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June 30, 2017

Susan M. Heafner, Trust Review Analyst
U.S. Bank Corporate Trust Services
225 Water Street, Suite 700
Jacksonville, Florida 32202

**PROJECT: Magnolia West Community Development District
Prosser Project No. 111007.01**
SUBJECT: Consulting Engineer's Report 2017

Dear Ms. Heafner:

In accordance with Section 9.21 of the Master Trust Indenture for the Magnolia West Community Development District ("District"), Prosser, Inc., the District Engineer, has reviewed the portion of the Project (as defined in the Indenture) owned by the District, and such portion appears to have been maintained in good repair, working order and condition.

The proposed fiscal year 2017/2018 budget along with current reserves are sufficient, in our opinion, to provide for operation and maintenance of the portion of the Project owned by the District.

In accordance with Section 9.14 of the Master Trust Indenture, Prosser has reviewed the property schedule stating the current limits of insurance coverage and the policy appears to adequately cover the value of the District owned improvements.

Should you have any questions or comments related to the information provided in this report, please do not hesitate to contact our office.

Sincerely,
PROSSER, INC.

Ryan P. Stilwell., P.E.
Principal