAL REQUIREMENTS**

The District Engineer has identified portions of the CIP (referred to therein as “**Qualified Improvements**”) that are eligible to be financed by the District bonds, as described in Table II and the total Qualified Improvements to be financed with the Series 2021 Bonds constituting the Series 2021 Project. The Supplemental Engineer’s Report provides a list of the Qualified Improvements relating to the Series 2021 Bond Area or Assessment Area Two. It is estimated that cost of the Qualified Improvements is \$21,744,398.30 of which a portion of the proceeds of the Series 2021 Bonds in the amount of \$19,732,181.24 will finance a portion of the Series 2021 project.

## **4.0 BOND REQUIREMENTS / SERIES 2021 ASSESSMENTS**

The Series 2021 Project functions as a system of improvements benefitting all assessable lands within the District. The Series 2021 Assessments will be initially allocated to all assessable lands on a per acre basis within the Series 2021 Bond Area or Assessment Area Two within the District and will be further allocated as residential lots in the District as they are platted. Upon platting, the Series 2021 Assessments will be allocated to 926 residential units in the portion of the District referred to as the Series 2021 Bond Area or Assessment Area Two, and more fully identified in Exhibit 1, the assessment roll. Prior to platting, the Series 2021 Assessments will be levied on all of the gross acres in the Series 2021 Bond Area or Assessment Area Two .

In addition, the lands related to the recreational amenities planned for the development within the District, as discussed in the Master Methodology, are not assessable and will not be subject to the Series 2021 Assessments.

This Supplemental Assessment Report applies the Methodology set forth in the Master Methodology in order to allocate to the assessable property within the Series 2021 Bond Area or Assessment Area Two within the District the estimated costs associated with the financing of a portion of the Series 2021 Project.

The Series 2021 Assessments as set forth herein are consistent with the original benefit and allocation determinations made as part of the Master Methodology. Accordingly, and based on the determinations made in the Engineer's Report, it is our opinion that the Series 2021 Assessments are supported by sufficient benefit from the Series 2021 Project, and are fairly and reasonably allocated as described herein, in a manner consistent with Florida Law.

#### **4.1 THE SERIES 2021 BONDS**

As shown in Table III, the District will issue the Series 2021 Bonds in an aggregate principal amount of \$20,695,000.00 to finance a portion of the Series 2021 Project, fund a debt service reserve account, fund capitalized interest on the Series 2021 Bonds and pay issuance costs.

The Series 2021 Bonds are further structured as current-interest bonds, with repayment occurring in thirty (30) annual installments of principal and interest, not including any capitalized interest period. Interest payment dates shall occur every June 15 and December 15 from the date of issuance until final maturity of the Series 2021 Bonds. The first scheduled payment of interest is due December 15, 2021; however, interest will be capitalized through December 15, 2021 with the first scheduled principal payment due on December 15, 2022. The annual principal payments will be due each December 15th thereafter until final maturity.

#### **5.0 EXISTING AND FUTURE CONTRIBUTION REQUIREMENTS**

The Developer may opt to prepay the Series 2021 Assessments on particular product types and/or lands within the Series 2021 Bond Area or Assessment Area Two using a contribution of portions of the Qualified Improvements not financed by the Series 2021 Bonds as part of the Series 2021 Project or other Qualified CIP components in order for the Series 2021 Assessments to reach certain target levels, to offset impact fee credits, or for other purposes.

That said, although the CIP is a system of improvements intended to benefit all assessable lands within the District based on a plan of 1,315 residential units, it is unknown at this time precisely how the portions of the CIP and the Series 2021 Project will finally be implemented across the second phase of the Development.

To address contribution requirements in the context of the CIP being an overall system of improvements, the District will evaluate whether a contribution is required at various stages of development subsequent to the issuance of the Series 2021 Bonds.

In connection with the Series 2021 Bonds, the District and the Developer will enter into a completion agreement which will require the Developer, to complete certain portions of the CIP not funded by the Series 2021 Bonds. In the event the Series 2021 Project is not completed, required contributions are not made, or under other certain circumstances, the District may elect to reallocate the Series 2021 Assessments within the Series 2021 Bond Area and the District expressly reserves the right to do so; provided, however, that any such reallocation shall not be construed to relieve any party of contractual or other obligations of the District or adversely affect the District's ability to pay debt service of the Series 2021 Bonds.

By way of example, if the Developer advised that it desires to prepay a portion of the Series 2021 Assessments that would otherwise be required to be collected in connection with the Series 2021 Bonds, this would require that those Qualified Improvements or other Qualified CIP improvements within the Series 2021 Bond Area that the District is not financing, be contributed to the District or the Developer would be required to make a cash prepayment.

All that said, no contribution will be required at the time of issuance of the Series 2021 Bonds, although the written arrangements between the District and the Developer will address any contribution requirement. The determination as to when, and whether, the contribution has been satisfied will be evaluated by the District as additional portions of the CIP in addition to those comprising the Series 2021 Project, are completed by the Developer and/or conveyed to the District.

## **6.0 ALLOCATION AND ASSIGNMENT METHODOLOGY**

The Series 2021 Assessments assignable to planned unit types are shown in Table IV, applying the Methodology, provided that these planned unit types are provided for illustration purposes only. As noted in the Master Methodology, to the extent there are unplatted acres, the initial Series 2021 Assessments on those parcels will be on an equal assessment per acre basis within Assessment Area Two. When the unplatted acres are platted into platted units, Series 2021 Assessments will be assigned on a first-assigned, first-platted basis in accordance with the Methodology until the Series 2021 Assessments are fully allocated. As noted earlier, certain recreational lands in the District will not be subject to the Series 2021 Assessments. The Master Methodology provides that land becomes "Platted Property" when single-family units are platted, or multifamily land uses receive a building permit and a separate tax parcel identification number is issued for such parcel.



## **7.0 PREPAYMENT OF SERIES 2021 ASSESSMENTS**

As will be further provided in the assessment proceedings relating to the Series 2021 Assessments, notwithstanding anything to the contrary in the Master Methodology, such Series 2021 Assessments may be prepaid, at such times and in such manner as will be more fully described in the related assessment proceedings of the District, without penalty. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the prepayment is made in connection with an assessment delinquency.

## **8.0 Assessment Rolls**

Exhibit 1 provides the Assessment Roll for the lands within the District to be subject to the Series 2021 Assessments.

**Timber Creek Southwest Community Development District  
Land Use Type - Master Development  
Table 1A**

<b>Master Development Plan Single Family</b>							
<b>Description</b>	<b>40' - 49'</b>	<b>50' - 59'</b>	<b>60' -69'</b>	<b>70' -80'</b>	<b>Twin Villa</b>	<b>Townhome</b>	<b>Total</b>
Executive Homes (50' - 59')		419					419
Manor (60' - 69')			326				326
Estate (70' - 80')				195			195
Twin Villa					159		159
Townhome						216	216
<b>Total</b>	<b>0</b>	<b>419</b>	<b>326</b>	<b>195</b>	<b>159</b>	<b>216</b>	<b>1315</b>

**Timber Creek Southwest Community Development District  
Lands Use Type - Remaining  
Table 1B**

<b>Single Family</b>							
<b>Description</b>	<b>40' - 49'</b>	<b>50' - 59'</b>	<b>60' -69'</b>	<b>70' -80'</b>	<b>Twin Villa</b>	<b>Townhome</b>	<b>Total</b>
Executive Homes (50' - 59')		319					319
Manor (60' - 69')			319				319
Estate (70' - 80')				134			134
Twin Villa					28		28
Townhome						126	126
<b>Total</b>	<b>0</b>	<b>319</b>	<b>319</b>	<b>134</b>	<b>28</b>	<b>126</b>	<b>926</b>

**Timber Creek Southwest Community Development District  
Capital Improvement Program Cost Estimate - Series 2021  
Table II**

No.	Facility	CIP Project
1	Exterior Landscaping & Hardscape	\$ 214,079.48
2	Subdivision Potable Water System	\$ 2,096,059.21
3	Subdivision Waste Water System	\$ 4,602,424.86
4	Irrigation Facilities	\$ 155,985.18
5	Storm Water Facilities	\$ 2,070,443.92
6	Excavation	\$ 945,390.96
7	Environmental Preservation & Mitigation	\$ -
8	Off-Site Improvements	\$ 427,954.41
9	Municipal Fees & Permits	\$ 4,722,600.00
10	Professional Fees	\$ 2,750,370.60
11	Remaining Public Improvements from Series 2020 Bonds	\$ 3,759,089.68
<b>Total Improvements</b>		<b>\$ 21,744,398.30</b>

**Total Public Infrastructure Described in the Engineer's Report   \$21,744,398.30**  
**Amount Financed with the Series 2021 Bonds           \$19,732,181.24**

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the 'CIP Project' as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units within Assessment Area Two, which (subject to true-up determinations) number and type of units may be changed with the development of Timber Creek Southwest."

Notes:

- (1) Public Stormwater/Floodplain mgmt includes storm sewer pipes, inlets, catch basins, control structures, headwalls
- (2) Developer Funded Stormwater/Floodplain mgmt includes lake excavations, lot pad grading, road grading.
- (3) Includes Lake Excavation to a minimum depth required by the South Florida Water Management District

Table III		
<b>Sources:</b>		
<b>Bond Proceeds</b>		
Par Amount	\$	20,695,000.00
Premium	\$	395,523.95
	<b>\$</b>	<b>21,090,523.95</b>
<b>Uses:</b>		
<b>Project Funds Deposit</b>		
Cost of Construction	\$	19,732,181.24
Rounding Proceeds		
	<b>\$</b>	<b>19,732,181.24</b>
<b>Other Funds Deposits:</b>		
Capitalized Interest		\$109,860.21
Debt Service Reserve at 50% MADS		\$576,532.50
		<b>\$686,392.71</b>
<b>Delivery Date Expenses</b>		
Cost of Issuance	\$	258,050.00
Underwriter's Discount	\$	413,900.00
	<b>\$</b>	<b>671,950.00</b>
	<b>\$</b>	<b>21,090,523.95</b>
<b>Average Coupon:</b>		<b>3.717670%</b>
<b>Issuance Date</b>		<b>10/20/2021</b>
<b>Capitalized Interest</b>		<b>12/15/2021</b>
<b>Max Annual Debt Service</b>	\$	<b>1,153,065.00</b>
<b>Average Annual Debt Service</b>	\$	<b>1,148,386.16</b>

Timber Creek Southwest Community Development District  
 Assessment Allocation - Series 2021  
 Table IV - Maximum Annual Debt Service

Description of Product	EAU Factor	Development Plan	Total EAU	Total Apportioned Costs	Percent of Apportioned Costs	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Average Annual Debt Service (1)	Discounts and Collection Costs (2)	Total Annual Debt Service Per Unit (3)	Total Annual Debt Service (1)	Total Annual Debt Service (3)
Executive Homes (50' - 59')	1	319	319.00	\$ 6,475,890.76	32.8189%	\$ 6,791,877.57	\$ 21,291.15	\$ 1,164.00	\$ 69.84	\$ 1,233.84	\$ 371,316.00	\$ 393,594.96
Manor (60' - 69')	1.2	319	382.80	\$ 7,771,068.91	39.3827%	\$ 8,150,253.09	\$ 25,549.38	\$ 1,406.50	\$ 63.29	\$ 1,469.79	\$ 448,673.50	\$ 468,863.81
Estate (70' - 80')	1.4	134	187.60	\$ 3,808,392.18	19.3004%	\$ 3,994,220.16	\$ 29,807.61	\$ 1,746.00	\$ 78.57	\$ 1,824.57	\$ 233,964.00	\$ 244,492.38
Twin Villa	0.7	28	19.60	\$ 397,891.72	2.0165%	\$ 417,306.58	\$ 14,903.81	\$ 921.50	\$ 41.47	\$ 962.97	\$ 25,802.00	\$ 26,963.09
Townhome	0.5	126	63.00	\$ 1,278,937.67	6.4815%	\$ 1,341,342.59	\$ 10,645.58	\$ 582.00	\$ 26.19	\$ 608.19	\$ 73,332.00	\$ 76,631.94
<b>Totals:</b>		<b>926</b>	<b>972.00</b>	<b>\$ 19,732,181.24</b>	<b>100.0000%</b>	<b>\$ 20,695,000.00</b>					<b>\$ 1,153,087.50</b>	<b>\$ 1,210,546.18</b>

**MADS \$ 1,153,065.00**  
**Rounding \$22.50**

- (1) Excludes Discounts and Collections Costs
- (2) Discounts and Collection Costs
- (3) Includes Discounts

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603229	BLOCK 17 LOT 17			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603197	BLOCK 15 LOT 11			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603258	BLOCK 20 LOT 11			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603230	BLOCK 17 LOT 18			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603176	BLOCK 13 LOT 24			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603224	BLOCK 17 LOT 12			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603240	BLOCK 18 LOT 7			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603298	BLOCK 22 LOT 5			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603247	BLOCK 19 LOT 4			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603203	BLOCK 15 LOT 17			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603205	BLOCK 16 LOT 2			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603254	BLOCK 20 LOT 7			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603266	BLOCK 20 LOT 19			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603227	BLOCK 17 LOT 15			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603293	BLOCK 21 LOT 24			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603185	BLOCK 14 LOT 8			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603160	BLOCK 13 LOT 8			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603316	BLOCK 13 LOT 35			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603322	BLOCK 14 LOT 10			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603145	Common	3.67847169		0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10603279	BLOCK 21 LOT 10			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603313	BLOCK 13 LOT 32			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603272	BLOCK 21 LOT 3			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603193	BLOCK 15 LOT 7			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603184	BLOCK 14 LOT 7			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603215	BLOCK 17 LOT 3			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603156	BLOCK 13 LOT 4			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603281	BLOCK 21 LOT 12			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603162	BLOCK 13 LOT 10			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603147	Common	0.35		0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10603170	BLOCK 13 LOT 18			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603191	BLOCK 15 LOT 5			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603236	BLOCK 18 LOT 3			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603148	Common	18.19		0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10603141	Track C		29.73	0	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255	\$ 2,145,169.19								0
10603318	BLOCK 13 LOT 37			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1



**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603315	BLOCK 13 LOT 34			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603282	BLOCK 21 LOT 13			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603168	BLOCK 13 LOT 16			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603214	BLOCK 17 LOT 2			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603216	BLOCK 17 LOT 4			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603166	BLOCK 13 LOT 14			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603289	BLOCK 21 LOT 20			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603200	BLOCK 15 LOT 14			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603209	BLOCK 16 LOT 6			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603210	BLOCK 16 LOT 7			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603195	BLOCK 15 LOT 9			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603220	BLOCK 17 LOT 8			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603188	BLOCK 15 LOT 2			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603319	BLOCK 13 LOT 38			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603301	BLOCK 22 LOT 8			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603253	BLOCK 20 LOT 6			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603256	BLOCK 20 LOT 9			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603306	Track A		20.03	0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 1,445,176.73								0
10603311	BLOCK 13 LOT 30			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603218	BLOCK 17 LOT 6			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603212	BLOCK 16 LOT 9			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603277	BLOCK 21 LOT 8			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603154	BLOCK 13 LOT 2			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603221	BLOCK 17 LOT 9			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603161	BLOCK 13 LOT 9			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603234	BLOCK 18 LOT 1			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603146	Common	6.60		0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10603246	BLOCK 19 LOT 3			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603213	BLOCK 17 LOT 1			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603206	BLOCK 16 LOT 3			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603244	BLOCK 19 LOT 1			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603329	BLOCK 14 LOT 17			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603255	BLOCK 20 LOT 8			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603179	BLOCK 14 LOT 2			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603303	BLOCK 22 LOT 10			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603165	BLOCK 13 LOT 13			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603158	BLOCK 13 LOT 6			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603332	BLOCK 14 LOT 20			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603157	BLOCK 13 LOT 5			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603280	BLOCK 21 LOT 11			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603269	BLOCK 20 LOT 22			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603233	BLOCK 17 LOT 21			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603283	BLOCK 21 LOT 14			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603285	BLOCK 21 LOT 16			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603208	BLOCK 16 LOT 5			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603228	BLOCK 17 LOT 16			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603183	BLOCK 14 LOT 6			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603262	BLOCK 20 LOT 15			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603152	Common	2.71		0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10603267	BLOCK 20 LOT 20			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603173	BLOCK 13 LOT 21			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603330	BLOCK 14 LOT 18			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603333	BLOCK 14 LOT 21			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603143	Track E		32.83	0	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255	\$ 2,368,960.71								0
10603136	Common	0.57		0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10603299	BLOCK 22 LOT 6			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603138	BLOCK 21 LOT 25			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603174	BLOCK 13 LOT 22			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603314	BLOCK 13 LOT 33			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10596796	Common	1.15		0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10603276	BLOCK 21 LOT 7			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603325	BLOCK 14 LOT 13			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603288	BLOCK 21 LOT 19			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603243	BLOCK 18 LOT 10			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603164	BLOCK 13 LOT 12			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603323	BLOCK 14 LOT 11			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603248	BLOCK 20 LOT 1			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10596760	Common	13.56		0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10603180	BLOCK 14 LOT 3			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603304	BLOCK 22 LOT 11			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603245	BLOCK 19 LOT 2			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603292	BLOCK 21 LOT 23			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603225	BLOCK 17 LOT 13			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603239	BLOCK 18 LOT 6			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603219	BLOCK 17 LOT 7			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603324	BLOCK 14 LOT 12			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603238	BLOCK 18 LOT 5			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603290	BLOCK 21 LOT 21			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603207	BLOCK 16 LOT 4			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603139	BLOCK 21 LOT 26			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603211	BLOCK 16 LOT 8			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603308	BLOCK 13 LOT 27			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603317	BLOCK 13 LOT 36			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603309	BLOCK 13 LOT 28			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603321	BLOCK 13 LOT 40			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603296	BLOCK 22 LOT 3			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603274	BLOCK 21 LOT 5			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603327	BLOCK 14 LOT 15			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603182	BLOCK 14 LOT 5			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603142	Track D		107.43	0	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255	\$ 7,751,992.97								0
10603297	BLOCK 22 LOT 4			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603222	BLOCK 17 LOT 10			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603273	BLOCK 21 LOT 4			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603310	BLOCK 13 LOT 29			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603167	BLOCK 13 LOT 15			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1



**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603140	Track B		19.36	0	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255	\$ 1,396,948.75								0
10603204	BLOCK 16 LOT 1			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603252	BLOCK 20 LOT 5			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603295	BLOCK 22 LOT 2			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603241	BLOCK 18 LOT 8			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603312	BLOCK 13 LOT 31			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603263	BLOCK 20 LOT 16			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603264	BLOCK 20 LOT 17			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603261	BLOCK 20 LOT 14			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603331	BLOCK 14 LOT 19			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603259	BLOCK 20 LOT 12			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603153	BLOCK 13 LOT 1			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603217	BLOCK 17 LOT 5			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603237	BLOCK 18 LOT 4			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603171	BLOCK 13 LOT 19			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603270	BLOCK 21 LOT 1			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603190	BLOCK 15 LOT 4			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603305	BLOCK 22 LOT 12			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603186	BLOCK 14 LOT 9			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603287	BLOCK 21 LOT 18			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603178	BLOCK 14 LOT 1			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603137	BLOCK 20 LOT 23			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603260	BLOCK 20 LOT 13			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603172	BLOCK 13 LOT 20			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603155	BLOCK 13 LOT 3			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603181	BLOCK 14 LOT 4			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603265	BLOCK 20 LOT 18			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603291	BLOCK 21 LOT 22			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603196	BLOCK 15 LOT 10			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603226	BLOCK 17 LOT 14			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603286	BLOCK 21 LOT 17			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603302	BLOCK 22 LOT 9			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603307	BLOCK 13 LOT 26			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603202	BLOCK 15 LOT 16			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603251	BLOCK 20 LOT 4			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603151	Common	0.37		0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10603232	BLOCK 17 LOT 20			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603175	BLOCK 13 LOT 23			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603284	BLOCK 21 LOT 15			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603268	BLOCK 20 LOT 21			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603294	BLOCK 22 LOT 1			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603159	BLOCK 13 LOT 7			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603201	BLOCK 15 LOT 15			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603278	BLOCK 21 LOT 9			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603275	BLOCK 21 LOT 6			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603194	BLOCK 15 LOT 8			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603257	BLOCK 20 LOT 10			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603271	BLOCK 21 LOT 2			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603250	BLOCK 20 LOT 3			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603144	Track F		19.00	0	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255	\$ 1,371,103.50								0
10603300	BLOCK 22 LOT 7			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603328	BLOCK 14 LOT 16			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603320	BLOCK 13 LOT 39			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603199	BLOCK 15 LOT 13			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603242	BLOCK 18 LOT 9			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603169	BLOCK 13 LOT 17			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
10603223	BLOCK 17 LOT 11			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1

**Timber Creek Southwest Community Development District  
EXHIBIT 1 - Assessment Roll - Capital Improvement Program**

**Platted Units by Folio Number**

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units
10603249	BLOCK 20 LOT 2			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603187	BLOCK 15 LOT 1			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603177	BLOCK 13 LOT 25			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603326	BLOCK 14 LOT 14			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 25,549.38			1				1
10603189	BLOCK 15 LOT 3			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603192	BLOCK 15 LOT 6			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603150	Right of Way	5.58		0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10597026	Right of Way			0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10603149	Common	4.32		0	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966									0
10603235	BLOCK 18 LOT 2			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 21,291.15		1					1
10603198	BLOCK 15 LOT 12			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603231	BLOCK 17 LOT 19			1	LENNAR HOMES LLC 10481 SIX MILE CYPRESS PKWY FORT MYERS, FL 33966		\$ 21,291.15		1					1
10603163	BLOCK 13 LOT 11			1	AG ESSENTIAL HOUSING MULTI STA 8585 E HARTFORD STE 118 SCOTTSDALE, AZ 85255		\$ 25,549.38			1				1
<b>Totals:</b>		<b>57.08</b>	<b>228.39</b>	<b>183</b>		<b>\$ 16,479,351.85</b>	<b>\$ 4,215,648.15</b>	<b>0</b>	<b>108</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>183</b>

Timber Creek Southwest Community Development District  
 EXHIBIT 1 - Assessment Roll - Capital Improvement Program

Platted Units by Folio Number

Folio #	Block/Lot	Unplatted Common Acres	Unplatted Developable Acres	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Acres	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Platted Units

Total Acres in Series 2021 Bond Area 285.46

Note - Areas marked "Common" are not included in Unplatted Acres Calculation

Total Assessment - All Assessment Area	\$ 20,695,000.00
Total Assessment - Assigned to Platted Lots	\$ 4,215,648.15
Total Assessment - Assigned to Unplatted Acreage	\$ 16,479,351.85
Unplatted Per Acre Assessment	\$ 72,155.33

**RESOLUTION 2022-2**

**A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

1 **WHEREAS**, the Board of Supervisors of the Timber Creek Southwest Community Development District desire to appoint the below recited person(s) to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1: DESIGNATION OF OFFICER’S OF THE DISTRICT.** The following persons are appointed to the offices shown:

Chairman	Barry Ernst
Vice Chairman	Thomas Dean
Secretary	James P. Ward
Treasurer	James P. Ward
Assistant Secretary	VACANT
Assistant Secretary	Ashley Kingston
Assistant Secretary	Scott Edwards

**SECTION 2: SEVERABILITY AND INVALID PROVISIONS.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.



**RESOLUTION 2022-2**

**A RESOLUTION RE-DESIGNATING THE OFFICERS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**SECTION 3: CONFLICT.** That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

**SECTION 4: PROVIDING FOR AN EFFECTIVE DATE.** This Resolution shall become effective immediately upon passage.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of October 2021

**ATTEST:**

**TIMBER CREEK SOUTHWEST  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Barry Ernst, Chairman

# TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - AUGUST 2021

FISCAL YEAR 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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*Timber Creek Southwest Community Development District*

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*JPWard & Associates LLC*

*2301 Northeast 37th Street*

*Fort Lauderdale, Florida 33308*

*Phone: (954) 658-4900*

**Timber Creek Southwest Community Development District**  
**Balance Sheet**  
**for the Period Ending August 31, 2021**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2020	Series 2020	Account Groups General Long Term Debt	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 42,191	\$ -	\$ -	\$ -	\$ 42,191
Debt Service Fund					
Interest Account		0			\$ 0
Principal Account		0			\$ 0
Sinking Fund Account		-			\$ -
Reserve Account		207,303			\$ 207,303
Revenue Account		0			\$ 0
Capitalized Interest					\$ -
Prepayment Account					\$ -
Construction Account			5		\$ 5
Cost of Issuance Account					\$ -
<b>Due from Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	207,304	207,304
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	(207,304)	(207,304)
<b>Total Assets</b>	<b>\$ 42,191</b>	<b>\$ 207,304</b>	<b>\$ 5</b>	<b>\$ -</b>	<b>\$ 249,500</b>

**Timber Creek Southwest Community Development District**  
**Balance Sheet**  
**for the Period Ending August 31, 2021**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2020	Series 2020	Account Groups General Long Term Debt	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Fiscal Agent</b>					
<b>Due to Other Funds</b>	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Due to Developer</b>	\$ 18,672		\$ 3,759,090		3,777,762
<b>Bonds Payable</b>					
Current Portion				\$0	-
Long Term					
Series 2020				\$0	-
Unamortized Prem/Discount on Bds Pyb			-	\$0	-
<b>Total Liabilities</b>	<b>\$ 18,672</b>	<b>\$ -</b>	<b>\$ 3,759,090</b>	<b>\$ -</b>	<b>\$ 3,777,762</b>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	-	-
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2020 (Audited)	-	269,855	(3,740,040)	-	(3,470,184)
Results from Current Operations	-	(62,552)	(19,045)	-	(81,596)
<b>Unassigned</b>					
Beginning: October 1, 2020 (Audited)	(0)			-	(0)
Results from Current Operations	23,520			-	23,520
<b>Total Fund Equity and Other Credits</b>	<b>\$ 23,519</b>	<b>\$ 207,304</b>	<b>\$ (3,759,084)</b>	<b>\$ -</b>	<b>\$ (3,528,261)</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 42,191</b>	<b>\$ 207,304</b>	<b>\$ 5</b>	<b>\$ -</b>	<b>\$ 249,500</b>

**Timber Creek Southwest Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>														
Interest - General Checking	0	0	0	0	0	0	0	0	0	0	0	2	-	N/A
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution			-	39,500			39,500	-	-	-	41,875	120,875	120,875	100%
Developer Contribution			-	-			-	-	-	-	500	500	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 39,500</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 39,500</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 42,375</b>	<b>121,377</b>	<b>\$ 120,875</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
<b>Executive</b>														
Professional Management	3,333	3,333	-	6,667	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,667	40,000	92%
<b>Financial and Administrative</b>														
Audit Services	-	-	-	-	-	-	-	-	-	3,800	-	3,800	4,500	84%
Accounting Services	1,333	1,333	-	2,667	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,667	18,000	81%
Assessment Roll Services	833	1,833	-	2,667	1,333	1,333	1,333	1,333	1,333	1,333	1,333	14,667	8,000	183%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>														
Legal Advertising	-	-	-	-	469	-	-	294	4,556	3,499	1,357	10,174	5,000	203%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	8,250	0%
Dissemination Agent Services	417	417	-	833	417	417	417	417	417	417	417	4,583	5,000	92%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	26	26	25	25	27	26	25	27	26	26	26	285	400	71%
<b>Communications &amp; Freight Services</b>														
Postage, Freight & Messenger	-	-	-	-	-	-	40	95	11	-	13	159	750	21%
<b>Computer Services - Website Development</b>														
	50	-	-	50	-	-	-	-	-	-	-	100	2,000	5%
<b>Insurance</b>														
	5,251	-	-	-	-	-	-	-	-	-	-	5,251	5,400	97%
<b>Printing &amp; Binding</b>														
		-	-	-		315	107	-	-	-	-	423	400	106%
<b>Subscription &amp; Memberships</b>														
	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>														
Legal - General Counsel	-	-	-	-	-	210	725	-	2,866	945	520	5,266	15,000	35%
Legal - Series 2020 Bonds	-	-	-	-	-	171	-	-	-	-	-	171	-	N/A
Legal - Validation	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>														

**Timber Creek Southwest Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Engineering Services	-	-	-	-	-	-	-	-	-	1,470	-	1,470.00	7,500	20%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Sub-Total:</b>	<b>11,419</b>	<b>6,942</b>	<b>25</b>	<b>12,908</b>	<b>6,912</b>	<b>7,139</b>	<b>7,314</b>	<b>6,833</b>	<b>13,874</b>	<b>16,157</b>	<b>8,332</b>	<b>97,857</b>	<b>120,875</b>	81%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 11,419</b>	<b>\$ 6,942</b>	<b>\$ 25</b>	<b>\$ 12,908</b>	<b>\$ 6,912</b>	<b>\$ 7,139</b>	<b>\$ 7,314</b>	<b>\$ 6,833</b>	<b>\$ 13,874</b>	<b>\$ 16,157</b>	<b>\$ 8,332</b>	<b>\$ 97,857</b>	<b>\$ 120,875</b>	81%
Net Increase/ (Decrease) in Fund Balance	(11,419)	(6,942)	(25)	26,592	(6,912)	(7,139)	32,186	(6,832)	(13,874)	(16,157)	34,043	23,520	-	
Fund Balance - Beginning	(0)	(11,419)	(18,362)	(18,387)	8,205	1,293	(5,846)	26,340	19,507	5,633	(10,524)	(0)	-	
<b>Fund Balance - Ending</b>	<b>\$ (11,419)</b>	<b>\$ (18,362)</b>	<b>\$ (18,387)</b>	<b>\$ 8,205</b>	<b>\$ 1,293</b>	<b>\$ (5,846)</b>	<b>\$ 26,340</b>	<b>\$ 19,507</b>	<b>\$ 5,633</b>	<b>\$ (10,524)</b>	<b>\$ 23,519</b>	<b>23,519</b>	<b>\$ -</b>	

**Timber Creek Southwest Community Development District**  
**Debt Service Fund - Series 2020**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2021**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>														
Interest Account	0	0	0	0	-	-	0	0	0	0	-	1	-	N/A
Principal Account	-	-	-	-	-	-	-	-	-	0	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	0	1	1	1	1	1	1	1	1	1	1	9	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	0	-	0	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>														
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	263,052	-	-	263,052	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>														
Intragovernmental Transfer In	-	-	-	-	-	12,610	-	-	-	-	-	12,610	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 12,611</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 263,053</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 275,672</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2020	-	-	-	-	-	-	-	-	140,000	-	-	140,000	-	N/A
<b>Principal Debt Service - Early Redemptions</b>														
Series 2020	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>														
Series 2020	-	-	62,556	-	-	-	-	-	135,663	-	-	198,218	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>														
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 62,556</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5</b>	<b>\$ -</b>	<b>\$ 275,663</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 338,223</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	0	1	(62,554)	1	1	12,611	(4)	1	(12,610)	1	1	(62,552)	-	
Fund Balance - Beginning	269,855	269,856	269,857	207,303	207,304	207,304	219,915	219,911	219,912	207,302	207,303	269,855	-	
<b>Fund Balance - Ending</b>	<b>\$ 269,856</b>	<b>\$ 269,857</b>	<b>\$ 207,303</b>	<b>\$ 207,304</b>	<b>\$ 207,304</b>	<b>\$ 219,915</b>	<b>\$ 219,911</b>	<b>\$ 219,912</b>	<b>\$ 207,302</b>	<b>\$ 207,303</b>	<b>\$ 207,304</b>	<b>\$ 207,304</b>	<b>\$ -</b>	

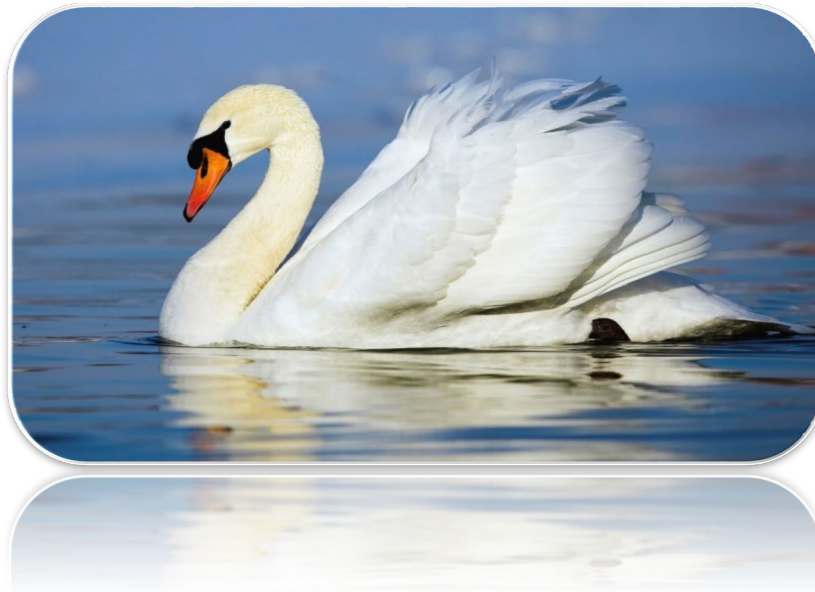


Timber Creek Southwest Community Development District  
 Capital Projects Fund - Series 2020  
 Statement of Revenues, Expenditures and Changes in Fund Balance  
 Through August 31, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Interest Income</b>														
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	0	0	0	0	0	0	-	-	-	-	-	0	\$ -	N/A
<b>Debt Proceeds</b>														
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	5	-	-	-	-	5	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 5</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
<b>Executive</b>														
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other Contractual Services</b>														
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Legal Services</b>	\$ -	\$ -	\$ -	\$ 4,941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,941	\$ -	N/A
<b>Printing &amp; Binding</b>	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ -	N/A
<b>Other General Government Services</b>														
Engineering Services												\$ -		
<b>Capital Outlay</b>														
Electrical												\$ -		
Water-Sewer Combination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Stormwater Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Roadway Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Cost of Issuance</b>														
Legal - Series 2020 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,610	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,941</b>	<b>\$ -</b>	<b>\$ 12,610</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,050</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ (1,500)	\$ 0	\$ 0	\$ (4,940)	\$ 0	\$ (12,610)	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ (19,045)	\$ -	
Fund Balance - Beginning	\$ (3,740,040)	\$ (3,741,540)	\$ (3,741,540)	\$ (3,741,540)	\$ (3,746,480)	\$ (3,746,480)	\$ (3,759,090)	\$ (3,759,084)	\$ (3,759,084)	\$ (3,759,084)	\$ (3,759,084)	\$ (3,740,040)	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (3,741,540)</b>	<b>\$ (3,741,540)</b>	<b>\$ (3,741,540)</b>	<b>\$ (3,746,480)</b>	<b>\$ (3,746,480)</b>	<b>\$ (3,759,090)</b>	<b>\$ (3,759,084)</b>	<b>\$ (3,759,084)</b>	<b>\$ (3,759,084)</b>	<b>\$ (3,759,084)</b>	<b>\$ (3,759,084)</b>	<b>\$ (3,759,084)</b>	<b>\$ -</b>	

# TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - SEPTEMBER 2021

FISCAL YEAR 2021

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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*Timber Creek Southwest Community Development District*

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<i>Capital Projects Fund</i>	<i>6</i>

*JPWard & Associates LLC*

*2301 Northeast 37th Street*

*Fort Lauderdale, Florida 33308*

*Phone: (954) 658-4900*

**Timber Creek Southwest Community Development District**  
**Balance Sheet**  
**for the Period Ending September 30, 2021**

	Governmental Funds				Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund		
	General Fund	Series 2020	Series 2020	Account Groups General Long Term Debt	
<b>Assets</b>					
<b>Cash and Investments</b>					
General Fund - Invested Cash	\$ 30,926	\$ -	\$ -	\$ -	\$ 30,926
Debt Service Fund					
Interest Account		0			\$ 0
Principal Account		0			\$ 0
Sinking Fund Account		-			\$ -
Reserve Account		207,304			\$ 207,304
Revenue Account		0			\$ 0
Capitalized Interest					\$ -
Prepayment Account					\$ -
Construction Account			5		\$ 5
Cost of Issuance Account					\$ -
<b>Due from Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-
<b>Accounts Receivable</b>					
<b>Assessments Receivable</b>					
Amount Available in Debt Service Funds	-	-	-	207,305	207,305
Amount to be Provided by Debt Service Funds	-	-	-	6,927,695	6,927,695
<b>Total Assets</b>	<b>\$ 30,926</b>	<b>\$ 207,305</b>	<b>\$ 5</b>	<b>\$ 7,135,000</b>	<b>\$ 7,373,236</b>

**Timber Creek Southwest Community Development District**  
**Balance Sheet**  
**for the Period Ending September 30, 2021**

	Governmental Funds				Totals (Memorandum Only)	
	Debt Service Funds		Capital Project Fund			
	General Fund	Series 2020	Series 2020	Account Groups General Long Term Debt		
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$	-	\$	-	\$	-
<b>Due to Fiscal Agent</b>						
<b>Due to Other Funds</b>		-				-
General Fund		-		-		-
Debt Service Fund(s)		-		-		-
<b>Due to Developer</b>	\$	18,672		\$	3,759,090	3,777,762
<b>Bonds Payable</b>						
Current Portion					\$0	-
Long Term						
Series 2020					\$7,135,000	7,135,000
Unamortized Prem/Discount on Bds Pyb					\$0	-
<b>Total Liabilities</b>	<b>\$</b>	<b>18,672</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>10,912,762</b>
<b>Fund Equity and Other Credits</b>						
<b>Investment in General Fixed Assets</b>		-		-		-
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2020 (Audited)		-	269,855	(3,740,040)		(3,470,184)
Results from Current Operations		-	(62,551)	(19,045)		(81,595)
<b>Unassigned</b>						
Beginning: October 1, 2020 (Audited)		(0)				(0)
Results from Current Operations		12,254				12,254
<b>Total Fund Equity and Other Credits</b>	<b>\$</b>	<b>12,254</b>	<b>\$</b>	<b>207,305</b>	<b>\$</b>	<b>(3,539,526)</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$</b>	<b>30,926</b>	<b>\$</b>	<b>207,305</b>	<b>\$</b>	<b>7,373,236</b>

**Timber Creek Southwest Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through September 30, 2021**

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>															
Interest - General Checking	0	0	0	0	0	0	0	0	0	0	0	0	2	-	N/A
<b>Special Assessment Revenue</b>															
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution			-	39,500			39,500	-	-	-	41,875	-	120,875	120,875	100%
Developer Contribution			-	-			-	-	-	-	500	-	500	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 39,500</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 39,500</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 42,375</b>	<b>\$ 0</b>	<b>121,377</b>	<b>\$ 120,875</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>															
<b>Executive</b>															
Professional Management	3,333	3,333	-	6,667	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000	40,000	100%
<b>Financial and Administrative</b>															
Audit Services	-	-	-	-	-	-	-	-	-	3,800	-	-	3,800	4,500	84%
Accounting Services	1,333	1,333	-	2,667	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000	18,000	89%
Assessment Roll Services	833	1,833	-	2,667	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000	8,000	200%
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>															
Legal Advertising	-	-	-	-	469	-	-	294	4,556	3,499	1,357	-	10,174	5,000	203%
Trustee Services	-	-	-	-	-	-	-	-	-	-	-	-	-	8,250	0%
Dissemination Agent Services	417	417	-	833	417	417	417	417	417	417	417	417	5,000	5,000	100%
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	26	26	25	25	27	26	25	27	26	26	26	54	339	400	85%
<b>Communications &amp; Freight Services</b>															
Postage, Freight & Messenger	-	-	-	-	-	-	40	95	11	-	13	15	174	750	23%
Computer Services - Website Development	50	-	-	50	-	-	-	-	-	-	-	-	100	2,000	5%
Insurance	5,251	-	-	-	-	-	-	-	-	-	-	-	5,251	5,400	97%
Printing & Binding						315	107						423	400	106%
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>															
Legal - General Counsel	-	-	-	-	-	210	725	-	2,866	945	520	-	5,266	15,000	35%
Legal - Series 2020 Bonds	-	-	-	-	-	171	-	-	-	-	-	-	171	-	N/A
Legal - Validation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>															
Engineering Services	-	-	-	-	-	-	-	-	-	1,470	-	4,780	6,250.00	7,500	83%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

Timber Creek Southwest Community Development District  
 General Fund  
 Statement of Revenues, Expenditures and Changes in Fund Balance  
 Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees															
<b>Sub-Total:</b>	<b>11,419</b>	<b>6,942</b>	<b>25</b>	<b>12,908</b>	<b>6,912</b>	<b>7,139</b>	<b>7,314</b>	<b>6,833</b>	<b>13,874</b>	<b>16,157</b>	<b>8,332</b>	<b>11,266</b>	<b>109,123</b>	<b>120,875</b>	90%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 11,419</b>	<b>\$ 6,942</b>	<b>\$ 25</b>	<b>\$ 12,908</b>	<b>\$ 6,912</b>	<b>\$ 7,139</b>	<b>\$ 7,314</b>	<b>\$ 6,833</b>	<b>\$ 13,874</b>	<b>\$ 16,157</b>	<b>\$ 8,332</b>	<b>\$ 11,266</b>	<b>\$ 109,123</b>	<b>\$ 120,875</b>	90%
Net Increase/ (Decrease) in Fund Balance	(11,419)	(6,942)	(25)	26,592	(6,912)	(7,139)	32,186	(6,832)	(13,874)	(16,157)	34,043	(11,265)	12,254	-	
Fund Balance - Beginning	(0)	(11,419)	(18,362)	(18,387)	8,205	1,293	(5,846)	26,340	19,507	5,633	(10,524)	23,519	(0)	-	
<b>Fund Balance - Ending</b>	<b>\$ (11,419)</b>	<b>\$ (18,362)</b>	<b>\$ (18,387)</b>	<b>\$ 8,205</b>	<b>\$ 1,293</b>	<b>\$ (5,846)</b>	<b>\$ 26,340</b>	<b>\$ 19,507</b>	<b>\$ 5,633</b>	<b>\$ (10,524)</b>	<b>\$ 23,519</b>	<b>\$ 12,254</b>	<b>12,254</b>	<b>\$ -</b>	

Timber Creek Southwest Community Development District  
Debt Service Fund - Series 2020  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest Income</b>															
Interest Account	0	0	0	0	-	-	0	0	0	0	-	-	1	-	N/A
Principal Account	-	-	-	-	-	-	-	-	-	0	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account	0	1	1	1	1	1	1	1	1	1	1	1	10	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	-	-	-	-	0	-	-	0	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>															
Special Assessments - On Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	-	-	-	263,052	-	-	-	263,052	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Debt Proceeds</b>															
Intragovernmental Transfer In	-	-	-	-	-	12,610	-	-	-	-	-	-	12,610	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 12,611</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 263,053</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 275,673</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>															
<b>Debt Service</b>															
<b>Principal Debt Service - Mandatory</b>															
Series 2020	-	-	-	-	-	-	-	-	140,000	-	-	-	140,000	-	N/A
<b>Principal Debt Service - Early Redemptions</b>															
Series 2020	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>															
Series 2020	-	-	62,556	-	-	-	-	-	135,663	-	-	-	198,218	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>															
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 62,556</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5</b>	<b>\$ -</b>	<b>\$ 275,663</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 338,223</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	0	1	(62,554)	1	1	12,611	(4)	1	(12,610)	1	1	1	(62,551)	-	
Fund Balance - Beginning	269,855	269,856	269,857	207,303	207,304	207,304	219,915	219,911	219,912	207,302	207,303	207,304	269,855	-	
<b>Fund Balance - Ending</b>	<b>\$ 269,856</b>	<b>\$ 269,857</b>	<b>\$ 207,303</b>	<b>\$ 207,304</b>	<b>\$ 207,304</b>	<b>\$ 219,915</b>	<b>\$ 219,911</b>	<b>\$ 219,912</b>	<b>\$ 207,302</b>	<b>\$ 207,303</b>	<b>\$ 207,304</b>	<b>\$ 207,305</b>	<b>\$ 207,305</b>	<b>\$ -</b>	



Timber Creek Southwest Community Development District  
 Capital Projects Fund - Series 2020  
 Statement of Revenues, Expenditures and Changes in Fund Balance  
 Through September 30, 2021

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>															
Carryforward	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Interest Income															
Construction Account	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Cost of Issuance	0	0	0	0	0	0	-	-	-	-	-	-	0	\$ -	N/A
Debt Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Developer Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	5	-	-	-	-	-	5	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 5</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>															
Executive															
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services															
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services	\$ -	\$ -	\$ -	4,941	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,941	\$ -	N/A
Printing & Binding	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,500	\$ -	N/A
Other General Government Services															
Engineering Services												\$ -	\$ -		
Capital Outlay															
Electrical												\$ -	\$ -		
Water-Sewer Combination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Stormwater Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Roadway Improvement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Cost of Issuance															
Legal - Series 2020 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	12,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,610	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 1,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,941</b>	<b>\$ -</b>	<b>\$ 12,610</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,050</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ (1,500)	\$ 0	\$ 0	\$ (4,940)	\$ 0	\$ (12,610)	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (19,045)	\$ -	
Fund Balance - Beginning	\$ (3,740,040)	\$ (3,741,540)	\$ (3,741,540)	\$ (3,741,540)	\$ (3,746,480)	\$ (3,746,480)	\$ (3,759,090)	\$ (3,759,084)	\$ (3,759,084)	\$ (3,759,084)	\$ (3,759,084)	\$ (3,759,084)	\$ (3,740,040)	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ (3,741,540)</b>	<b>\$ (3,741,540)</b>	<b>\$ (3,741,540)</b>	<b>\$ (3,746,480)</b>	<b>\$ (3,746,480)</b>	<b>\$ (3,759,090)</b>	<b>\$ (3,759,084)</b>	<b>\$ (3,759,084)</b>	<b>\$ (3,759,084)</b>	<b>\$ (3,759,084)</b>	<b>\$ (3,759,084)</b>	<b>\$ (3,759,084)</b>	<b>\$ (3,759,084)</b>	<b>\$ -</b>	