

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



MEETING AGENDA

MARCH 16, 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

March 9, 2023

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 **Thursday, March 16, 2023, at 9:30 A.M.** at the offices of **Lennar Homes, LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

WebEx link and telephone number:

<https://districts.webex.com/districts/j.php?MTID=mc97c08a629e26cccb195531e48158447>

Access Code: **2349 151 2468**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2349 151 2468**, password **Jpward (579274)** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. November 1, 2022 – Landowners Meeting Minutes.
 - II. November 1, 2022 – Regular Meeting Minutes.
3. Consideration of the amendment to the Professional Services Auditing Agreement between the District and Grau and Associates, dated January 17, 2023.
4. Consideration of **Resolution 2023-3**, a Resolution of the Board of Supervisors of Timber Creek Southwest Approving the Proposed Fiscal Year 2024 Budget and setting the Public Hearing to be held on **Friday, July 21, 2023, at 9:30 A.M.** at the offices of **Lennar Homes LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

5. Staff Reports.

- I. District Attorney.
- II. District Engineer.
- III. District Manager.

a) Important Board Meeting Dates for Balance of Fiscal Year 2023.

1. Public Hearings – Fiscal Year 2024 Budget Adoption – **July 20, 2023, 9:30 A.M.**

- b) Financial Statement for period ending December 31, 2022 (unaudited).*
- c) Financial Statement for period ending January 31, 2023 (unaudited).*
- d) Financial Statement for period ending February 28, 2023 (unaudited).*

6. Supervisor's Requests and Audience Comments.

7. Adjournment.

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

The second order of business is the consideration and acceptance of the November 1, 2022, Landowners meeting and Regular meeting minutes.

The third order of business is the consideration of an amendment to the agreement with Grau and Associates regarding an amended fee schedule for the Fiscal year audits 2022 through 2025. The rate increase is \$1,500.00 per year due to the issuance of Bonds, and the revised fees for each year are \$5,400 for Fiscal Year 2022, \$5,500 for Fiscal Year 2023, \$5,600 for Fiscal Year 2024, and \$5,700 for Fiscal Year 2025, respectively.

The fourth order of business is the consideration of **Resolution 2023-3**, which approves the proposed budget for Fiscal Year 2021 and set the public hearing date, time, and location.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for Friday, July 21, 2023, at 9:30 A.M. at the offices of Lennar Homes LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to the Assessment Rates for the general fund contemplated as a result of the preparation of the Budget.

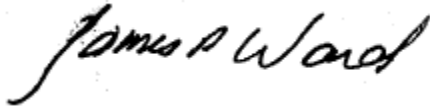
The public hearing is scheduled for Friday, July 21, 2023, at 9:30 A.M. at the offices of Lennar Homes LLC, 10461 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

The fifth order of business are staff reports by the District Attorney, District Engineer, and District Manager, including unaudited financial statements for the periods ending December 31, 2022, January 31, 2023, and February 28, 2023.

The sixth order of business is Supervisor's Requests and Audience Comments.

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

The Fiscal Year 2023 schedule is as follows:

<u>February 16, 2023</u>	<u>March 16, 2023</u>
<u>April 20, 2023</u>	<u>May 18, 2023</u>
<u>June 15, 2023</u>	<u>July 21, 2023 – Public Hearing</u>
<u>August 17, 2023</u>	<u>September 21, 2023</u>

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

The Landowner’s Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District was held on Tuesday, November 1, 2022, at 2:00 P.M. at the offices of Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Landowners Present:

Barry Ernst

Also present were:

Andrew Gill

JPWard & Associates

Audience:

All Property owner’s names were not included with the minutes. If a Property owner 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

Mr. Andrew Gill called the meeting to order at approximately 2:00 p.m.

SECOND ORDER OF BUSINESS

Election of a Chairperson

Election of a Chairperson for the purpose of Conducting the Landowner’s Meeting

Mr. Gill: The purpose of today’s landowner’s meeting is to elect three individuals to serve on the Board of Supervisors. The first thing we will do to start this process is elect a Chairperson for purposes of conducting the landowner’s meeting. I have a proxy here on behalf of Lennar Homes appointing you, Barry Ernst as Proxy Holder and authorizing you to cast their 565 votes. You can select a person to be chairperson, yourself, or me as you choose.

Mr. Ernst asked Mr. Gill to continue as Chair.

THIRD ORDER OF BUSINESS

Election of Supervisors

Election of Supervisors

- a) Determination of the Number of Voting Units Represented or Assigned by Proxy**
- b) Nominations of Supervisors (Three Positions)**
- c) Casting of Ballots**
- d) Ballot Tabulations and Results**

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Mr. Gill: You have been authorized to cast the 565 votes on behalf of Lennar Homes. He asked if there were any members of the public present; there were none. He indicated the next item was the nomination of Supervisors. He noted three seats were available and asked Mr. Ernst for his nominations.

Mr. Ernst nominated Thomas Dean, Ashley Kingston, and Fernanda Martinho.

Mr. Gill explained next was the casting of ballots. He provided Mr. Ernst a ballot to fill out, sign and return upon completion. Mr. Ernst complied.

Mr. Gill read the results into the record: Mr. Dean received 565 votes, Ms. Kingston received 565 votes, and Ms. Martinho received 500 votes indicating Thomas Dean and Ashley Kingston would serve 4-year terms while Fernanda Martinho would serve a 2-year term.

FOURTH ORDER OF BUSINESS

Landowner’s Questions or Comments

Mr. Gill asked if there were any questions or comments; there were none.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 2:04 p.m.

Timber Creek Southwest Community Development
District

James P. Ward, Secretary

Barry Ernst, Chairperson

OFFICIAL BALLOT

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 1, 2022

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the remaining candidate shall receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Timber Creek Southwest Community Development District and described as follows:

<u>Property Description</u>	<u>Acreage</u>
See Exhibit A	565


[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this ballot is: 565

I, BARRY ERNST, in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

	<u>NAME OF CANDIDATE</u>	<u>NUMBER OF VOTES</u>
1.	<u>THOMAS DEAN</u>	<u>565 - 4yr. TERM</u>
2.	<u>ASHLEY KINGSTON</u>	<u>565 - 4yr "</u>
3.	<u>FERWANDA MARTINO</u>	<u>500 - 2yr "</u>

Date: 11/1/2022

Signed: 
Printed Name: BARRY ERNST

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

LANDOWNER PROXY

**TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS MEETING – NOVEMBER 1, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

Barry Ernst

Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the Timber Creek Southwest Community Development District to be held at the offices of **Lennar Homes 10481 Six Mile Cypress Highway Fort Myers, Florida 33966**, said meeting published in a newspaper in Lee County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by notice thereof, in writing, filed with the Secretary of the Timber Creek Southwest Community Development District.

Signature

Print Name

Date

Property Description

Acreage

SEE ATTACHED EXHIBIT 1

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this proxy is: **565**

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

**Timber Creek Southwest Community Development District
Landowners' Meeting, November 1, 2022**

**Exhibit A:
Folios by Developer**

Folio ID	Owner	Legal Description	Units	Acres	Votes
10603287	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 18	1	-	1
10603217	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 5	1	-	1
10603166	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 13 LOT 14	1	-	1
10603301	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 22 LOT 8	1	-	1
10603265	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 18	1	-	1
10596654	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 17	1	-	1
10611945	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 59	1	-	1

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10596660	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 47	1	-	1
10596656	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 19	1	-	1
10610148	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 15	1	-	1
10596891	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 23	1	-	1
10596670	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 12	1	-	1
10610144	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 11	1	-	1
10611941	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 55	1	-	1
10611961	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 57	1	-	1
10603253	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 6	1	-	1

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10603249	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 2	1	-	1
10610178	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 25 LOT 3	1	-	1
10603227	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 15	1	-	1
10596701	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 34	1	-	1
10603290	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 21	1	-	1
10596671	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 13	1	-	1
10603260	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 13	1	-	1
10611937	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 51	1	-	1
10611960	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 56	1	-	1

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10610135	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 2	1	-	1
10610146	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 13	1	-	1
10610163	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 14	1	-	1
10596657	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 20	1	-	1
10603291	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 22	1	-	1
10603136	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 TRACT M	0	0.573	1
10610147	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 14	1	-	1
10610181	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 25 LOT 6	1	-	1
10611959	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 55	1	-	1

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10603248	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 1	1	-	1
10596709	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 42	1	-	1
10596890	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 22	1	-	1
10611956	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 52	1	-	1
10610137	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 4	1	-	1
10596796	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT T	0	1.145	2
10596659	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 46	1	-	1
10610162	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 13	1	-	1
10610174	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 25	1	-	1

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10611933	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 47	1	-	1
10610149	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 16	1	-	1
10596721	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 40	1	-	1
10596794	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT N	0	18.650	19
10603148	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 TRACT J	0	18.180	19
10610140	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 7	1	-	1
10603302	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 22 LOT 9	1	-	1
10603283	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 14	1	-	1
10611958	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 54	1	-	1

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10610176	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 25 LOT 1	1	-	1
10603262	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 15	1	-	1
10603271	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 2	1	-	1
10610161	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 12	1	-	1
10610142	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 9	1	-	1
10596795	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT P	0	1.778	2
10597035	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT U	0	24.660	25
10610173	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 24	1	-	1
10596760	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT D	0	13.560	14

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10603225	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 13	1	-	1
10611953	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 49	1	-	1
10603219	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 7	1	-	1
10596669	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 11	1	-	1
10603245	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 19 LOT 2	1	-	1
10596766	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT K	0	11.550	12
10603250	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 3	1	-	1
10603152	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 TRACT O	0	2.713	3
10596698	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 31	1	-	1

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10603266	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 19	1	-	1
10596922	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 9	1	-	1
10596675	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 17	1	-	1
10603146	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 TRACT H	0	6.602	7
10596673	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 15	1	-	1
10596768	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT M	0	12.290	13
10603244	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 19 LOT 1	1	-	1
10603259	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 12	1	-	1
10603158	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 13 LOT 6	1	-	1

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10596678	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 20	1	-	1
10603255	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 8	1	-	1
10596699	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 32	1	-	1
10610153	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 4	1	-	1
10611942	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 56	1	-	1
10603264	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 17	1	-	1
10603155	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 13 LOT 3	1	-	1
10596912	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 44	1	-	1
10596703	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 36	1	-	1

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10596724	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 43	1	-	1
10611963	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 59	1	-	1
10596640	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 3	1	-	1
10596727	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 46	1	-	1
10596642	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 5	1	-	1
10603139	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 26	1	-	1
10603215	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 3	1	-	1
10596658	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 21	1	-	1
10603281	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 12	1	-	1

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10596672	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 14	1	-	1
10611947	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 61	1	-	1
10596765	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT J	0	5.860	6
10596728	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 47	1	-	1
10610177	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 25 LOT 2	1	-	1
10596707	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 40	1	-	1
10611930	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 44	1	-	1
10603214	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 2	1	-	1
10603257	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 10	1	-	1

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10610141	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 8	1	-	1
10596643	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 6	1	-	1
10596680	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 22	1	-	1
10611949	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 63	1	-	1
10603213	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 1	1	-	1
10596700	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 33	1	-	1
10603251	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 4	1	-	1
10603252	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 5	1	-	1
10603157	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 13 LOT 5	1	-	1

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10603258	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 11	1	-	1
10603156	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 13 LOT 4	1	-	1
10610172	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 23	1	-	1
10611962	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 58	1	-	1
10596937	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 1	1	-	1
10610182	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 25 LOT 7	1	-	1
10603221	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 9	1	-	1
10596892	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 24	1	-	1
10611946	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 60	1	-	1

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10603270	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 1	1	-	1
10603183	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 14 LOT 6	1	-	1
10597025	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT Q	0	4.331	5
10603162	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 13 LOT 10	1	-	1
10611943	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 57	1	-	1
10603226	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 14	1	-	1
10603224	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 12	1	-	1
10610157	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 8	1	-	1
10603218	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 6	1	-	1

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10603263	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 16	1	-	1
10603285	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 16	1	-	1
10603154	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 13 LOT 2	1	-	1
10596704	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 37	1	-	1
10610138	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 5	1	-	1
10596725	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 44	1	-	1
10610151	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 2	1	-	1
10596662	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 49	1	-	1
10596979	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 6 LOT 15	1	-	1

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10603280	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 11	1	-	1
10611948	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 62	1	-	1
10596938	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 2	1	-	1
10603289	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 20	1	-	1
10596679	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 21	1	-	1
10610154	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 5	1	-	1
10596677	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 19	1	-	1
10611954	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 50	1	-	1
10596757	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT A	0	10.670	11

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10596638	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 1	1	-	1
10603288	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 19	1	-	1
10611935	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 49	1	-	1
10610179	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 25 LOT 4	1	-	1
10596726	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 45	1	-	1
10596676	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 18	1	-	1
10611936	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 50	1	-	1
10596705	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 38	1	-	1
10596921	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 8	1	-	1

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10611957	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 53	1	-	1
10596916	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 3	1	-	1
10596759	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT C	0	13.210	14
10610160	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 11	1	-	1
10596913	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 45	1	-	1
10603279	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 10	1	-	1
10610155	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 6	1	-	1
10611955	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 51	1	-	1
10596706	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 39	1	-	1

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10611934	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 48	1	-	1
10596923	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 10	1	-	1
10596674	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 16	1	-	1
10603292	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 23	1	-	1
10596917	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 4	1	-	1
10611964	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 5, LOT 60	1	-	1
10603147	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 TRACT I	0	0.347	1
10611939	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 53	1	-	1
10611932	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 46	1	-	1

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10610139	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 6	1	-	1
10603305	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 22 LOT 12	1	-	1
10603254	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 7	1	-	1
10596661	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 48	1	-	1
10596702	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 35	1	-	1
10603261	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 14	1	-	1
10611929	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 43	1	-	1
10603272	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 3	1	-	1
10596641	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 4	1	-	1

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10596729	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 48	1	-	1
10603286	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 17	1	-	1
10596723	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 42	1	-	1
10603145	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 TRACT G	0	3.846	4
10610143	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 10	1	-	1
10610158	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 9	1	-	1
10611940	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 54	1	-	1
10597024	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT O	0	1.907	2
10603303	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 22 LOT 10	1	-	1

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10610175	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 26	1	-	1
10596722	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 41	1	-	1
10596767	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT L	0	5.354	6
10596655	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 18	1	-	1
10610145	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 12	1	-	1
10610159	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 10	1	-	1
10603304	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 22 LOT 11	1	-	1
10603220	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 8	1	-	1
10611931	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 45	1	-	1

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10611951	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 65	1	-	1
10596719	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 5 LOT 38	1	-	1
10596708	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 4 LOT 41	1	-	1
10610152	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 3	1	-	1
10611944	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 58	1	-	1
10610183	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 25 LOT 8	1	-	1
10603151	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 TRACT N	0	0.370	1
10596761	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT E	0	24.960	25
10596762	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT F	0	1.314	2

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10610156	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 7	1	-	1
10603293	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 24	1	-	1
10596920	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 3 LOT 7	1	-	1
10610180	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 25 LOT 5	1	-	1
10603138	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 25	1	-	1
10603222	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 10	1	-	1
10603153	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 13 LOT 1	1	-	1
10603278	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 21 LOT 9	1	-	1
10597027	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT S	0	8.756	9

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10611952	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 66	1	-	1
10596793	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT G	0	84.590	85
10596758	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT B	0	21.150	22
10603223	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 17 LOT 11	1	-	1
10603178	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 14 LOT 1	1	-	1
10610136	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 23 LOT 3	1	-	1
10610164	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 3 AS DESC IN INSTRUMENT 2021000318547 BLK 24 LOT 15	1	-	1
10603256	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 20 LOT 9	1	-	1
10611950	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 64	1	-	1

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10611938	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 4 A RE-PLAT OF TRACT F, TIMBER CREEK 2 AS DESC IN INST# 2022000026807 BLOCK 4, LOT 52	1	-	1
10603181	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 BLOCK 14 LOT 4	1	-	1
10596639	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 BLOCK 2 LOT 2	1	-	1
10597026	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT R	0	16.350	17
10596888	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT A-1	0	0.178	1
10596764	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT I	0	9.661	10
10597034	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT LS-3	0	0.098	1
10597033	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT LS-1	0	0.240	1
10603150	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 TRACT L	0	8.905	9

Timber Creek Southwest Community Development District - Landowners' Meeting, November 1, 2022

10603149	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK PHASE 2 A RE-PLAT OF TRACT H, TIMBER CREEK AS DESC IN INST# 2021000148212 TRACT K	0	4.315	5
10596889	LENNAR HOMES LLC 10481 BEN C PRATT/6 MILE CYPRESS PKWY FORT MYERS, FL 33966	TIMBER CREEK AS DESC IN INST# 2020000059084 TRACT LS-2	0	0.129	1

Total Votes:

565

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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 Tuesday, November 1, 2022, at 2:00 p.m. at Lennar Homes 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

14

Present and constituting a quorum:

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16
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18

Barry Ernst	Chairperson
Thomas Dean	Vice Chairperson
Scott Edwards	Assistant Secretary

19

Absent:

20
21
22

Fernanda Martinho	Assistant Secretary
Ashley Kingston	Assistant Secretary

23

Also present were:

24
25
26

Greg Urbancic	District Attorney
Andrew Gill	JPWard and Associates

27

Audience:

28
29
30
31

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.

32
33

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

34

FIRST ORDER OF BUSINESS

35

Call to Order/Roll Call

36
37

Mr. Andrew Gill called the meeting to order at approximately 2:08 p.m. He conducted roll call; all Members of the Board were present, with the exception of Fernanda Martinho and Ashley Kingston, constituting a quorum.

38

SECOND ORDER OF BUSINESS

39

Oath of Office

40
41
42

Administration of Oath of Office for the Board of Supervisors of the Timber Creek Southwest Community Development District

- 43
44
45
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47
- a) Oath of Office
 - b) Guide to the Sunshine Law and Code of Ethics for Public Employees
 - c) Form 1 – Statement of Financial Interests

48 Mr. Gill, as a notary public, administered the Oath of Office to Mr. Thomas Dean who signed and
 49 returned the Oath for purposes of inclusion in the record.
 50

51 *Mr. Gill: Because you are already a Member of the Board and have filled out a Form-1, you don't*
 52 *have to do that. You also have the Code of Ethics already, but we have a copy of that if you need it.*
 53

54 *Mr. Greg Urbancic: If Thomas has any questions regarding Sunshine Law, Public Records, Ethics, or*
 55 *anything else, he's welcome to reach out to me.*
 56

57 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2023-1**

58
 59 **Consideration of Resolution 2023-1, a resolution of the Board of Supervisors of the Timber Creek**
 60 **Southwest Community Development District canvassing and certifying the results of the Landowners'**
 61 **election of Supervisors held pursuant to Section 190.006(2), Florida Statutes**
 62

63 *Mr. Gill: We have Fernanda Martinho in Seat 2 with 500 votes serving a two-year term, we have Thomas*
 64 *Dean in Seat 3 with 565 votes serving a four-year term, and Ashley Kingston in Seat 4 with 565 votes,*
 65 *also serving a four-year term. He stated Thomas Dean and Ashley Kingston would serve four-year terms*
 66 *ending November 2026 and Fernanda Martinho would serve a two-year term expiring November 2024.*
 67 *He asked if there were any questions; hearing none, he called for a motion.*
 68

69 **On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst,**
 70 **and with all in favor, Resolution 2023-1 was adopted, and the Chair**
 71 **was authorized to sign.**

72
 73 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2023-2**

74
 75 **Consideration of Resolution 2023-2, a resolution of the Board of Supervisors of the Timber Creek**
 76 **Southwest Community Development District Re-Designating Certain Officers of the Timber Creek**
 77 **Southwest Community Development District following the Landowners' Election**
 78

79 Mr. Gill indicated the Board should determine who would serve as Chair, Vice Chair, and Assistant
 80 Secretaries. He noted Mr. James Ward would serve as Secretary and Treasure.
 81

82 The Board chose Barry Ernst to serve as Chairperson, Thomas Dean to serve as Vice Chairperson and the
 83 remaining Board members to serve as Assistant Secretaries with James Ward as Secretary and
 84 Treasurer.
 85

86 **On MOTION made by Ms. Trish Sing, seconded by Mr. Clayton Wasson,**
 87 **and with all in favor, Resolution 2023-2 was adopted, and the Chair**
 88 **was authorized to sign.**

89
 90 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes**

91
 92 **August 19, 2022 – Regular Meeting**
 93

94 Mr. Gill asked if there were any corrections or deletions; hearing none, he called for a motion.

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On MOTION made by Mr. Barry Ernst, seconded by Mr. Thomas Dean, and with all in favor, the August 19, 2022 Regular Meeting Minutes were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

I. Tentative Board Meeting Dates for Balance of Fiscal Year 2023

1. Presentation of Proposed FY 2024 Budget, and Setting of the Budget Adoption Public Hearing – May 18, 2023, 9:30 A.M.

2. Public Hearings: F2024 Budget Adoption – July 20, 2023, 9:30 A.M.

II. Form 8B Reminder

III. Financial Statement for period ending August 31, 2022 (unaudited)

IV. Financial Statement for period ending September 30, 2022 (unaudited)

No report.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Gill asked if there were any Supervisor Requests or Audience Comments; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 2:15 p.m.

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

Timber Creek Southwest Community Development District

James P. Ward, Secretary

Barry Ernst, Chairperson



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
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(561) 994-9299 • (800) 299-4728
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www.graucpa.com

January 17, 2023

Board of Supervisors
Timber Creek Southwest Community Development District
2301 Northeast 37th Street
Fort Lauderdale, FL 33308

We will need to raise the annual audit fee for Timber Creek Southwest due to the issuance of Series 2021 Bonds during the fiscal year ended September 30, 2022. We have raised the fee by \$1,500 for each year, bringing the revised audit fees to the following amounts:

<u>Audit Year</u>	<u>Fee</u>
2022	\$5,400
2023	\$5,500
2024	\$5,600
2025	\$5,700

All other terms of the existing contract are unchanged.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the audit fees of Timber Creek Southwest Community Development District.

By: _____

Title: _____

Date: _____

RESOLUTION 2023-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Timber Creek Southwest Community Development District (the "Board"), a proposed Budget for Fiscal Year 2024; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

SECTION 1. INCORPATION OF WHEREAS CLAUSES. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. APPROVAL OF THE PROPOSED BUDGET. The proposed Budgets submitted by the District Manager for Fiscal Year 2024 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour, and location:

DATE: Friday, July 21, 2023
HOUR: 9:30 A.M.
LOCATION: Lennar Homes
10461 Six Mile Cypress Parkway
Fort Myers, Florida 33966

SECTION 4. SUBMITTAL OF BUDGET TO LEE COUNTY. The District Manager has previously sent the proposed budget to Lee County at least 60 days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

SECTION 5. NOTICE OF PUBLIC HEARING. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. 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., That all Sections or parts of Sections of any Resolutions,

RESOLUTION 2023-3

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE

Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of March 2023.

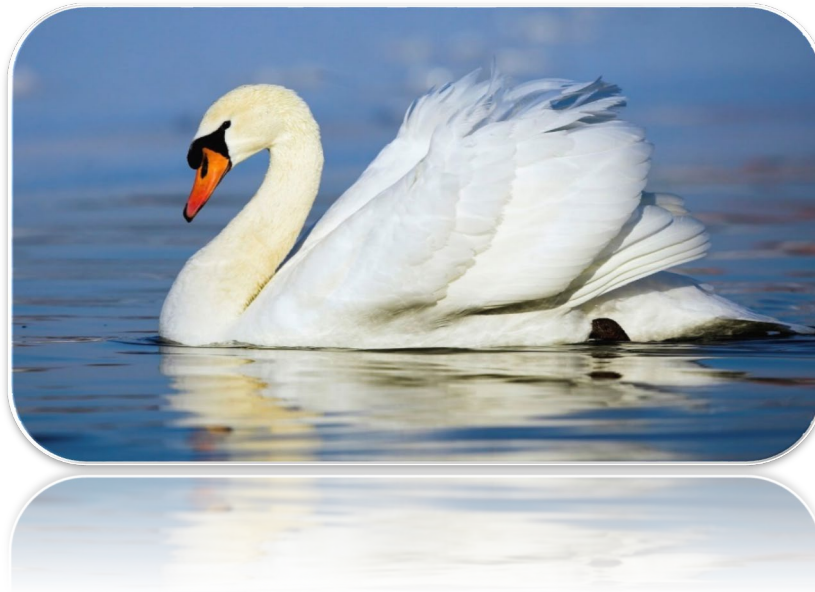
ATTEST:

**TIMBER CREEK SOUTHWEST
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, District Secretary

Barry Ernst, Chairperson

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024

PREPARED BY:

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

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year		Anticipated		Fiscal Year
	2023 Budget	Actual at 12/31/2022	Year End 09/30/2023	2024 Budget	
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	35,459
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	-
Assessment Revenue					
Assessments - On-Roll	\$ 143,671	\$ 32,209	\$ 143,671	\$ -	227,934
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	-
Contributions - Private Sources					
Lennar Homes	\$ -	\$ -	\$ -	\$ -	-
Total Revenue & Other Sources	\$ 143,671	\$ 32,209	\$ 143,671	\$ -	263,393

Appropriations

Legislative

Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -	-
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	-

Executive

Professional - Management	\$ 41,000	\$ 10,250	\$ 41,000	\$ -	42,000
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Financial and Administrative

Audit Services	\$ 4,100	\$ -	\$ 4,100	\$ -	4,200
Accounting Services	\$ 24,000	\$ 6,000	\$ 24,000	\$ -	25,500
Assessment Roll Preparation	\$ 24,000	\$ 6,000	\$ 24,000	\$ -	25,500
Arbitrage Rebate Fees	\$ 500	\$ 500	\$ 1,000	\$ -	1,000

Other Contractual Services

Recording and Transcription	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 1,500	\$ 1,602	\$ 2,400	\$ -	1,600
Trustee Services	\$ 9,020	\$ 8,170	\$ 8,170	\$ -	8,170
Dissemination Agent Services	\$ 10,000	\$ 2,500	\$ 10,000	\$ -	10,000
Property Appraiser Fees	\$ 600	\$ -	\$ 600	\$ -	600
Bank Service Fees	\$ 350	\$ 67	\$ 250	\$ -	350

Travel and Per Diem

	\$ -	\$ -	\$ -	\$ -	-
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Communications and Freight Services

Telephone	\$ -	\$ -	\$ -	\$ -	-
Postage, Freight & Messenger	\$ 200	\$ -	\$ 25	\$ -	25

Rentals and Leases

Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	-
Computer Services (Web Site)	\$ 2,000	\$ -	\$ 2,000	\$ -	1,750

Insurance

	\$ 5,500	\$ 5,842	\$ 5,842	\$ -	6,100
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Subscriptions and Memberships

	\$ 175	\$ 175	\$ 175	\$ -	175
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Printing and Binding

	\$ 200	\$ -	\$ 25	\$ -	25
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Office Supplies

	\$ -	\$ -	\$ -	\$ -	-
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Timber Creek Southwest Community Development District
General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year		Anticipated	
	2023 Budget	Actual at 12/31/2022	Year End 09/30/2023	Fiscal Year 2024 Budget
Legal Services				
General Counsel	\$ 15,000	\$ -	\$ 5,000	\$ 5,000
Other General Government Services				
Engineering Services	\$ -	\$ 5,565	\$ 6,000	\$ 5,000
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Reserves				
Reserve for Natural Disaster Cleanup & Restoration	\$ -	\$ -	\$ -	\$ 50,000
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 5,526	\$ -	\$ 5,526	\$ 5,480
Total Appropriations	\$ 143,671	\$ 46,671	\$ 140,113	\$ 192,475
Fund Balances:				
Change from Current Year Operations	\$ -	\$ (14,461)	\$ 3,558	\$ 35,459
Fund Balance - Beginning				
Extraordinary Capital/Operations	\$ -	\$ -	\$ -	\$ -
1st Three (3) Month of Operations	\$ 12,660	\$ 12,660	\$ 12,660	\$ 48,119
Total Fund Balance	\$ 12,660	\$ (1,801)	\$ 16,218	\$ 48,119
Assessment Rate	\$ 109.26			\$ 173.33
Units Subject to Assessment	1315			1315
Cap Rate	\$ 111.22			\$ 208.00

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020 Bonds - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 2	\$ -	\$ -
Reserve Account	\$ -	\$ 3	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 433,269	\$ 113,427	\$ 433,269	\$ 433,269
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ -	\$ -	\$ -
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 433,269	\$ 113,432	\$ 433,269	\$ 433,269

Expenditures and Other Uses

Debt Service

Principal Debt Service - Mandatory	\$ 150,000	\$ -	\$ 150,000	\$ 155,000
Principal Debt Service - Early Redemptions				

Interest Expense

Interest Expense	\$ 267,825	\$ 132,100	\$ 267,825	\$ 260,450
Other Fees and Charges				
Discounts for Early Payment	\$ 16,713	\$ -	\$ 16,713	\$ 16,618
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -

Total Expenditures and Other Uses **\$ 434,538** **\$ 132,100** **\$ 434,538** **\$ 432,068**

Net Increase/(Decrease) in Fund Balance	\$ -	\$ (18,668)	\$ (1,269)	\$ 1,201
Fund Balance - Beginning	\$ 340,313	\$ 340,313	\$ 340,313	\$ 339,044
Fund Balance - Ending	\$ 340,313	\$ 321,644	\$ 339,044	\$ 340,245

Restricted Fund Balance:

Reserve Account Requirement	\$ 207,300
Restricted for December 15, 2024 Interest Payment	\$ 128,288
Total - Restricted Fund Balance:	\$ 335,588

Description of Product	Number of Units	FY 2023 Rate	FY 2024 Rate
Executive (50' - 59')	61	\$ 1,216.34	\$ 1,216.34
Manor (60' - 69')	48	\$ 1,469.74	\$ 1,469.74
Estate (70' - 80')	59	\$ 1,824.51	\$ 1,824.51
Twin Villa	131	\$ 962.93	\$ 962.93
Townhome	90	\$ 608.17	\$ 608.17
Total:	389		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 7,275,000	Varies			
12/15/2020				\$ 62,555.49		
6/15/2021	\$ 140,000		2.500%	\$ 135,662.50	\$ 338,218	\$ 7,135,000
12/15/2021	\$ -			\$ 133,912.50		
6/15/2022	\$ 145,000		2.500%	\$ 133,912.50	\$ 412,825	\$ 6,990,000
12/15/2022				\$ 132,100.00		
6/15/2023	\$ 150,000		2.500%	\$ 132,100.00	\$ 414,200	\$ 6,840,000
12/15/2023				\$ 130,225.00		
6/15/2024	\$ 155,000		2.500%	\$ 130,225.00	\$ 415,450	\$ 6,685,000
12/15/2024				\$ 128,287.50		
6/15/2025	\$ 155,000		2.500%	\$ 128,287.50	\$ 411,575	\$ 6,530,000
12/15/2025				\$ 126,350.00		
6/15/2026	\$ 160,000		3.000%	\$ 126,350.00	\$ 412,700	\$ 6,370,000
12/15/2026				\$ 123,950.00		
6/15/2027	\$ 165,000		3.000%	\$ 123,950.00	\$ 412,900	\$ 6,205,000
12/15/2027				\$ 121,475.00		
6/15/2028	\$ 170,000		3.000%	\$ 121,475.00	\$ 412,950	\$ 6,035,000
12/15/2028				\$ 118,925.00		
6/15/2029	\$ 175,000		3.000%	\$ 118,925.00	\$ 412,850	\$ 5,860,000
12/15/2029				\$ 116,300.00		
6/15/2030	\$ 180,000		3.000%	\$ 116,300.00	\$ 412,600	\$ 5,680,000
12/15/2030				\$ 113,600.00		
6/15/2031	\$ 190,000		4.000%	\$ 113,600.00	\$ 417,200	\$ 5,490,000
12/15/2031				\$ 109,800.00		
6/15/2032	\$ 195,000		4.000%	\$ 109,800.00	\$ 414,600	\$ 5,295,000
12/15/2032				\$ 105,900.00		
6/15/2033	\$ 205,000		4.000%	\$ 105,900.00	\$ 416,800	\$ 5,090,000
12/15/2033				\$ 101,800.00		
6/15/2034	\$ 215,000		4.000%	\$ 101,800.00	\$ 418,600	\$ 4,875,000
12/15/2034				\$ 97,500.00		
6/15/2035	\$ 220,000		4.000%	\$ 97,500.00	\$ 415,000	\$ 4,655,000
12/15/2035				\$ 93,100.00		
6/15/2036	\$ 230,000		4.000%	\$ 93,100.00	\$ 416,200	\$ 4,425,000
12/15/2036				\$ 88,500.00		
6/15/2037	\$ 240,000		4.000%	\$ 88,500.00	\$ 417,000	\$ 4,185,000
12/15/2037				\$ 83,700.00		
6/15/2038	\$ 250,000		4.000%	\$ 83,700.00	\$ 417,400	\$ 3,935,000
12/15/2038				\$ 78,700.00		
6/15/2039	\$ 260,000		4.000%	\$ 78,700.00	\$ 417,400	\$ 3,675,000
12/15/2039				\$ 73,500.00		
6/15/2040	\$ 270,000		4.000%	\$ 73,500.00	\$ 417,000	\$ 3,405,000
12/15/2040				\$ 68,100.00		
6/15/2041	\$ 280,000		4.000%	\$ 68,100.00	\$ 416,200	\$ 3,125,000
12/15/2041				\$ 62,500.00		
6/15/2042	\$ 295,000		4.000%	\$ 62,500.00	\$ 420,000	\$ 2,830,000
12/15/2042				\$ 56,600.00		
6/15/2043	\$ 305,000		4.000%	\$ 56,600.00	\$ 418,200	\$ 2,525,000
12/15/2043				\$ 50,500.00		
6/15/2044	\$ 320,000		4.000%	\$ 50,500.00	\$ 421,000	\$ 2,205,000
12/15/2044				\$ 44,100.00		
6/15/2045	\$ 330,000		4.000%	\$ 44,100.00	\$ 418,200	\$ 1,875,000
12/15/2045				\$ 37,500.00		
6/15/2046	\$ 345,000		4.000%	\$ 37,500.00	\$ 420,000	\$ 1,530,000
12/15/2046				\$ 30,600.00		
6/15/2047	\$ 360,000		4.000%	\$ 30,600.00	\$ 421,200	\$ 1,170,000
12/15/2047				\$ 23,400.00		

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

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
6/15/2048		\$ 375,000	4.000%	\$ 23,400.00	\$ 421,800	\$ 795,000
12/15/2048				\$ 15,900.00		
6/15/2049		\$ 390,000	4.000%	\$ 15,900.00	\$ 421,800	\$ 405,000
12/15/2049				\$ 8,100.00		
6/15/2050		\$ 405,000	4.000%	\$ 8,100.00	\$ 421,200	\$ -
		\$ 7,275,000		\$ 5,148,067.99	\$ 12,423,068	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021 Bonds - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 12/31/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 1	\$ -	\$ -
Reserve Account	\$ -	\$ 7	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 1,210,545	\$ 317,143	\$ 1,210,545	\$ 1,210,545
Special Assessment - Off-Roll	\$ -	\$ 789,543	\$ 789,543	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Lennar Homes	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
Capitalized Interest Fund Deposit		\$ -	\$ -	\$ -
Reserve Fund Deposit	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,210,545	\$ 1,106,694	\$ 2,000,088	\$ 1,210,545
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 430,000	\$ 430,000	\$ 430,000	\$ 440,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 714,033	\$ 359,543	\$ 714,033	\$ 703,810
Other Fees and Charges				
Discounts for Early Payment	\$ 45,761	\$ -	\$ 45,761	\$ 45,752
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 1,189,794	\$ 789,543	\$ 1,189,794	\$ 1,189,562
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 317,151	\$ 810,294	\$ 20,983
Fund Balance - Beginning	\$ 581,939	\$ 581,939	\$ 581,939	\$ 1,392,233
Fund Balance - Ending	\$ 581,939	\$ 899,091	\$ 1,392,233	\$ 1,413,216

Restricted Fund Balance:

Reserve Account Requirement	\$ 576,533
Restricted for December 15, 2024 Principal & Interest Payment	\$ 799,320

Total - Restricted Fund Balance:

\$ 1,375,853

Description of Product	Number of Units	FY 2023 Rate	FY 2024 Rate
Executive (50' - 59')	319	\$ 1,233.84	\$ 1,233.84
Manor (60' - 69')	319	\$ 1,469.79	\$ 1,469.79
Estate (70' - 80')	134	\$ 1,824.57	\$ 1,824.57
Twin Villa	28	\$ 962.97	\$ 962.97
Townhome	126	\$ 608.19	\$ 608.19
Total:	926		

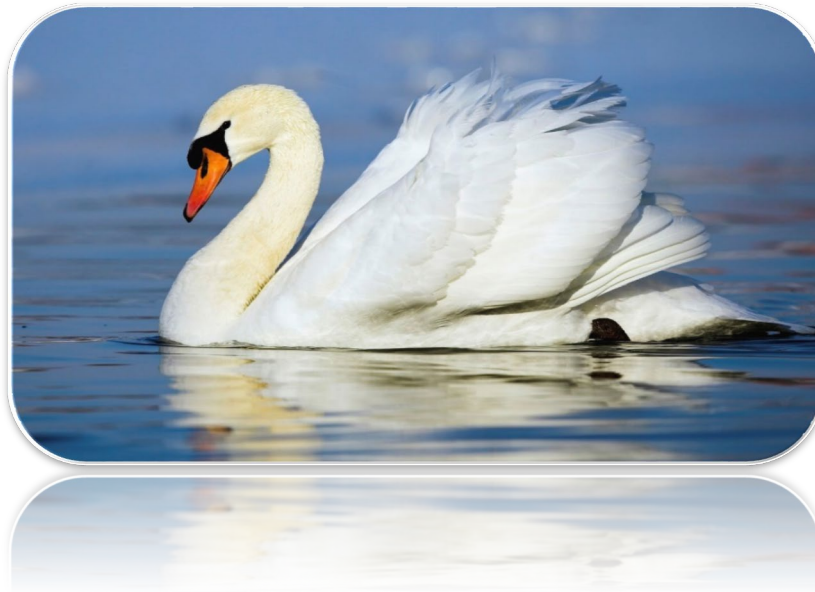
Timber Creek Southwest Community Development District

Debt Service Fund - Series 2021

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service	Par Outstanding
Par Amount Issued:		\$ 20,695,000	Varies			
12/15/2021				\$ 109,860.21		
6/15/2022				\$ 359,542.50	\$ 469,403	\$ 20,695,000
12/15/2022	\$ 430,000		2.350%	\$ 359,542.50		
6/15/2023				\$ 354,490.00	\$ 1,144,033	\$ 20,265,000
12/15/2023	\$ 440,000		2.350%	\$ 354,490.00		
6/15/2024				\$ 349,320.00	\$ 1,143,810	\$ 19,825,000
12/15/2024	\$ 450,000		2.350%	\$ 349,320.00		
6/15/2025				\$ 344,032.50	\$ 1,143,353	\$ 19,375,000
12/15/2025	\$ 465,000		2.350%	\$ 344,032.50		
6/15/2026				\$ 338,568.75	\$ 1,147,601	\$ 18,910,000
12/15/2026	\$ 475,000		2.350%	\$ 338,568.75		
6/15/2027				\$ 332,987.50	\$ 1,146,556	\$ 18,435,000
12/15/2027	\$ 485,000		3.000%	\$ 332,987.50		
6/15/2028				\$ 325,712.50	\$ 1,143,700	\$ 17,950,000
12/15/2028	\$ 500,000		3.000%	\$ 325,712.50		
6/15/2029				\$ 318,212.50	\$ 1,143,925	\$ 17,450,000
12/15/2029	\$ 515,000		3.000%	\$ 318,212.50		
6/15/2030				\$ 310,487.50	\$ 1,143,700	\$ 16,935,000
12/15/2030	\$ 530,000		3.000%	\$ 310,487.50		
6/15/2031				\$ 302,537.50	\$ 1,143,025	\$ 16,405,000
12/15/2031	\$ 545,000		3.000%	\$ 302,537.50		
6/15/2032				\$ 294,362.50	\$ 1,141,900	\$ 15,860,000
12/15/2032	\$ 560,000		3.300%	\$ 294,362.50		
6/15/2033				\$ 285,122.50	\$ 1,139,485	\$ 15,300,000
12/15/2033	\$ 580,000		3.300%	\$ 285,122.50		
6/15/2034				\$ 275,552.50	\$ 1,140,675	\$ 14,720,000
12/15/2034	\$ 600,000		3.300%	\$ 275,552.50		
6/15/2035				\$ 265,652.50	\$ 1,141,205	\$ 14,120,000
12/15/2035	\$ 620,000		3.300%	\$ 265,652.50		
6/15/2036				\$ 255,422.50	\$ 1,141,075	\$ 13,500,000
12/15/2036	\$ 640,000		3.300%	\$ 255,422.50		
6/15/2037				\$ 244,862.50	\$ 1,140,285	\$ 12,860,000
12/15/2037	\$ 660,000		3.300%	\$ 244,862.50		
6/15/2038				\$ 233,972.50	\$ 1,138,835	\$ 12,200,000
12/15/2038	\$ 680,000		3.300%	\$ 233,972.50		
6/15/2039				\$ 222,752.50	\$ 1,136,725	\$ 11,520,000
12/15/2039	\$ 705,000		3.300%	\$ 222,752.50		
6/15/2040				\$ 211,120.00	\$ 1,138,873	\$ 10,815,000
12/15/2040	\$ 730,000		3.300%	\$ 211,120.00		
6/15/2041				\$ 199,075.00	\$ 1,140,195	\$ 10,085,000
12/15/2041	\$ 750,000		3.300%	\$ 199,075.00		
6/15/2042				\$ 186,700.00	\$ 1,135,775	\$ 9,335,000
12/15/2042	\$ 775,000		4.000%	\$ 186,700.00		
6/15/2043				\$ 171,200.00	\$ 1,132,900	\$ 8,560,000
12/15/2043	\$ 810,000		4.000%	\$ 171,200.00		
6/15/2044				\$ 155,000.00	\$ 1,136,200	\$ 7,750,000
12/15/2044	\$ 840,000		4.000%	\$ 155,000.00		
6/15/2045				\$ 138,200.00	\$ 1,133,200	\$ 6,910,000

12/15/2045	\$ 875,000	4.000%	\$ 138,200.00		
6/15/2046			\$ 120,700.00	\$ 1,133,900	\$ 6,035,000
12/15/2046	\$ 910,000	4.000%	\$ 120,700.00		
6/15/2047			\$ 102,500.00	\$ 1,133,200	\$ 5,125,000
12/15/2047	\$ 945,000	4.000%	\$ 102,500.00		
6/15/2048			\$ 83,600.00	\$ 1,131,100	\$ 4,180,000
12/15/2048	\$ 985,000	4.000%	\$ 83,600.00		
6/15/2049			\$ 63,900.00	\$ 1,132,500	\$ 3,195,000
12/15/2049	\$ 1,025,000	4.000%	\$ 63,900.00		
6/15/2050			\$ 43,400.00	\$ 1,132,300	\$ 2,170,000
12/15/2050	\$ 1,065,000	4.000%	\$ 43,400.00		
6/15/2051			\$ 22,100.00	\$ 1,130,500	\$ 1,105,000
12/15/2051	\$ 1,105,000	4.000%	\$ 22,100.00		\$ -
			\$ 13,932,032.71	\$ 33,499,933	

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Timber Creek Southwest Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending December 31, 2022

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds		Capital Project Fund		
	General Fund	Series 2020	Series 2021	Series 2021	Series 2021		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 478,772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 478,772
Debt Service Fund							
Interest Account		-	-				\$ -
Principal Account		0	-				\$ 0
Sinking Fund Account		0	-				\$ 0
Reserve Account		207,302	576,533				\$ 783,834
Revenue Account		899	5,408				\$ 6,307
Capitalized Interest							\$ -
Prepayment Account							\$ -
General Redemption Account		17					\$ 17
Construction Account					10,847,945		\$ 10,847,945
Cost of Issuance Account					-		\$ -
Due from Other Funds							
General Fund	-	113,427	317,143				430,570
Debt Service Fund(s)	-	-	-				-
Accounts Receivable	-	-	-				-
Assessments Receivable	-	-	-				-
Amount Available in Debt Service Funds	-	-	-			321,644	321,644
Amount to be Provided by Debt Service Funds	-	-	-			26,783,356	26,783,356
Total Assets	<u>\$ 478,772</u>	<u>\$ 321,644</u>	<u>\$ 899,084</u>		<u>\$ 10,847,945</u>	<u>\$ 27,105,000</u>	<u>\$ 39,652,445</u>

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending December 31, 2022

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds		Capital Project Fund	Account Groups	
	General Fund	Series 2020	Series 2021	Series 2021	Series 2021	General Long Term Debt	
Liabilities							
Accounts Payable & Payroll Liabilities	\$ 839,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 839,543
Due to Fiscal Agent							
Due to Other Funds	-						-
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	430,570	-	-	-	-	-	430,570
Due to Developer					\$ 90,000		90,000
Bonds Payable							
Current Portion - Series 2020						150,000	150,000
Current Portion - Series 2021						-	-
Long Term - Series 2020						\$6,690,000	6,690,000
Long Term - Series 2021						\$20,265,000	20,265,000
Unamortized Prem/Discount on Bds Pyb					\$395,524	\$0	395,524
Total Liabilities	\$ 1,270,113	\$ -	\$ -	\$ -	\$ 485,524	\$ 27,105,000	\$ 28,860,637
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	-	-
Fund Balance							
Restricted							
Beginning: October 1, 2022 (Unaudited)	-	340,313	581,939	15,578,284	-	-	12,741,452
Results from Current Operations	-	(18,668)	317,144	(5,215,863)	-	-	(1,158,303)
Unassigned							
Beginning: October 1, 2022 (Unaudited)	12,660					-	12,660
Results from Current Operations	(804,001)					-	(804,001)
Total Fund Equity and Other Credits	\$ (791,341)	\$ 321,644	\$ 899,084	\$ 10,362,421	\$ -	\$ -	\$ 10,791,808
Total Liabilities, Fund Equity and Other Credits	\$ 478,772	\$ 321,644	\$ 899,084	\$ 10,847,945	\$ 27,105,000	\$ -	\$ 39,652,445

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward		\$ -	\$ -	\$ -	\$ -	N/A
Interest						
Interest - General Checking	0	0	2	3	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	2	586	31,621	32,209	138,145	N/A
Special Assessments - Off-Roll	-	-		-	-	N/A
Developer Contribution			-	-	-	N/A
Developer Contribution			-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2	\$ 586	\$ 31,624	32,212	\$ 138,145	N/A
Expenditures and Other Uses						
Executive						
Professional Management	3,417	3,417	3,417	10,250	41,000	25%
Financial and Administrative						
Audit Services	-	-	-	-	4,100	0%
Accounting Services	2,000	2,000	2,000	6,000	24,000	25%
Assessment Roll Services	2,000	2,000	2,000	6,000	24,000	25%
Arbitrage Rebate Services	-	500	-	500	500	100%
Other Contractual Services						
Legal Advertising	-	1,602	-	1,602	1,500	107%
Trustee Services	-	8,170	-	8,170	9,020	91%
Dissemination Agent Services	833	833	833	2,500	10,000	25%
Property Appraiser Fees	-	-	-	-	600	0%
Bank Service Fees	21	21	24	67	350	19%
Communications & Freight Services						

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	-	-	-	-	200	0%
Computer Services - Website Development	-	-	-	-	2,000	0%
Insurance	-	5,842	-	5,842	5,500	106%
Printing & Binding	-	-	-	-	200	0%
Subscription & Memberships	-	175	-	175	175	100%
Legal Services						
Legal - General Counsel	-	-	-	-	15,000	0%
Legal - Series 2020 Bonds	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	-	-	N/A
Legal - Validation	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services	-	375	-	374.70	-	N/A
Series 2021	-	5,190	-	5,190.00	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	789,543	-	789,543	-	N/A
Other Fees and Charges	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	
Sub-Total:	8,271	819,668	8,274	836,213	138,145	605%
Total Expenditures and Other Uses:	\$ 8,271	\$ 819,668	\$ 8,274	\$ 836,213	\$ 138,145	605%
Net Increase/ (Decrease) in Fund Balance	(8,269)	(819,081)	23,350	(804,001)	-	
Fund Balance - Beginning	12,660	4,391	(814,691)	12,660	-	
Fund Balance - Ending	\$ 4,391	\$ (814,691)	\$ (791,341)	\$ (791,341)	\$ -	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Principal Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	1	1	1	3	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	1	1	1	2	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	8	2,063	111,356	113,427	416,556	27%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Developer Contributions						
	-	-	-	-	-	N/A
Intragovernmental Transfer In						
	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 9	\$ 2,065	\$ 111,358	\$ 113,432	\$ 416,556	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2020	-	-	-	-	150,000	0%
Principal Debt Service - Early Redemptions						
Series 2020	-	-	-	-	-	N/A
Interest Expense						
Series 2020	-	-	132,100	132,100	267,825	49%
Operating Transfers Out (To Other Funds)						
	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 132,100	\$ 132,100	\$ 417,825	N/A
Net Increase/ (Decrease) in Fund Balance	9	2,065	(20,742)	(18,668)	(1,269)	
Fund Balance - Beginning	340,313	340,322	342,387	340,313	-	
Fund Balance - Ending	\$ 340,322	\$ 342,387	\$ 321,644	321,644	\$ (1,269)	

Prepared by:

JPWARD and Associates, LLC

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Interest Account	-	-	-	-	-	N/A
Principal Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	2	2	2	7	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	0	0	1	1	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
Special Assessments - Prepayments						
Special Assessments - On Roll	22	5,768	311,352	317,143	1,164,784	27%
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Debt Proceeds						
	-	-	-	-	-	N/A
Intragovernmental Transfer In						
	-	789,543	-	789,543	-	N/A
Total Revenue and Other Sources:	\$ 25	\$ 795,313	\$ 311,356	\$ 1,106,694	\$ 1,164,783	N/A
Expenditures and Other Uses						
Debt Service						
Principal Debt Service - Mandatory						
Series 2021	-	-	430,000	430,000	430,000	100%
Principal Debt Service - Early Redemptions						
Series 2021	-	-	-	-	-	N/A
Interest Expense						
Series 2021	-	-	359,543	359,543	714,033	50%
Operating Transfers Out (To Other Funds)						
	2	2	2	7	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 2	\$ 789,545	\$ 789,550	\$ 1,144,033	N/A
Net Increase/ (Decrease) in Fund Balance	25	795,311	(478,189)	317,144	20,751	
Fund Balance - Beginning	581,939	581,964	1,377,275	581,939	-	
Fund Balance - Ending	\$ 581,964	\$ 1,377,275	\$ 899,086	899,084	\$ 20,751	

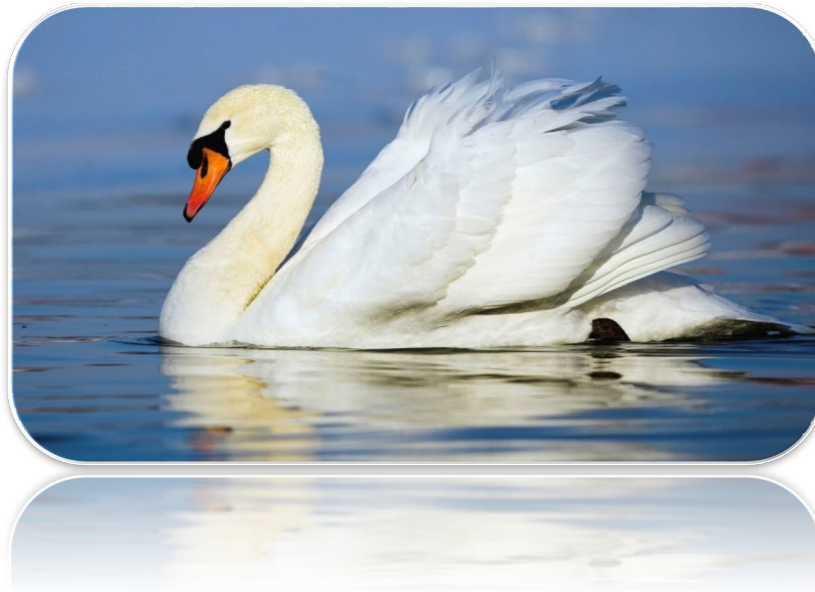
Prepared by:

JPWARD and Associates, LLC

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income						
Construction Account	66	60	45	\$ 170	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	\$ -	N/A
Debt Proceeds	-	-	-	\$ -	\$ -	N/A
Developer Contributions	-	-	-	\$ -	\$ -	N/A
Operating Transfers In (From Other Funds)	2	2	2	\$ 7	\$ -	N/A
Total Revenue and Other Sources:	<u>\$ 68</u>	<u>\$ 63</u>	<u>\$ 47</u>	<u>\$ 178</u>	<u>\$ -</u>	<u>N/A</u>
Expenditures and Other Uses						
Executive						
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services						
Trustee Services	-	-	-	\$ -	\$ -	N/A
Legal Services						
Series 2021 Bonds	-	-	-	\$ -	\$ -	N/A
Printing & Binding	-	-	-	\$ -	\$ -	N/A
Other General Government Services						
Engineering Services	-	-	-	\$ -	\$ -	-
Capital Outlay						
Electrical	-	-	-	\$ -	\$ -	-
Water-Sewer Combination	3,757,673	-	-	\$ 3,757,673	\$ -	N/A
Stormwater Management	904,039	-	-	\$ 904,039	\$ -	N/A
Landscaping	-	-	-	\$ -	\$ -	N/A
Roadway Improvement	554,329	-	-	\$ 554,329	\$ -	N/A
Cost of Issuance						
Legal - Series 2020 Bonds	-	-	-	\$ -	\$ -	N/A
Underwriter's Discount	-	-	-	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	<u>\$ 5,216,040</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,216,040</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ (5,215,972)	\$ 63	\$ 47	\$ (5,215,863)	-	
Fund Balance - Beginning	<u>\$ 15,578,284</u>	<u>\$ 10,362,312</u>	<u>\$ 10,362,374</u>	<u>\$ 15,578,284</u>	<u>\$ -</u>	
Fund Balance - Ending	<u><u>\$ 10,362,312</u></u>	<u><u>\$ 10,362,374</u></u>	<u><u>\$ 10,362,421</u></u>	<u><u>\$ 10,362,421</u></u>	<u><u>\$ -</u></u>	

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Timber Creek Southwest Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending January 31, 2023

	Governmental Funds					Account Groups	Totals	
	Debt Service Funds		Debt Service Funds		Capital Project Fund			(Memorandum
	General Fund	Series 2020	Series 2021	Series 2021	Series 2021			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 110,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,098	
Debt Service Fund								
Interest Account		0	0				\$ 0	
Principal Account		0	-				\$ 0	
Sinking Fund Account		0	0				\$ 0	
Reserve Account		207,284	576,533				\$ 783,817	
Revenue Account		114,344	322,552				\$ 436,897	
Capitalized Interest							\$ -	
Prepayment Account							\$ -	
General Redemption Account		17					\$ 17	
Construction Account					10,847,994		\$ 10,847,994	
Cost of Issuance Account							\$ -	
Due from Other Funds								
General Fund	-	18,487	51,690				70,177	
Debt Service Fund(s)	-	-	-				-	
Accounts Receivable	-	-	-				-	
Assessments Receivable	-	-	-				-	
Amount Available in Debt Service Funds	-	-	-			340,133	340,133	
Amount to be Provided by Debt Service Funds	-	-	-			26,764,868	26,764,868	
Total Assets	\$ 110,098	\$ 340,133	\$ 950,775	\$ 10,847,994	\$ 27,105,000		\$ 39,353,999	

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending January 31, 2023

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds		Capital Project Fund		
	General Fund	Series 2020	Series 2021	Series 2021	Series 2021		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ 839,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 839,543
Due to Fiscal Agent							
Due to Other Funds	-						-
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	70,177	-	-	-	-	-	70,177
Due to Developer				\$ 90,000			90,000
Bonds Payable							
Current Portion - Series 2020						150,000	150,000
Current Portion - Series 2021						-	-
Long Term - Series 2020						\$6,690,000	6,690,000
Long Term - Series 2021						\$20,265,000	20,265,000
Unamortized Prem/Discount on Bds Pyb				\$395,524		\$0	395,524
Total Liabilities	\$ 909,719	\$ -	\$ -	\$ 485,524	\$ 27,105,000	\$ 28,500,243	
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	-	-
Fund Balance							
Restricted							
Beginning: October 1, 2022 (Unaudited)	-	340,313	581,939	15,578,284	-	-	12,741,452
Results from Current Operations	-	(180)	368,835	(5,215,814)	-	-	(1,088,075)
Unassigned							
Beginning: October 1, 2022 (Unaudited)	12,660					-	12,660
Results from Current Operations	(812,282)					-	(812,282)
Total Fund Equity and Other Credits	\$ (799,622)	\$ 340,133	\$ 950,775	\$ 10,362,470	\$ -	\$ 10,853,755	
Total Liabilities, Fund Equity and Other Credits	\$ 110,098	\$ 340,133	\$ 950,775	\$ 10,847,994	\$ 27,105,000	\$ 39,353,999	

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward		\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest							
Interest - General Checking	0	0	2	2	4	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	2	586	31,621	5,250	37,459	138,145	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Developer Contribution							
Developer Contribution			-	-	-	-	N/A
Intragovernmental Transfer In							
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2	\$ 586	\$ 31,624	\$ 5,251	37,463	\$ 138,145	N/A
Expenditures and Other Uses							
Executive							
Professional Management	3,417	3,417	3,417	3,417	13,667	41,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	4,100	0%
Accounting Services	2,000	2,000	2,000	2,000	8,000	24,000	33%
Assessment Roll Services	2,000	2,000	2,000	2,000	8,000	24,000	33%
Arbitrage Rebate Services	-	500	-	-	500	500	100%
Other Contractual Services							
Legal Advertising	-	1,602	-	-	1,602	1,500	107%
Trustee Services	-	8,170	-	-	8,170	9,020	91%
Dissemination Agent Services	833	833	833	833	3,333	10,000	33%
Property Appraiser Fees	-	-	-	1,121	1,121	600	187%
Bank Service Fees	21	21	24	22	88	350	25%
Communications & Freight Services							

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	-	-	-	-	-	200	0%
Computer Services - Website Development	-	-	-	-	-	2,000	0%
Insurance	-	5,842	-	-	5,842	5,500	106%
Printing & Binding	-	-	-	-	-	200	0%
Subscription & Memberships	-	175	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	-	1,715	1,715	15,000	11%
Legal - Series 2020 Bonds	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	2,154	2,154	-	N/A
Legal - Validation	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services	-	375	-	270	644.70	-	N/A
Series 2021	-	5,190	-	-	5,190.00	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	789,543	-	-	789,543	-	N/A
Other Fees and Charges	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-
Sub-Total:	8,271	819,668	8,274	13,532	849,745	138,145	615%
Total Expenditures and Other Uses:	\$ 8,271	\$ 819,668	\$ 8,274	\$ 13,532	\$ 849,745	\$ 138,145	615%
Net Increase/ (Decrease) in Fund Balance	(8,269)	(819,081)	23,350	(8,281)	(812,282)	-	
Fund Balance - Beginning	12,660	4,391	(814,691)	(791,341)	12,660	-	
Fund Balance - Ending	\$ 4,391	\$ (814,691)	\$ (791,341)	\$ (799,622)	\$ (799,622)	\$ -	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income							
Interest Account	-	-	-	0	0	-	N/A
Principal Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	3	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	1	1	1	0	2	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	8	2,063	111,356	18,487	131,914	416,556	32%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Developer Contributions							
	-	-	-	-	-	-	N/A
Intragovernmental Transfer In							
	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 9	\$ 2,065	\$ 111,358	\$ 18,488	\$ 131,920	\$ 416,556	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2020	-	-	-	-	-	150,000	0%
Principal Debt Service - Early Redemptions							
Series 2020	-	-	-	-	-	-	N/A
Interest Expense							
Series 2020	-	-	132,100	-	132,100	267,825	49%
Operating Transfers Out (To Other Funds)							
	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 132,100	\$ -	\$ 132,100	\$ 417,825	N/A
Net Increase/ (Decrease) in Fund Balance	9	2,065	(20,742)	18,488	(180)	(1,269)	
Fund Balance - Beginning	340,313	340,322	342,387	321,644	340,313	-	
Fund Balance - Ending	\$ 340,322	\$ 342,387	\$ 321,644	\$ 340,133	340,133	\$ (1,269)	

Prepared by:

JPWARD and Associates, LLC

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income							
Interest Account	-	-	-	0	0	-	N/A
Principal Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	0	0	-	N/A
Reserve Account	2	2	2	2	10	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	0	0	1	\$ 1	2	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	N/A
Special Assessments - Prepayments							
Special Assessments - On Roll	22	5,768	311,352	\$ 51,690	368,833	1,164,784	32%
Special Assessments - Off Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Debt Proceeds							
	-	-	-	-	-	-	N/A
Intragovernmental Transfer In							
	-	789,543	-	-	789,543	-	N/A
Total Revenue and Other Sources:	\$ 25	\$ 795,313	\$ 311,356	\$ 51,694	\$ 1,158,387	\$ 1,164,783	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2021	-	-	430,000	-	430,000	430,000	100%
Principal Debt Service - Early Redemptions							
Series 2021	-	-	-	-	-	-	N/A
Interest Expense							
Series 2021	-	-	359,543	-	359,543	714,033	50%
Operating Transfers Out (To Other Funds)							
	2	2	2	2	10	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 2	\$ 789,545	\$ 2	\$ 789,552	\$ 1,144,033	N/A
Net Increase/ (Decrease) in Fund Balance	25	795,311	(478,189)	51,691	368,835	20,751	
Fund Balance - Beginning	581,939	581,964	1,377,275	899,086	581,939	-	
Fund Balance - Ending	\$ 581,964	\$ 1,377,275	\$ 899,086	\$ 950,777	950,775	\$ 20,751	

Prepared by:

JPWARD and Associates, LLC

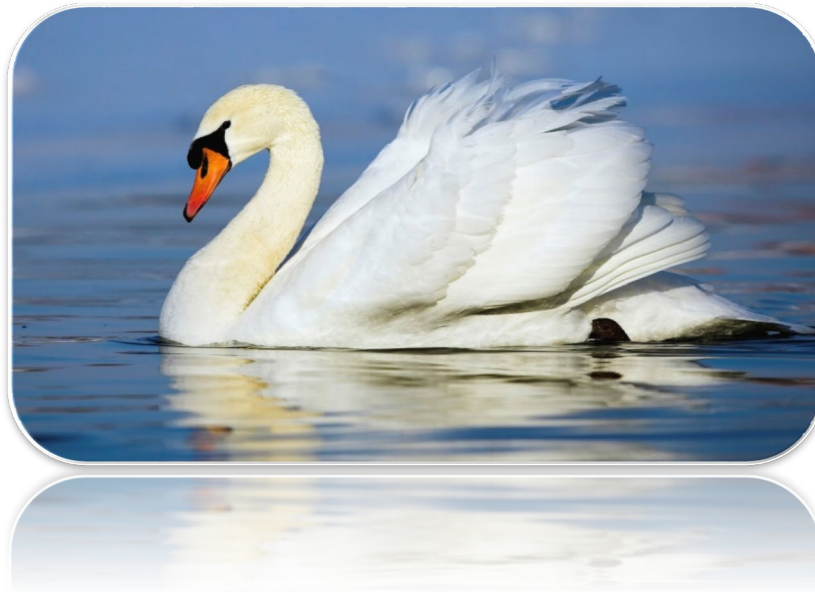
Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2023

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income							
Construction Account	66	60	45	46	\$ 216	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	\$ -	N/A
Debt Proceeds	-	-	-	-	\$ -	\$ -	N/A
Developer Contributions	-	-	-	-	\$ -	\$ -	N/A
Operating Transfers In (From Other Funds)	2	2	2	2	\$ 10	\$ -	N/A
Total Revenue and Other Sources:	\$ 68	\$ 63	\$ 47	\$ 49	\$ 226	\$ -	N/A
Expenditures and Other Uses							
Executive							
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services							
Trustee Services	-	-	-	-	\$ -	\$ -	N/A
Legal Services							
Series 2021 Bonds	-	-	-	-	\$ -	\$ -	N/A
Printing & Binding	-	-	-	-	\$ -	\$ -	N/A
Other General Government Services							
Engineering Services	-	-	-	-	\$ -	\$ -	-
Capital Outlay							
Electrical	-	-	-	-	\$ -	\$ -	-
Water-Sewer Combination	3,757,673	-	-	-	\$ 3,757,673	\$ -	N/A
Stormwater Management	904,039	-	-	-	\$ 904,039	\$ -	N/A
Landscaping	-	-	-	-	\$ -	\$ -	N/A
Roadway Improvement	554,329	-	-	-	\$ 554,329	\$ -	N/A
Cost of Issuance							
Legal - Series 2020 Bonds	-	-	-	-	\$ -	\$ -	N/A
Underwriter's Discount	-	-	-	-	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ 5,216,040	\$ -	\$ -	\$ -	\$ 5,216,040	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (5,215,972)	\$ 63	\$ 47	\$ 49	\$ (5,215,814)	\$ -	
Fund Balance - Beginning	\$ 15,578,284	\$ 10,362,312	\$ 10,362,374	\$ 10,362,421	\$ 15,578,284	\$ -	
Fund Balance - Ending	\$ 10,362,312	\$ 10,362,374	\$ 10,362,421	\$ 10,362,470	\$ 10,362,470	\$ -	

Prepared by:

JPWARD and Associates, LLC

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2023

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Timber Creek Southwest Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending February 28, 2023

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds		Capital Project Fund		
	General Fund	Series 2020	Series 2021	Series 2021	Series 2021		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 1,247,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,247,520
Debt Service Fund							
Interest Account		0	0				\$ 0
Principal Account		0	-				\$ 0
Sinking Fund Account		0	0				\$ 0
Reserve Account		207,284	576,533				\$ 783,817
Revenue Account		114,387	322,595				\$ 436,982
Capitalized Interest							\$ -
Prepayment Account							\$ -
General Redemption Account		17					\$ 17
Construction Account					10,849,510		\$ 10,849,510
Cost of Issuance Account							\$ -
Due from Other Funds							
General Fund	-	299,296	836,831	-	-	-	1,136,126
Debt Service Fund(s)	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-		620,984	620,984
Amount to be Provided by Debt Service Funds	-	-	-	-		26,484,016	26,484,016
Total Assets	\$ 1,247,520	\$ 620,984	\$ 1,735,958	\$ 10,849,510	\$ 27,105,000		\$ 41,558,972

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending February 28, 2023

	Governmental Funds					Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds		Capital Project Fund		
	General Fund	Series 2020	Series 2021	Series 2021			
Liabilities							
Accounts Payable & Payroll Liabilities	\$ 839,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 839,543
Due to Fiscal Agent							
Due to Other Funds	-						-
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	1,136,126	-	-	-	-	-	1,136,126
Due to Developer				\$ 90,000			90,000
Bonds Payable							
Current Portion - Series 2020						150,000	150,000
Current Portion - Series 2021						-	-
Long Term - Series 2020						\$6,690,000	6,690,000
Long Term - Series 2021						\$20,265,000	20,265,000
Unamortized Prem/Discount on Bds Pyb				\$395,524	\$0		395,524
Total Liabilities	\$ 1,975,669	\$ -	\$ -	\$ 485,524	\$ 27,105,000		\$ 29,566,193
Fund Equity and Other Credits							
Investment in General Fixed Assets	-	-	-	-	-	-	-
Fund Balance							
Restricted							
Beginning: October 1, 2022 (Unaudited)	-	340,313	581,939	15,578,284	-	-	12,741,452
Results from Current Operations	-	280,671	1,154,019	(5,214,298)	-	-	(20,524)
Unassigned							
Beginning: October 1, 2022 (Unaudited)	12,660					-	12,660
Results from Current Operations	(740,809)					-	(740,809)
Total Fund Equity and Other Credits	\$ (728,149)	\$ 620,984	\$ 1,735,958	\$ 10,363,986	\$ -		\$ 11,992,779
Total Liabilities, Fund Equity and Other Credits	\$ 1,247,520	\$ 620,984	\$ 1,735,958	\$ 10,849,510	\$ 27,105,000		\$ 41,558,972

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest								
Interest - General Checking	0	0	2	2	5	9	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	2	586	31,621	5,250	79,740	117,199	138,145	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Developer Contribution								
Developer Contribution			-	-		-	-	N/A
Intragovernmental Transfer In								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 2	\$ 586	\$ 31,624	\$ 5,251	\$ 79,745	117,208	\$ 138,145	N/A
Expenditures and Other Uses								
Executive								
Professional Management	3,417	3,417	3,417	3,417	3,417	17,083	41,000	42%
Financial and Administrative								
Audit Services	-	-	-	-	-	-	4,100	0%
Accounting Services	2,000	2,000	2,000	2,000	2,000	10,000	24,000	42%
Assessment Roll Services	2,000	2,000	2,000	2,000	2,000	10,000	24,000	42%
Arbitrage Rebate Services	-	500	-	-	-	500	500	100%
Other Contractual Services								
Legal Advertising	-	1,602	-	-	-	1,602	1,500	107%
Trustee Services	-	8,170	-	-	-	8,170	9,020	91%
Dissemination Agent Services	833	833	833	833	833	4,167	10,000	42%
Property Appraiser Fees	-	-	-	1,121	-	1,121	600	187%
Bank Service Fees	21	21	24	22	22	111	350	32%
Communications & Freight Services								

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	-	-	-	-	-	-	200	0%
Computer Services - Website Development	-	-	-	-	-	-	2,000	0%
Insurance	-	5,842	-	-	-	5,842	5,500	106%
Printing & Binding	-	-	-	-	-	-	200	0%
Subscription & Memberships	-	175	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	-	-	1,715	-	1,715	15,000	11%
Legal - Series 2020 Bonds	-	-	-	-	-	-	-	N/A
Legal - Series 2021 Bonds	-	-	-	2,154	-	2,154	-	N/A
Legal - Validation	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services	-	375	-	270	-	644.70	-	N/A
Series 2021	-	5,190	-	-	-	5,190.00	-	N/A
Stormwater Needs Analysis	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	789,543	-	-	-	789,543	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-	-	-
Sub-Total:	8,271	819,668	8,274	13,532	8,272	858,017	138,145	621%
Total Expenditures and Other Uses:	\$ 8,271	\$ 819,668	\$ 8,274	\$ 13,532	\$ 8,272	\$ 858,017	\$ 138,145	621%
Net Increase/ (Decrease) in Fund Balance	(8,269)	(819,081)	23,350	(8,281)	71,472	(740,809)	-	
Fund Balance - Beginning	12,660	4,391	(814,691)	(791,341)	(799,622)	12,660	-	
Fund Balance - Ending	\$ 4,391	\$ (814,691)	\$ (791,341)	\$ (799,622)	\$ (728,149)	\$ (728,149)	\$ -	

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2020
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	-	-	-	0	-	0	-	N/A
Principal Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	28	31	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	1	0	15	17	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	8	2,063	111,356	18,487	280,809	412,723	416,556	99%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Developer Contributions								
	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 9	\$ 2,065	\$ 111,358	\$ 18,488	\$ 280,851	\$ 412,771	\$ 416,556	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2020	-	-	-	-	-	-	150,000	0%
Principal Debt Service - Early Redemptions								
Series 2020	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2020	-	-	132,100	-	-	132,100	267,825	49%
Operating Transfers Out (To Other Funds)								
	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 132,100	\$ -	\$ -	\$ 132,100	\$ 417,825	N/A
Net Increase/ (Decrease) in Fund Balance	9	2,065	(20,742)	18,488	280,851	280,671	(1,269)	
Fund Balance - Beginning	340,313	340,322	342,387	321,644	340,133	340,313	-	
Fund Balance - Ending	\$ 340,322	\$ 342,387	\$ 321,644	\$ 340,133	\$ 620,984	620,984	\$ (1,269)	

Prepared by:

JPWARD and Associates, LLC

Timber Creek Southwest Community Development District
Debt Service Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Interest Account	-	-	-	0	-	0	-	N/A
Principal Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	0	-	0	-	N/A
Reserve Account	2	2	2	2	77	86	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	0	0	1	\$ 1	\$ 42	45	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	22	5,768	311,352	\$ 51,690	\$ 785,141	1,153,974	1,164,784	99%
Special Assessments - Off Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Debt Proceeds								
	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In								
	-	789,543	-	-	-	789,543	-	N/A
Total Revenue and Other Sources:	\$ 25	\$ 795,313	\$ 311,356	\$ 51,694	\$ 785,260	\$ 1,943,647	\$ 1,164,783	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2021	-	-	430,000	-	-	430,000	430,000	100%
Principal Debt Service - Early Redemptions								
Series 2021	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2021	-	-	359,543	-	-	359,543	714,033	50%
Operating Transfers Out (To Other Funds)								
	2	2	2	2	77	86	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 2	\$ 789,545	\$ 2	\$ 77	\$ 789,629	\$ 1,144,033	N/A
Net Increase/ (Decrease) in Fund Balance	25	795,311	(478,189)	51,691	785,183	1,154,019	20,751	
Fund Balance - Beginning	581,939	581,964	1,377,275	899,086	950,777	581,939	-	
Fund Balance - Ending	\$ 581,964	\$ 1,377,275	\$ 899,086	\$ 950,777	\$ 1,735,961	1,735,958	\$ 20,751	

Timber Creek Southwest Community Development District
Capital Projects Fund - Series 2021
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2023

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income								
Construction Account	66	60	45	46	1,440	\$ 1,656	\$ -	N/A
Cost of Issuance	-	-	-	-	-	\$ -	\$ -	N/A
Debt Proceeds								
	-	-	-	-	-	\$ -	\$ -	N/A
Developer Contributions								
	-	-	-	-	-	\$ -	\$ -	N/A
Operating Transfers In (From Other Funds)	2	2	2	2	77	\$ 86	\$ -	N/A
Total Revenue and Other Sources:	\$ 68	\$ 63	\$ 47	\$ 49	\$ 1,516	\$ 1,743	\$ -	N/A
Expenditures and Other Uses								
Executive								
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services								
Trustee Services	-	-	-	-	-	\$ -	\$ -	N/A
Legal Services								
Series 2021 Bonds	-	-	-	-	-	\$ -	\$ -	N/A
Printing & Binding								
	-	-	-	-	-	\$ -	\$ -	N/A
Other General Government Services								
Engineering Services	-	-	-	-	-	\$ -	\$ -	-
Capital Outlay								
Electrical	-	-	-	-	-	\$ -	\$ -	-
Water-Sewer Combination	3,757,673	-	-	-	-	\$ 3,757,673	\$ -	N/A
Stormwater Management	904,039	-	-	-	-	\$ 904,039	\$ -	N/A
Landscaping	-	-	-	-	-	\$ -	\$ -	N/A
Roadway Improvement	554,329	-	-	-	-	\$ 554,329	\$ -	N/A
Cost of Issuance								
Legal - Series 2020 Bonds	-	-	-	-	-	\$ -	\$ -	N/A
Underwriter's Discount								
	-	-	-	-	-	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)								
	-	-	-	-	-	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ 5,216,040	\$ -	\$ -	\$ -	\$ -	\$ 5,216,040	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ (5,215,972)	\$ 63	\$ 47	\$ 49	\$ 1,516	\$ (5,214,298)	\$ -	
Fund Balance - Beginning	\$ 15,578,284	\$ 10,362,312	\$ 10,362,374	\$ 10,362,421	\$ 10,362,470	\$ 15,578,284	\$ -	
Fund Balance - Ending	\$ 10,362,312	\$ 10,362,374	\$ 10,362,421	\$ 10,362,470	\$ 10,363,986	\$ 10,363,986	\$ -	