



AGENDA

REGULAR MEETING

September 18, 2020



TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

August 11, 2020

Board of Supervisors
Timber Creek Southwest Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District will be held on **Friday, September 18, 2020 at 8:15a.m.** at **Lennar Homes 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966**, and can be accessed through the Web address below.

With the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-114, 20-150, and 20-179 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, and July 29, 2020 respectively, and pursuant to Section 120.54(5)9b)2., Florida, Statutes, this meeting will be held utilizing communication media technology due to the current COVID-19 public health emergency. The meeting can be accessed through the Web address below.

Event address for attendees:

<https://districts.webex.com/districts/onstage/g.php?MTID=e00ce9bef974598c326f8d20254ffeafe>

Event number: 173 274 4108

Event password: TCSW1

Follow the on-screen instructions

Call in Information if you choose not to use the web link:

Phone: **408.418.9388** and enter the access code **173 274 4108** to join the meeting.

The Link to the meeting will also be posted on the District's web site:

www.timbercreeksouthwestcdd.org.



James P. Ward
District Manager

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The Agenda is as follows:

1. Call to Order & Roll Call.
2. Consideration of Minutes
 - a) August 21, 2020 – Regular Meeting
3. Consideration of **Resolution 2020-30** a Resolution of the Board of Supervisors of Timber Creek Southwest Community Development District Supplementing Resolution No. 2020-26 which Resolution previously equalized, approved, confirmed, imposed and levied special assessments on and peculiar to property specially benefited (apportioned fairly and reasonably) by the District's projects; Approving and Adopting the Timber Creek Southwest Community Development District final supplemental special assessment methodology – Series 2020 Bonds prepared by JPWard & Associates, LLC Dated August 28, 2020, which applies the Methodology previously adopted to special assessments reflecting the specific terms of the Timber Creek Southwest Community Development District Special Assessment Bonds, Series 2020 (2020 project); providing for the update of the improvement lien book.
4. Staff Reports
 - a) District Attorney
 - b) District Engineer
 - c) District Manager
 - I. Financial Statement ending August 31, 2020 (Unaudited)
5. Supervisor's Requests and Audience Comments
6. Adjournment

The Second Order of Business is the Consideration of the Minutes of the August 21, 2020 regular meeting.

The Third Order of Business is the Consideration of **Resolution 2020-30** a Resolution of the Board of Supervisors of Timber Creek Southwest Community Development District supplementing Resolution No. 2020-26 which Resolution previously equalized, approved, confirmed, imposed and levied special assessments on and peculiar to property specially benefited (apportioned fairly and reasonably) by the District's projects; Approving and Adopting the Timber Creek Southwest Community Development District final supplemental special assessment methodology –Series 2020 Bonds prepared by JPWard & Associates, LLC Dated August 28, 2020, which applies the Methodology previously adopted to special assessments reflecting the specific terms of the Timber Creek Southwest Community Development District Special Assessment Bonds, Series 2020 (2020 project); providing for the update of the improvement lien book.

The agenda will be discussed with the Board during the meeting, and, 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.

Timber Creek Southwest Community Development District



James P. Ward
District Manager

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

The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community Development District was held on Friday, August 21, 2020 at 8:15 a.m. at Lennar Homes 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

Present and constituting a quorum:

Barry Ernst	Chairperson
Thomas Dean	Vice Chairperson
Scott Edwards	Assistant Secretary
Andrew “Chase” Kollman	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Ryan Shute	District Engineer
Paul Torocco	District Engineer
Brian Fender	
Steve Sandford	Bond Counsel

Audience:

Russell Smith

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

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

The meeting was called to order at approximately 8:24 a.m. With the State of Emergency in Florida, and pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, and 20-193 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020, May 8, 2020, June 23, 2020, July 29, 2020, and August 7, 2020 respectively, and pursuant to Section 120.54(5)(b)2., Florida, Statutes, this meeting was held utilizing communication media technology due to the current COVID-19 public health emergency. All Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

June 19, 2020 – Regular Meeting

On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards, and with all in favor, the June 19, 2020 Regular Minutes were approved.

THIRD ORDER OF BUSINESS**Consideration of Resolution 2020-27**

Consideration of Resolution 2020-27, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District authorizing the issuance of not exceeding \$10,000,000 Timber Creek Southwest Community Development District

Mr. Steve Sanford: In May of this year the Board adopted a Bond Resolution authorizing up to \$55 million in special assessment bonds to be issued in multiple series over a period of time to basically match the phasing of the development. The Resolution before you today is the first resolution relating to the first phase of the development. It was always contemplated when we adopted the Resolution in May that we would come back to the Board as it related to each series of bonds. This Resolution is what I call the delegation Resolution, and I'll explain why we call it that. This Resolution authorizes up to \$10 million dollars of special assessment bond Series 2020 to finance the 2020 project which is really the first phase of development within the District. This Resolution authorizes the District to enter into certain documents which I'll explain which documents they are and what their purpose is. As I said, this is a delegation resolution. What we do is we set forth certain parameters within the resolution adopted by the Board and when it's time to sell the bond, the underwriter will sell the bond and the bond will have certain terms, and as long as those certain terms are within the parameters set by the Board, the Chair or the Vice Chair is authorized to execute the bond purchase contract without the need to call a special meeting. Under Florida law that would be considered just a ministerial act and it doesn't require an official Board Action. Let me go through the documents we are asking you to approve.

Mr. Sanford reviewed the Bond Purchase Contract which set forth the final terms of the bonds. He noted once the Bond Purchase Contract was completed it would be ten to fifteen days before bond closing. He discussed the Preliminary Limited Offering Memorandum (Prospectus) which was utilized as a marketing tool, the Continuing Disclosure Agreement between the District, Developer and JP Ward and Associates, and the First Supplemental Trust Indenture between the District and US Bank (approved in May). He noted changes were made to the First Supplemental Trust Indenture and he noted this would be reapproved today. He noted Section 3 of the Resolution set forth the parameters: no more than \$10 million in assessment bonds could be issued, the bond yield could not exceed 4.5%, and compensation to the underwriter could not be less than 98 cents on the dollar. He explained the underwriter would buy the bond for the District at 98 cents on the dollar and then the 2% difference was the compensation to the underwriter. He noted Mr. Ward prepared a Master Report and a Supplemental Report; the Engineer did the same. He indicated this Resolution also authorized any modifications to agreements if necessary, in connection with the sale of the bonds, without the need for a special meeting. He asked if there were any questions; there were none.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Thomas Dean, and with all in favor, Resolution 2020-27 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2020-28**

Consideration of Resolution 2020-28, a Resolution of the Board of Supervisors of Timber Creek Southwest Community Development District; Authorizing the execution and delivery of an Acquisition Agreement, a Collateral Assignment, a Completion Agreement, a True-Up Agreement and other ancillary documents in connection with the Series 2020 Bonds; Authorizing the proper Officials to do all things deemed necessary in connection with the execution of such documents

Mr. Greg Urbancic: The intent of this Resolution was to adopt certain ancillary closing agreements in relation to the issuance of the Series 2020 Bonds in substantial form. It got a bit of a hair cut since this Agenda was published and actually based upon the underwriting requirements it's going to remove a few of the documents, so we are going to ask that you adopt this Resolution with some modifications. Essentially, only Exhibits B, C and D are going to be deleted, so there is not actually a collateral assignment as part of this financing, or a completion agreement, or a true-up agreement, because the 389 lots have already been platted. What the essential underwriting requirement would be is we are going to put a simple reference in the supplemental assessment resolution that we will adopt as a "bring down" resolution later referencing that the assessments have to be levied on 389 lots and if there is a replat then we would have to make sure that we spread that lien or there is a true-up payment in relation to that lien. So, essentially what we are looking at is an acquisition agreement. Which is exhibit A, and exhibit A basically provides the Engineer has outlined a project which is, what we call qualified improvements, and the qualified improvements are the portion of this initial project of the District, and the District is going to acquire portions of this project, either in one swoop or a series of mini-closings. That's fairly typical for a bond issuance. This is how the District does it. The District either builds it or buys it. In this case we will be buying the infrastructure from Lennar as it is constructed and completed and falls within the defined projects. With that said, this agreement is in substantial form, so with the deletions of B, C and D, I would ask that we adopt revised Resolution 2020-28.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Thomas Dean, and with all in favor, Resolution 2020-28 was adopted as revised, and the Chair was authorized to sign.

FIFTH ORDER OF BUSINESS**Consideration of Replacement for Seat 4**

Consideration of a Replacement Member for Seat 4, whose resignation was effective June 12th, 2020

a)Acceptance of Resignation of Mr. Denti

Mr. Ward called for a motion for the acceptance of the Resignation of Mr. Theodore Denti which was effective as of the date it was submitted.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, the Resignation of Mr. Theodore Denti was accepted

b) Consideration of Replacement Member for Seat 4

Mr. Ward explained the remaining Members of the Board would fill the term of Mr. Denti's Seat (Seat 4), which was scheduled to terminate in November 2021, by simple motion and second.

Mr. Barry Ernst nominated Ashley Kingston to fill the remaining term of Seat 4.

On MOTION made by Mr. Barry Ernst, seconded by Mr. Scott Edwards, and with all in favor, Ms. Ashley Kinston was elected to fill the remaining term of Seat 4.

c) Oath of Office

- I. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- II. Form 1 – Statement of Financial Interest**

Mr. Ward noted Ms. Ashley Kingston was present but could not be administered an Oath of Office over the phone; therefore, this would be done following the Meeting, at which point Ms. Kingston would officially become a Member of the Board. He noted he would send Ms. Kingston the Sunshine Amendment and a Form 1. He noted he would review these with her. He asked Ms. Kingston to sign the Oath of Office and return the Oath of Office to himself.

Ms. Kingston agreed to comply.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2020-29

Consideration of Resolution 2020-29, Re-Designating of the Officers of the District

Mr. Ward indicated Resolution 2020-29 re-designated the Officers of the District. He noted Mr. Denti had served as Vice Chair; therefore, it would be appropriate for the Board Members to appoint a new Vice Chair. He noted Ms. Ashley Kingston could serve as an Assistant Secretary for purposes of this Resolution. He asked the Board to consider.

It was decided Mr. Barry Ernst would serve as Chairperson, Thomas Dean would serve as Vice Chairperson, Mr. Ward would serve as Secretary and Treasurer, while Mr. Chase Kollman, Mr. Scott Edwards and Ms. Ashley Kingston would serve as Assistant Secretaries.

On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst, and with all in favor, Resolution 2020-29 was approved as above, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS

Staff Reports

Staff Reports

a) District Attorney

Mr. Urbancic: The validation was completed on August 10. I appreciate everybody's help. Engineers, Manager, and Chair all helped, and I appreciate that. We've got that complete and we will get a certificate of no appeal within 30 days which will be one of the requirements for us to close on the bonds. Otherwise, ultimately, we will have a supplemental assessment resolution that we will bring forward with the final version of Jim's methodology report.

b) District Engineer

No report.

c) District Manager

- I. Financial Statement ending June 30, 2020 (Unaudited)
- II. Financial Statement ending July 31, 2020 (Unaudited)

No report.

NINTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any audience comments; there were none.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at approximately 8:42 a.m.

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

Timber Creek Southwest Community Development
District

James P. Ward, Secretary

Barry Ernst, Chairperson

RESOLUTION NO. 2020-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTING RESOLUTION NO. 2020-26 WHICH RESOLUTION PREVIOUSLY EQUALIZED, APPROVED, CONFIRMED, IMPOSED AND LEVIED SPECIAL ASSESSMENTS ON AND PECULIAR TO PROPERTY SPECIALLY BENEFITED (APPORTIONED FAIRLY AND REASONABLY) BY THE DISTRICT'S PROJECTS; APPROVING AND ADOPTING THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT FINAL SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY –SERIES 2020 BONDS PREPARED BY JPWARD & ASSOCIATES, LLC DATED AUGUST 28, 2020, WHICH APPLIES THE METHODOLOGY PREVIOUSLY ADOPTED TO SPECIAL ASSESSMENTS REFLECTING THE SPECIFIC TERMS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020 (2020 PROJECT); PROVIDING FOR THE UPDATE OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Timber Creek Southwest Community Development District (the "Board") and the "District" respectively) has determined to proceed at this time with the sale and issuance of \$7,275,000 Timber Creek Southwest Community Development District Special Assessment Bonds, Series 2020 (2020 Project) (the "Series 2020 Bonds") pursuant to the delegation resolution known as Resolution No. 2020-27 adopted by the Board on August 21, 2020; and

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

WHEREAS, pursuant to Resolution No. 2020-22, the Board previously indicated its intention to undertake, install, establish, construct or acquire certain public infrastructure improvements, facilities and services within and outside of the District (the "CIP"), which plan is detailed in that certain Master Engineer's Report for the Timber Creek Southwest Community Development District prepared by Morris DePew Associates, Inc. and dated April 2020 (the "Master Engineer's Report"), as supplemented by that certain First Supplement Engineer's Report for Phase 1 Timber Creek Southwest Community Development District prepared by Morris DePew Associates, Inc. and dated August 2020 ("Supplemental Engineer's Report") (the Master Engineer's Report as supplemented by the Supplemental Engineer's Report are sometimes referred to herein as the "Engineer's Report"). The Engineer's Report contemplates that the CIP will be implemented in various phases. The Supplemental Engineer's Report identifies and designates a certain portion of the CIP as Qualified Improvements (as defined in the Supplemental Engineer's Report and referred to herein as the "Qualified Improvements") that are available to be financed by the Series 2020 Bonds, which portion of the Qualified Improvements financed by the Series 2020 Bonds will be referred to herein as the "2020 Project"; and

WHEREAS, the District previously adopted Resolution No. 2020-26 (the "Final Assessment Resolution"), equalizing, approving, confirming, imposing and levying special assessments on the property

specially benefited by the CIP within the District as described in the Final Assessment Resolution (the "Assessments"), which Resolution is still in full force and effect; and

WHEREAS, pursuant to and consistent with the terms of the Final Assessment Resolution relating to the Assessments, this Resolution sets forth the terms of the Assessments for the Series 2020 Bonds (the "Series 2020 Special Assessments"), adopts a final assessment roll for the Series 2020 Special Assessments consistent with the final terms of the Series 2020 Bonds to be issued by the District, and ratifies and confirms the lien of the levy of the Series 2020 Special Assessments securing the Series 2020 Bonds as to the portion of the land within the District generally known as "Assessment Area One".

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

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

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

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

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

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

c. The Timber Creek Southwest Community Development District Final Supplemental Special Assessment Methodology Report prepared by JPWard & Associates, LLC dated August 28, 2020, a copy of which attached hereto and made a part of this Resolution as Exhibit "A" (the "Supplemental Assessment Report"), applies the methodology previously approved for the benefited parcels under the Final Assessment Resolution to the terms of the Series 2020 Bonds pursuant to the Timber Creek Southwest Community Development District Master Special Assessment Methodology Report prepared by JPWard & Associates, LLC dated April 9, 2020 ("Master Assessment Report"), and establishes an assessment roll for the Series 2020 Special Assessments. (The Master Assessment Report, as supplemented by the Supplemental Assessment Report, is something collectively referred to herein as the "Assessment Report"),

d. The 2020 Project to be funded, in part, by the Series 2020 Bonds, will specially benefit the benefited parcels within Assessment Area One as reflected in the assessment roll in the Supplemental Assessment Report. The Board previously determined pursuant to the Final Assessment Resolution that it is reasonable, proper, just and right to assess the costs of the CIP, of which the 2020 Project is a part, on the benefitted parcels within Assessment Area One.

e. The sale, issuance and closing of the Series 2020 Bonds, and the confirmation of the Assessments levied on the benefited parcels within Assessment Area One are in the best interests of the District.

f. The issuance and sale of the Series 2020 Bonds, the adoption of all resolutions relating to the Series 2020 Bonds, and all actions taken in furtherance of the closing on the Series 2020 Bonds, are declared and affirmed as being in the best interest of the District and are hereby ratified, approved and confirmed.

SECTION 4. SUPPLEMENTAL ASSESSMENT REPORT; ALLOCATION AND APPORTIONMENT OF ASSESSMENTS SECURING SERIES 2020 BONDS.

a. The Board hereby adopts the Supplemental Assessment Report. The Series 2020 Special Assessments shall be allocated and apportioned in accordance with the Master Assessment Report, which allocation and apportionment shall be on the benefited parcels within Assessment Area One. The assessment roll in the Supplemental Assessment Report reflects the actual terms of the Series 2020 Special Assessments and is hereby adopted by the District. The lien of the Series 2020 Special Assessments securing the Series 2020 Bonds shall be on the lands within Assessment Area One described in the Master Assessment Report, as supplemented by the Supplemental Assessment Report, and such lien is ratified and confirmed.

b. Assessment Area One is currently platted with 389 single family lots upon which the Assessments are levied pursuant to the Supplemental Assessment Report. In the event of a replat of all or a portion of Assessment Area One that results in less than 389 platted single-family lots being situated within Assessment Area One and otherwise does not allow the District to collect sufficient assessment installments to meet its debt service obligations with respect to the Series 2020 Bonds in accordance with the Assessment Report, then a true-up payment computed as set forth in the Assessment Report shall become due and payable from the landowner after written notice from the District. The true-up payment shall be in addition to, and not in lieu of, any other regular assessment installment(s) levied on Assessment Area One.

SECTION 5. IMPROVEMENT LIEN BOOK. The Series 2020 Special Assessments on and peculiar to the parcels specifically benefited by the 2020 Project, all as previously equalized, approved, confirmed and imposed and levied pursuant to the Final Assessment Resolution, are hereby modified as specified in the final assessment roll set forth on Exhibit "1" of the Supplemental Assessment Report. Immediately following the adoption of this Resolution, the Series 2020 Special Assessments shall be recorded by the Secretary of the Board of the District in its Improvement Lien Book or similar District official document. The Series 2020 Special Assessments against each respective parcel shown on the final assessment roll and interest, costs and penalties thereon, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles and claims.

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

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

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

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

PASSED AND ADOPTED this 18th day of September, 2020.

**TIMBER CREEK SOUTHWEST COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

Barry Ernst, Chairman

Exhibits:

Exhibit "A": Timber Creek Southwest Community Development District Final Supplemental Special Assessment Methodology Report prepared by JPWard & Associates, LLC dated August 28, 2020

Exhibit "A"

TIMBER CREEK SOUTHWEST
COMMUNITY DEVELOPMENT DISTRICT

Final Supplemental Special Assessment Methodology – Series 2020 Bonds

Prepared by:

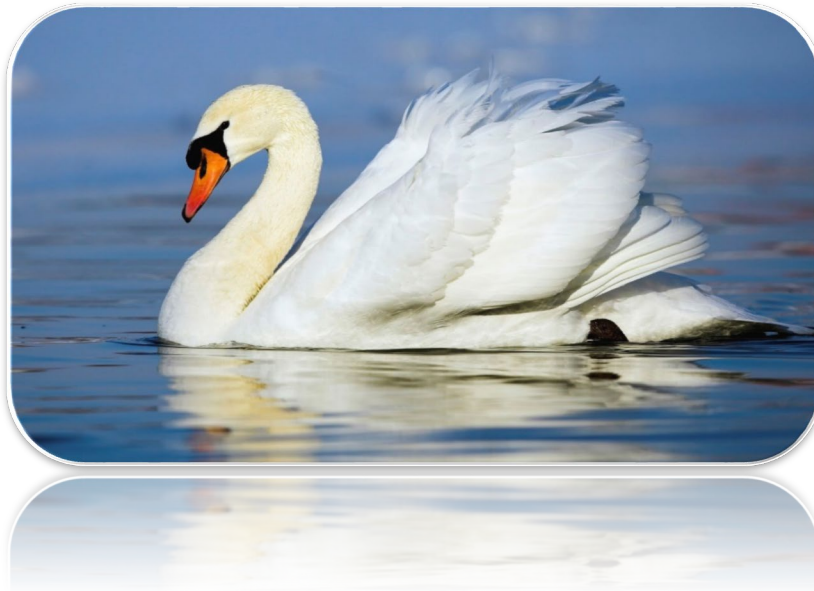
8/28/2020

JPWard & Associates LLC

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1.0 INTRODUCTION

This Final Supplemental Special Assessment Methodology Report (*the “Final Report”*) provides a final supplement to the Timber Creek Southwest Community Development District (the “**District**”) April 9, 2020 Master Assessment Methodology report, as adopted June 19, 2020 by the District’s Board of Supervisors pursuant to Resolution 2020-26 and is intended to be used in connection with the District’s Limited Offering Memorandum issued for the District’s anticipated “**Series 2020 Bonds**.” More specifically, this Final Report takes into account the final pricing of the Series 2020 Bonds and related “**Series 2020 Assessments**” that secure the repayment of the Series 2020 Bonds based upon estimates of the anticipated construction proceeds from the Series 2020 Bonds. Table II attached hereto provides the Master Engineer’s Report (defined below) provides the estimated cost of construction for the entire District and the First Supplemental Engineer’s Report for Phase 1, August, 2020 prepared by Morris-Depew Associates, Inc. (“**District Engineer**”) (“**Supplemental Engineer’s Report**”) for the Series 2020 Project (defined below) provides the estimated cost of construction for Phase 1.

All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the April 9, 2020 adopted Master Special Assessment Methodology report.

As noted, the Series 2020 Bonds are intended to finance a portion of the District’s “**Series 2020 Project**.” The Series 2020 Project represents the first phase of the District’s overall Qualified infrastructure capital improvement program (“**CIP**”), which CIP is described in that *Report of District Engineer*, April, 2020 prepared by the District Engineer (“**Master Engineer’s Report**”). The Series 2020 Project is described in the *Supplemental Report of District Engineer*, dated August, 2020 (“**Supplemental Engineer’s Report**,” together with the Master Engineer’s Report, the “**Engineer’s Report**”). Generally speaking, the Series 2020 Project includes the Qualified infrastructure necessary for development of Phase 1, which consists of the first 389 residential units within the District. All 389 residential units are presently platted.

The District has levied Assessments on all of the assessable lands in the District to finance the CIP, which is estimated to cost \$43,659,616.57 and is described in the Master Engineer’s Reports as noted above. The Qualified Improvements in the Supplemental Engineer’s Report have an estimated cost of \$13,190,747.05, of which the District will finance approximately \$6,760,453.66 with the Series 2020 Bonds. The Qualified Improvements are a portion of the CIP needed to serve, generally, Phases 1 of the development in the District, expected to consist of approximately 389 residential units. The Master Engineer’s Report reflects that the CIP, which includes the Qualified Improvements, and all its subcomponents, such as the Series 2020 Project, function as a system of improvements benefitting all developable lands within the District.

Among other matters described herein, this means that, from an assessment standpoint, the District may fund any portion of the CIP with any series of bonds payable with revenues derived from the collection of Assessments on assessable lands within the District, provided of course that, among other requirements, a supplemental engineer’s

report (such as the Supplemental Engineer's Report) are produced for each bond issuance identifying what eligible specific improvements are being financed from that particular series of bonds.

Accordingly, the Master Methodology provided that, to ensure that Assessments are fairly and reasonably allocated across phases of development in the District, the Assessments as allocated to each phase of development, in the case of the Series 2020 Bonds established in this Report, and to be established in the case of future development in the District, will be based on the number of units anticipated to be developed for each phase, but taking into account the total 1315 units planned for the District.

This Final Assessment Report illustrates the Assessments to be levied in connection with the Series 2020 Bonds, using the Master Methodology.

All details of the Series 2020 Bonds, including the amounts available to fund the Series 2020 Project, as set forth herein are deemed final based on the final pricing details of the Series 2020 Bonds.

The aggregate principal amount of the Series 2020 Bonds is \$7,275,000.00. The Series 2020 Bonds will be structured as amortizing current-interest bonds, with repayment requiring no more than thirty (30) substantially equal annual installments of Assessments ("**Series 2020 Assessments**"). Interest payment dates shall occur every June 15th and December 15 from the date of issuance until final maturity. The first scheduled payment of interest will be on December 15, 2020. The general terms of the Series 2020 Bonds are fully summarized in Table III attached hereto.

The Master Engineer's Report reflects that the CIP, which includes the Series 2020 Project, function as a system of improvements benefitting all developable and assessable lands within the District. The Series 2020 Assessments will be initially allocated to all gross acres in the District and then further allocated to the first residential units to be platted or otherwise identified by a declaration or similar instrument within the District (the "**2020 Assessment Area**"), currently planned for a total of 389 residential units. A summary of the Engineer's Cost Estimate is fully summarized in Table II attached hereto.

To ensure that Assessments are fairly and reasonably allocated across all phases of development in the District, the Series 2020 Assessments and any additional Assessments relating to Bonds issued subsequent to the Series 2020 Bonds will be based on the number of units anticipated to be developed in each specific assessment area, but taking into account the total 1315 residential units planned for the District.

In addition, the lands related to the recreational amenities planned for the development within the District, as discussed in the Master Methodology, are not assessable and will not be subject to the Series 2020 Assessments.

This Final Assessment Report applies the methodology (“**Methodology**”) set forth in the Master Methodology in order to allocate to the assessable property in the District the estimated costs associated with the financing of the Series 2020 Project.

The Series 2020 Assessments as set forth herein are consistent with the original benefit and allocation determinations made as part of the Master Methodology. Accordingly, and based on the determinations made in the Engineer’s Report, it is our opinion that the Series 2020 Assessments are supported by sufficient benefit from the Series 2020 Project and are fairly and reasonably allocated as described herein, in a manner consistent with Florida Law.

2.0 LAND USE PLAN

The anticipated Land Use Plan for the District is identified in Table 1A and constitute the expected number of residential units to be constructed by type of unit by the Developer as shown in the Master Methodology and for the Series 2020 Bonds. As with any Land Use Plan, this may change during development, however, the District anticipates this in the Master Methodology, by utilizing the concept that the assessments are levied on a per acre basis initially for all undeveloped lands, and as land is platted, the District assigns debt to the platted unit, based on the type of unit in the Land Use Plan noted in the Master Methodology.

3.0 CAPITAL REQUIREMENTS

The District Engineer has identified portions of the CIP (referred to therein as “Qualified Improvements”) that are eligible to be financed by the Series 2020 Bonds, as described in Table II. The Supplemental Engineer’s Report provides a list of the Qualified Improvements relating to the Series 2020 Project. It is estimated that cost of the portion of the Qualified Improvements eligible to be funded by the Series 2020 Bonds and that will comprise the Series 2020 Project is approximately \$6,760,453.66.

4.0 BOND REQUIREMENTS / SERIES 2020 ASSESSMENTS

The Series 2020 Project functions as a system of improvements benefitting all assessable lands within the District. The Series 2020 Assessments will be initially allocated to all assessable lands on a per acre basis within the District and will be further allocated as residential lots in the District as they are platted. The Series 2020 Assessments are allocated to 389 residential units in the portion of the District referred to as the 2020 Assessment Area, and more fully identified in Exhibit I, the assessment roll.

This Assessment Report applies the Methodology set forth in the Master Methodology in order to allocate to the assessable property in the District the estimated costs associated with the financing of the Series 2020 Project.

4.1 THE SERIES 2020 BONDS

As shown in Table III, the District will issue the Series 2020 Bonds in an aggregate principal amount of \$7,275,000.00 to finance a portion of the Series 2020 Project, fund a debt service reserve, fund capitalized interest on the Series 2020 Bonds and pay issuance costs.

The Series 2020 Bonds are further structured as current-interest bonds, with repayment occurring in thirty (30) substantially equal annual installments of principal and interest, not including any capitalized interest period. Interest payment dates shall occur every June 15 and December 15 from the date of issuance until final maturity of the Series 2020 Bonds. The first scheduled payment of interest shall be on December 15, 2020; which interest is capitalized through that date (December 15, 2020) with the first scheduled principal payment due on June 15, 2021. The annual principal payments will be due each June 15th thereafter until final maturity.

5.0 EXISTING AND FUTURE CONTRIBUTION REQUIREMENTS

The Developer may opt to prepay the Series 2020 Assessments on particular product types and/or lands in the 2020 Assessment Area using cash or a contribution of portions of the Qualified Improvements not financed by the Series 2020 Bonds as part of the Series 2020 Project or other Qualified CIP components in order for the Series 2020 Assessments to reach certain target levels, to offset impact fee credits, or for other purposes.

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

To address contribution requirements in the context of the CIP being an overall system of improvements, the District will evaluate whether a contribution is required at various stages of development subsequent to the issuance of the Series 2020 Bonds, and to finance the next phases of the CIP – namely, when a new plat is recorded, or a declaration is recorded, all as more fully defined in the Master Methodology, when the District issues new bonds and/or upon project completion. At those times, the District will determine whether to require an immediate contribution of Qualified portions of the CIP or whether to defer that contribution until a later stage of development.

In the event that a particular project is not completed, required contributions are not made, or under certain circumstances, the District may elect to reallocate the assessments within a phase of Development, and the District expressly reserves the right to do so; provided, however, that any such reallocation shall not be construed to relieve

any party of contractual or other obligations of the District or adversely affect the District's ability to pay debt service of any Series of Bonds.

The determination as to when, and whether, the contribution has been satisfied will be evaluated by the District as additional portions of the CIP, in addition to those comprising the Series 2020 Project, are completed by the Developer and/or conveyed to the District.

6.0 ALLOCATION AND ASSIGNMENT METHODOLOGY

The Series 2020 Assessments assignable to planned unit types are shown in Table IV, applying the Methodology, provided that these planned unit types are provided for illustration purposes only. As noted in the Master Methodology, to the extent there are unplatted acres, the initial assessment in connection with the Series 2020 Assessments on those parcels will be on an equal assessment per acre basis. When the unplatted acres are platted into platted units, Series 2020 Assessments will be assigned on a first-assigned, first-platted basis in accordance with the Methodology until the Series 2020 Assessments are fully allocated. As noted earlier, certain recreational lands in the District will not be subject to the Series 2020 Assessments. As bonds are issued subsequent to the issuance of the Series 2020 Bonds, Assessments relating to such bonds will be assigned in the same manner; provided, however, such Assessments shall not be allocated to "Platted Property" (as defined in the Master Methodology) that has been allocated Series 2020 Assessments. The Master Methodology provides that land becomes "Platted Property" when single-family units are platted, or multifamily land uses receive a building permit and a separate tax parcel identification number is issued for such parcel.

It should be noted that all 389 units are platted, as more fully shown in Exhibit I, the Assessment Roll, and the foregoing paragraph does not affect the Series 2020 assessments.

7.0 PREPAYMENT OF SERIES 2020 ASSESSMENTS

As will be provided in the assessment proceedings relating to the Series 2020 Assessments, notwithstanding anything to the contrary in the Master Methodology, such Series 2020 Assessments may be prepaid, at such times and in such manner as will be described in the related assessment proceedings of the District, without penalty. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties and collection costs which would otherwise be permissible if the prepayment is made in connection with an assessment delinquency.

8.0 Assessment Rolls

Exhibit I provides the Assessment Roll for the lands within the District to be subject to the Series 2020 Assessments.

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

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

Timber Creek Southwest Community Development District
Land Use Type - Phase 1
Table 1

Single Family							
Description	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total
Executive Homes (50' - 59')		61					61
Manor (60' - 69')			48				48
Estate (70' - 80')				59			59
Twin Villa					131		131
Townhome						90	90
Total	0	61	48	59	131	90	389

**Timber Creek Southwest Community Development District
Capital Improvement Program Cost Estimate - Master Development**

Table II

No.	Facility	Districts Capital Improvement Plan		Private Development		Total Project Costs
		Project-Completed Improvements	Future Improvements	Completed Private Improvements	Future Private Improvements	
1	Exterior Landscaping & Hardscape	\$ 1,546,653.99	\$ 3,668,346.01	\$ -	\$ -	\$ 5,215,000.00
2	Subdivision Potable Water System	\$ 669,104.01	\$ 2,256,081.47	\$ 199,881.12	\$ 474,077.02	\$ 3,599,143.62
3	Subdivision Waste Water System	\$ 2,628,064.79	\$ 6,233,230.59	\$ 165,644.53	\$ 392,874.85	\$ 9,419,814.76
4	Irrigation Facilities	\$ 967,803.83	\$ 2,295,432.17	\$ -	\$ -	\$ 3,263,236.00
5	Storm Water Facilities	\$ 794,822.96	\$ 1,885,157.02	\$ 674,802.54	\$ 674,802.54	\$ 4,029,585.06
6	Excavation	\$ 1,447,704.00	\$ 1,431,995.12	\$ 902,204.66	\$ 2,139,844.39	\$ 5,921,748.17
7	Environmental Preservation & Mitigation	\$ -	\$ 500,000.00	\$ -	\$ -	\$ 500,000.00
8	Off-Site Improvements	\$ 2,014,857.58	\$ -	\$ -	\$ -	\$ 2,014,857.58
9	Private Streets	\$ -	\$ -	\$ 1,439,732.25	\$ 3,414,749.57	\$ 4,854,481.82
10	Amenities	\$ -	\$ -	\$ -	\$ 7,000,000.00	\$ 7,000,000.00
11	Electrical	\$ 266,920.15	\$ 633,079.85	\$ -	\$ -	\$ 900,000.00
12	Miscellaneous Structures	\$ -	\$ 280,000.00	\$ -	\$ -	\$ 280,000.00
13	Municipal Fees & Permits	\$ 1,989,000.00	\$ 4,717,500.00	\$ -	\$ -	\$ 6,706,500.00
Subtotal (Improvements Benefiting All Units)		\$ 12,324,931.31	\$ 23,900,822.23	\$ 3,382,265.10	\$ 14,096,348.37	\$ 53,704,367.01
Contingency		\$ 1,848,739.70	\$ 3,585,123.33	\$ 507,339.77	\$ 2,114,452.26	\$ 8,055,655.05
Professional Fees		\$ 593,155.89	\$ 1,406,844.11	\$ -	\$ -	\$ 2,000,000.00
Total Improvements		\$ 14,766,826.90	\$ 28,892,789.67	\$ 3,889,604.87	\$ 16,210,800.63	\$ 63,760,022.06

Total Public Infrastructure
Series 2020 CIP

\$43,659,616.57
12,466,749.35

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

Notes:

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

Timber Creek Southwest Community Development District
Special Assessment Bonds
Source and Use of Funds - Series 2020 Bonds

Table III		
Sources:		
Bond Proceeds		
Par Amount	\$	7,275,000.00
Premium	\$	123,559.15
	\$	7,398,559.15
Uses:		
Project Funds Deposit		
Const of Construction	\$	12,466,749.35
Rounding Proceeds	\$	-
	\$	12,466,749.35
Other Funds Deposits:		
Capitalized Interest (through 12/15/2020)		\$62,555.49
Debt Service Reserve at 50% MADS		\$207,300.00
		\$269,855.49
Delivery Date Expenses		
Cost of Issuance	\$	222,750.00
Underwriter's Discount	\$	145,500.00
	\$	368,250.00
	\$	13,104,854.84
Average Coupon:		3.93%
Issuance Date		9/22/2020
Capitalized Interest		Through 12/15/2020
ESTIMATED - Max Annual Debt Service		\$414,600.00

**Timber Creek Southwest Community Development District
Assessment Allocation - Series 2020 Project**

Table IV - Average Annual Debt Service

Description of Product	EAU Factor	Development Plan	Total EAU	Total Apportioned Costs	Percent of Approtioned Costs	Total Par Debt Allocation	Toal Par Debt Allocation Per Unit	Average Annual Debt Service (1)	Discounts (2)	Total Annual Debt Service Per Unit (4)	Total Annual Debt Service (1)	Total Annual Debt Service (4)	
Executive Homes (50' - 59')	1	61	61	\$ 2,250,582.16	18.0527%	\$1,276,558.16	\$ 20,927.18	\$1,154.40	\$ 46.18	\$ 1,200.58	\$ 70,418.40	\$ 73,235.14	
Manor (60' - 69')	1.2	48	57.6	\$ 2,125,139.87	17.0465%	\$ 1,213,776.61	\$ 25,287.01	\$1,394.90	\$ 55.80	\$ 1,450.70	\$ 66,955.20	\$ 69,633.41	
Estate (70' - 80')	1.4	59	82.6	\$ 3,047,509.61	24.4451%	\$ 1,852,055.69	\$ 31,390.77	\$1,731.60	\$ 69.26	\$ 1,800.86	\$ 102,164.40	\$ 106,250.98	
Twin Villa	0.7	131	91.7	\$ 3,383,252.19	27.1382%	\$ 2,170,323.27	\$ 16,567.35	\$913.90	\$ 36.56	\$ 950.46	\$ 119,720.90	\$ 124,509.74	
Townhome	0.5	90	45	\$ 1,660,265.52	13.3175%	\$ 941,723.23	\$ 10,463.59	\$577.20	\$ 23.09	\$ 600.29	\$ 51,948.00	\$ 54,025.92	
Totals:		389	337.9	\$ 12,466,749.35	100.0000%	\$ 7,454,436.96						\$ 411,206.90	\$ 427,655.18
Construction Account Deposit:				\$ 6,760,453.66						AVERAGE ANNUAL DEBT SERVICE		\$411,200.00	
Balance May be allocated to Future Phases of Bonds				\$ 5,706,295.69						Rounding:		\$ 6.90	

(1) Excludes Discounts (Collection Costs paid through General Fund)

(2) Estimated at 4% for Discounts

(4) Includes Discounts

Average Annual Debt Service - May be utilized at any time when Annual Debt Service is below the Max Annual Debt Service

Table IV - Maximum Annual Debt Service

Description of Product	EAU Factor	Development Plan	Total EAU	Total Apportioned Costs	Percent of Apportioned Costs	Total Par Debt Allocation	Total Par Debt Allocation Per Unit	Max Annual Debt Service (1)	Discounts and Collection Costs (2)	Total Annual Debt Service Per Unit (4)	Total Annual Debt Service (1)	Total Annual Debt Service (4)	
Executive Homes (50' - 59')	1	61	61	\$ 2,250,582.16	18.0527%	\$ 1,276,558.16	\$ 20,927.18	\$1,163.96	\$52.38	\$1,216.34	\$71,001.60	\$74,196.67	
Manor (60' - 69')	1.2	48	57.6	\$ 2,125,139.87	17.0465%	\$ 1,213,776.61	\$ 25,287.01	\$1,406.45	\$63.29	\$1,469.74	\$67,509.71	\$70,547.65	
Estate (70' - 80')	1.4	59	82.6	\$ 3,047,509.61	24.4451%	\$ 1,852,055.69	\$ 31,390.77	\$1,745.94	\$78.57	\$1,824.51	\$103,010.51	\$107,645.98	
Twin Villa	0.7	131	91.7	\$ 3,383,252.19	27.1382%	\$ 2,170,323.27	\$ 16,567.35	\$921.47	\$41.47	\$962.93	\$120,712.41	\$126,144.47	
Townhome	0.5	90	45	\$ 1,660,265.52	13.3175%	\$ 941,723.23	\$ 10,463.59	\$581.98	\$26.19	\$608.17	\$52,378.23	\$54,735.25	
Totals:		389	337.9	\$ 12,466,749.35	100.0000%	\$ 7,454,436.96					\$414,612.46	\$433,270.02	
Construction Account Deposit:				\$ 6,760,453.66								MADS	\$ 414,600.00
Balance May be allocated to Future Phases of Bonds				\$ 5,706,295.69								Rounding	\$ 12.46

(1) Excludes Discounts and Collections Costs

(2) Discounts and Collection Costs

(4) Includes Discounts

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596820	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596821	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596822	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596823	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596844	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596845	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596846	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596847	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596848	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596849	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596850	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596851	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596852	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596853	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596854	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596855	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596856	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596857	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596858	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596859	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596860	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596861	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596862	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596863	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596864	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596865	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596866	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596867	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596868	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596869	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596870	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596871	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596872	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596873	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596874	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596875	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596876	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596877	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596878	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596879	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596880	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596881	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596882	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596883	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596884	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596885	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596886	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596887	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596913	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10597028	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10597029	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10597030	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10597031	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10597032	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596661	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596662	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596663	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596664	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596665	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 31,390.77				1			1
10596668	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596730	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596731	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596732	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596733	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596734	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596735	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596736	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596737	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596738	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596739	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596740	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596741	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596742	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596743	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596744	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596745	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596746	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596747	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596748	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596749	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596750	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596751	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596752	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596753	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596754	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596755	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596756	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596769	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596770	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596771	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596772	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596773	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596774	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596775	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596776	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596777	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1

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

Planned Units by Folio Number										
Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Planned Units
10596778	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596779	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596780	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596781	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596782	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596783	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596784	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596785	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596786	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596787	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596788	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596789	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596790	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596791	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596792	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596994	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596995	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596996	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596997	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596998	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596999	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10597000	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10597001	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10597002	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10597023	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 20,927.18		1					1
10596659	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596660	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596666	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596667	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596797	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596798	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596799	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596800	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596801	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596802	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596803	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596804	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596805	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596806	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596807	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596808	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596809	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596810	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596811	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596812	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596813	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596814	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596815	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596816	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596817	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596818	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596819	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596824	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596825	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596826	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596827	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596828	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596829	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596830	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596831	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596832	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596833	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596834	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596835	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596836	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596837	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596838	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596839	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596840	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596841	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596842	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1
10596843	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 25,287.01			1				1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596681	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596682	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596683	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596684	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596685	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596686	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596687	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596688	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596689	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596690	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596691	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596692	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596693	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596694	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596695	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596696	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596697	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596698	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596699	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596700	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596701	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596702	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596703	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596704	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596705	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596706	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596707	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596708	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596709	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596710	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596711	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596712	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596713	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596714	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596715	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596716	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596717	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596718	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596719	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596720	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596721	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596722	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596723	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596724	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596725	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596726	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596727	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596728	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596729	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596924	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596925	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596926	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596927	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596928	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596929	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596930	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596931	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596932	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596933	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596934	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596935	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596936	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596937	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596938	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596939	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596940	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596941	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596942	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596943	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596944	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596945	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596946	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596947	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596948	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596949	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596950	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596951	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596952	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596953	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596954	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596955	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596956	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596957	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596958	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596959	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596960	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596961	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596962	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596963	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596964	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 10,463.59						1	1
10596622	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596623	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596624	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596625	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596626	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596627	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596628	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596629	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596630	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596631	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596632	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596633	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596634	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596635	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596636	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596637	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596638	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596639	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596640	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596641	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596642	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596643	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596644	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596645	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596646	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596647	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596648	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596649	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596650	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596651	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596652	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596653	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596654	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596655	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596656	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596657	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596658	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596669	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596670	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596671	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596672	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596673	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596674	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596675	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596676	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596677	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596678	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596679	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596680	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596890	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596891	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596892	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596893	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596894	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596895	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596896	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596897	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596898	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596899	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596900	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596901	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596902	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596903	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596904	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596905	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596906	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596907	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596908	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596909	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596910	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596911	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596912	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596914	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596915	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596916	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596917	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596918	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596919	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596920	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596921	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596922	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596923	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596965	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596966	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596967	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596968	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596969	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596970	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596971	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596972	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596973	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596974	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596975	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596976	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Planned Units by Folio Number										
Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Planned Units
10596977	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596978	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596979	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596980	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596981	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596982	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596983	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596984	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Planned Units by Folio Number										
Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	Total Planned Units
10596985	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596986	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596987	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596988	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596989	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596990	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596991	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10596992	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10596993	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597003	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597004	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597005	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597006	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597007	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597008	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597009	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10597010	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597011	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597012	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597013	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597014	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597015	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597016	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597017	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1

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

Folio #	Platted Unit Assigned to Folio	Property Owner	Total Assessment by Folio for Platted Unit	Planned Units by Folio Number						Total Planned Units
				40' - 49'	50' - 59'	60' -69'	70' -80'	Twin Villa	Townhome	
10597018	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597019	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597020	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597021	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
10597022	1	LENNAR HOMES LLC 10481 BEN C PRATT SIX MILE CYPRESS PKWY FORT MYERS, FL 33966	\$ 16,567.35					1		1
Totals:	389		\$ 7,454,436.96	0	61	48	59	131	90	389

TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST, 2020

FISCAL YEAR 2020

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

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

Timber Creek Southwest Community Development District

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<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
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JPWard & Associates LLC

2900 Northeast 12th Terrace

Suite 1

Oakland Park, Florida 33334

Phone: (954) 658-4900

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending August 31, 2020

Governmental Funds				Account Groups	Totals
	General Fund		General Long	(Memorandum	
			Term Debt	Only)	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$	36,995	\$	-	\$ 36,995
Debt Service Fund					
Interest Account				\$	-
Sinking Account				\$	-
Reserve Account				\$	-
Revenue Account				\$	-
Capitalized Interest				\$	-
Prepayment Account				\$	-
Construction Account				\$	-
Cost of Issuance Account				\$	-
Due from Other Funds					
General Fund		-		-	-
Debt Service Fund(s)		-		-	-
Accounts Receivable		-		-	-
Assessments Receivable		-		-	-
Amount Available in Debt Service Funds		-		-	-
Amount to be Provided by Debt Service Funds		-		-	-
Total Assets	\$	36,995	\$	-	\$ 36,995

Timber Creek Southwest Community Development District
Balance Sheet
for the Period Ending August 31, 2020

Governmental Funds			
		Account Groups	Totals
	General Fund	General Long Term Debt	(Memorandum Only)
Liabilities			
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -
Due to Fiscal Agent			
Due to Other Funds	-		-
General Fund	-	-	-
Debt Service Fund(s)	-	-	-
Bonds Payable			
Current Portion			
Long Term			
Series 2019		\$0	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Fund Equity and Other Credits			
Investment in General Fixed Assets	-	-	-
Fund Balance			
Restricted			
Beginning: October 1, 2019 (Unaudited)	-	-	-
Results from Current Operations	-	-	-
Unassigned			
Beginning: October 1, 2019 (Unaudited)	-	-	-
Results from Current Operations	36,995	-	36,995
Total Fund Equity and Other Credits	<u>\$ 36,995</u>	<u>\$ -</u>	<u>\$ 36,995</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 36,995</u>	<u>\$ -</u>	<u>\$ 36,995</u>

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2020

Description	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest											
Interest - General Checking	0	1	1	0	1	0	0	0	4	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Developer Contribution	30,000			28,600	-	-	-	28,600	87,200	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 30,000	\$ 1	\$ 1	\$ 28,600	\$ 1	\$ 0	\$ 0	\$ 28,600	87,204	\$ -	N/A
Expenditures and Other Uses											
Executive											
Professional Management	-	-	-	13,333	6,667	3,333	3,333	3,333	30,000	-	N/A
Financial and Administrative											
Audit Services	-	-	-	-	-	-	-	-	-	-	N/A
Accounting Services	-	-	-	2,667	1,333	667	667	667	6,000	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services											
Legal Advertising	745	2,094	-	-	-	-	-	-	2,839	-	N/A
Trustee Services	-	-	-	-	-	-	-	-	-	-	N/A
Dissemination Agent Services	-	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	-	27	26	25	27	25	26	26	181	-	N/A
Communications & Freight Services											
Postage, Freight & Messenger	-	24	-	-	10	36	33	-	103	-	N/A
Computer Services - Website Development	1,220	-	-	-	-	-	-	700	1,920	-	N/A
Insurance	4,726	-	-	-	-	-	-	-	4,726	-	N/A

Timber Creek Southwest Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2020

Description	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Printing & Binding	536		-	-	-	840	-	-	1,377	-	N/A
Subscription & Memberships	-	-	-	-	-	-	-	-	-	-	N/A
Legal Services											
Legal - General Counsel	783	-	-	1,563	-	455	-	263	3,064	-	N/A
Legal -	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees				-	-	-	-	-	-	-	
Sub-Total:	8,010	2,145	26	17,588	8,037	5,357	4,059	4,988	50,209	-	N/A
Total Expenditures and Other Uses:	\$ 8,010	\$ 2,145	\$ 26	\$ 17,588	\$ 8,037	\$ 5,357	\$ 4,059	\$ 4,988	\$ 50,209	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	21,990	(2,144)	(25)	11,012	(8,036)	(5,357)	(4,059)	23,612	36,995	-	
Fund Balance - Beginning	-	21,990	19,847	19,822	30,834	22,798	17,442	13,383	-	-	
Fund Balance - Ending	\$ 21,990	\$ 19,847	\$ 19,822	\$ 30,834	\$ 22,798	\$ 17,442	\$ 13,383	\$ 36,995	36,995	\$ -	