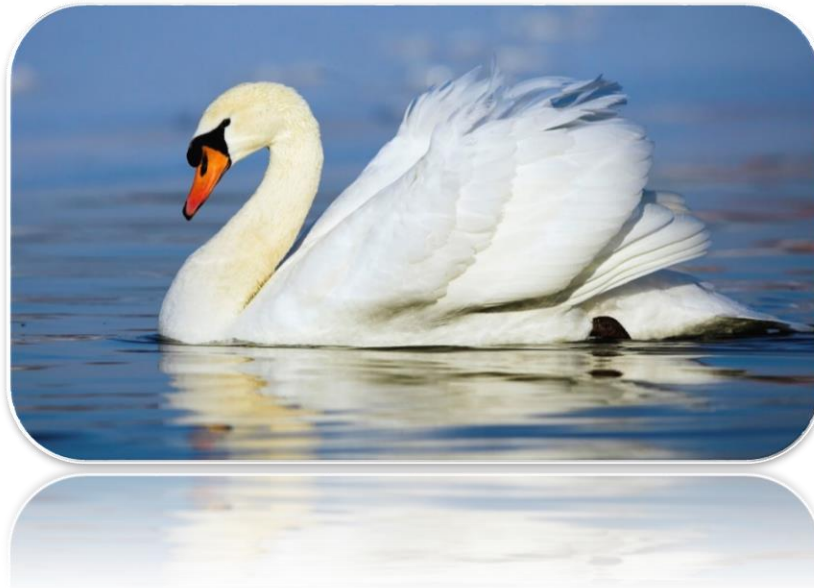


# TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

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## MEETING AGENDA

JANUARY 21, 2022

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PREPARED BY:

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

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

# TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

January 14, 2022

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, January 21, 2022, at 8:15 A.M.** at the offices of **Lennar Homes, LLC, 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.**

WebEx link and telephone number:

<https://districts.webex.com/districts/onstage/g.php?MTID=e99639e1357dbcd71c98d8b2a70b882c3>

Access Code: **2349 528 8875**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2349 528 8875** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
2. Consideration of Minutes:
  - I. October 14, 2021, Regular meeting.
3. Consideration of **Resolution 2022-4**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District relating to the acceptance of responsibility for ownership, operation and maintenance of District Infrastructure within the boundaries of the Plat of Timber Creek – Phase 6.
4. Consideration of Resolution 2022-5, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District relating to the acceptance of responsibility for ownership, operation and maintenance of District Infrastructure within the boundaries of the Plat of Timber Creek – Phase 7.
5. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Manager.
    - a) State Law requirements for new Stormwater Reporting.

- b) Financial Statements for period ending October 31, 2021 (unaudited).
- c) Financial Statements for period ending November 30, 2021 (unaudited).
- d) Financial Statements for period ending December 31, 2021 (unaudited).

6. Supervisor's Requests and Audience Comments.

7. Adjournment.

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

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The second order of business is the consideration of the October 14, 2021, Regular Meeting minutes.

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The third order of business is the consideration of **Resolution 2022-4**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District relating to the acceptance of responsibility for ownership, operation and maintenance of District Infrastructure within the boundaries of the Plat of Timber Creek – Phase 6.

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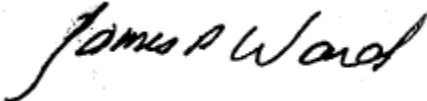
The fourth order of business is the consideration of **Resolution 2022-5**, a Resolution of the Board of Supervisors of the Timber Creek Southwest Community Development District relating to the acceptance of responsibility for ownership, operation and maintenance of District Infrastructure within the boundaries of the Plat of Timber Creek – Phase 7.

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

Sincerely yours,

**Timber Creek Southwest Community Development District**



**James P. Ward**  
District Manager

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

10 The Regular Meeting of the Board of Supervisors of the Timber Creek Southwest Community  
11 Development District was held on Friday, October 14, 2021, at 8:15 a.m. at Lennar Homes 10481 Six  
12 Mile Cypress Parkway, Fort Myers, Florida 33966.

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**Present and constituting a quorum:**

17 Barry Ernst	Chairperson
18 Scott Edwards	Assistant Secretary
19 Ashley Kingston	Assistant Secretary
20 Fernanda Martinho	Assistant Secretary

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**Absent:**

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

30 James P. Ward	District Manager
31 Greg Urbancic	District Counsel
32 Ryan Shute	District Engineer
33 Paul Toscano	District Engineer
34 Steve Sanford	Bond Counsel

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**Audience:**

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

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**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 8:30 a.m. He conducted roll call; all Members of the Board were present, save Supervisor Dean, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Resignation**

**Consideration of acceptance of the resignation of Mr. Andrew "Chase" Kollman from Seat 2 effective August 21, 2021**

47 *Mr. Ward: Mr. Kollman’s resignation is effective by law as a matter of record as of the date it was sent*  
 48 *which is 10/21/2021.* He asked the Board to accept the resignation for the purpose of inclusion in the  
 49 record.

51 **On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley**  
 52 **Kingston, and with all in favor, Mr. Andrew “Chase” Kollman’s letter of**  
 53 **resignation from Seat 2 effective August 21, 2021, was accepted.**

- 54  
 55 **a) Appointment of individual to fill Seat 2 – whose term will expire November 2022**  
 56 **b) Oath of Office**  
 57 **c) Guide to the Sunshine Law and Code of Ethics for Public Employees**  
 58 **d) Form 1 – Statement of Financial Interests**

59  
 60 Mr. Ward explained the Board could replace Mr. Kollman’s seat by way of simple motion and  
 61 second. He asked if the Board had a nomination.

62  
 63 **On MOTION made by Mr. Scott Edwards, seconded by Mr. Barry Ernst,**  
 64 **and with all in favor, Ms. Fernanda Martinho was elected to fill Seat 2,**  
 65 **term to expire November 2022.**

66  
 67 Mr. Ward ensured Ms. Fernanda Martinho was qualified to serve on the Board. As a notary public,  
 68 he administered the Oath of Office to Ms. Martinho. He asked Ms. Martinho to sign the Oath of  
 69 Office and return the signed Oath to himself for notarization and to be made part of the public  
 70 record. He discussed the Form 1 – Statement of Financial Interests and noted Ms. Martinho should  
 71 call himself (Mr. Ward) with any questions regarding Form 1. He encouraged Ms. Martinho not to  
 72 forget to file Form 1 or risk incurring fees for late filing. He discussed the Sunshine Law and Code of  
 73 Ethics noting no two Board Members were permitted to discuss/conduct Board business in any  
 74 fashion outside of an open noticed public Board Meeting. He discussed the penalties associated  
 75 with violations of the Sunshine Law and Code of Ethics. He indicated Ms. Martinho was welcome to  
 76 contact himself or Mr. Greg Urbancic with any questions regarding the Sunshine Law or Code of  
 77 Ethics.

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 80 **THIRD ORDER OF BUSIENSS**

**Consideration of Minutes**

81  
 82 **August 20, 2021 – Regular Meeting**

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

86  
 87 **On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley**  
 88 **Kingston, and with all in favor, the August 20, 2021, Regular Minutes**  
 89 **were approved.**

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 92 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-1**

94 **Consideration of Resolution 2022-1, a resolution of the Board of Supervisors of Timber Creek**  
95 **Southwest Community Development District: (i) Supplementing Resolution No. 2020-26 which**  
96 **Resolution previously Equalized, Approved, Confirmed, Imposed And Levied Special Assessments on**  
97 **and peculiar to Property specially benefited (apportioned fairly and reasonably) by the District's**  
98 **Projects; (ii) Approving and Adopting the Timber Creek Southwest Community Development District**  
99 **Final Supplemental Special Assessment Methodology –Series 2021 Bonds prepared by JP Ward &**  
100 **Associates, LLC dated September 30, 2021, which applies the Methodology previously adopted to**  
101 **Special Assessments reflecting the specific terms of the Timber Creek Southwest Community**  
102 **Development District Special Assessment Bonds, Series 2021 (Assessment Area Two Project); and (iii)**  
103 **Providing for the update of the District's assessment records**  
104

105 *Mr. Ward: This Resolution and the next are Mr. Urbancic's.*  
106

107 *Mr. Urbancic: What we have today is, we originally did our master assessment process back in 2020.*  
108 *We started it with Resolution 2020-22, and we did a final assessment Resolution 2020-26. The final*  
109 *assessment resolution contemplated that when we got to the point of issuing bonds as to specific*  
110 *assessment areas, that we would do a "bring down resolution" to supplement what we have already*  
111 *done. No public hearing is required. We are just acknowledging the fact of what we are doing with*  
112 *respect to the issuance of bonds. This resolution in front of you acknowledges the fact that we are going*  
113 *to issue \$20,695,000 dollars' worth of bonds. It also acknowledges the fact that Morris-Depew has*  
114 *created a second supplemental engineer's report for Phase II dated June 2021 and also Jim's office has*  
115 *prepared a supplemental assessment methodology report. It's called the final supplemental special*  
116 *assessment methodology report dated 09/30/2021. Ultimately, what this does is, we had an original*  
117 *assessment methodology when we adopted those two resolutions I mentioned. This is applying the*  
118 *methodology in those resolutions to this specific assessment area and this size bonds, and attached is*  
119 *Jim's report as exhibit A, and it sets forth what the ultimate assessments on these various properties and*  
120 *this assessment area will be and we will just update the assessment records accordingly. He asked if*  
121 *there were any questions.*  
122

123 *Mr. Edwards: This sets the assessment amount for each individual lot size, not necessarily the quantity*  
124 *of lots as that is going to be changing slightly?*  
125

126 *Mr. Ward: It sets the assessment level on a per lot basis to the extent they are platted. To the extent*  
127 *that you change the mix of the lots within the parameters of the methodology, then we assign that debt*  
128 *based upon --.*  
129

130 *Mr. Edwards: Okay, because I think what we had talked about previously was there were some unit*  
131 *counts previously given in the last few months. That number is going to be changing slightly with our*  
132 *last phase.*  
133

134 *Mr. Ward: No shock there. You guys always change. We anticipate it.*  
135

136 Mr. Ward called for a motion.  
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138 **On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley**  
139 **Kingston, and with all in favor, Resolution 2022-1 was adopted, and**  
140 **the Chair was authorized to sign.**

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**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2022-2**

*Mr. Ward: I just provided you a copy of Resolution 2022-2 which are some additional documents related to the issuance of your Series 2021 Bonds. Again, Mr. Urbancic, I will ask you to go through this with the Board.*

*Mr. Urbancic: As part of our process, you previously authorized a delegation resolution. In that delegation resolution there was a bond purchase contract, and in that bond purchase contract it is contemplated that we would do various closing agreements with respect to the developers and landowners, who I call the landowners collectively, and they included a collateral assignment, a completion agreement, a true-up agreement, and also recognition that a lien of record and a notice of special assessments would be put of record pursuant to applicable law. This is carrying through what's required from that bond purchase contract and authorizing the chair and secretary to execute those documents which were distributed today and will be executed as part of the preclosing. Your law firm has reviewed and commented on those documents.*

Mr. Ward asked if there were any questions; hearing none, he called for a motion.

**On MOTION made by Mr. Scott Edwards, seconded by Ms. Ashley Kingston, and with all in favor, Resolution 2022-2 was adopted, and the Chair was authorized to sign.**

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2022-3****Consideration of Resolution 2022-3, a resolution which re-designates the officers of the Timber Creek Southwest Community Development District**

Mr. Ward noted with the addition of Ms. Martinho to the Board, the Board could either re-designate the officers' positions, or designate Ms. Martinho to fill Mr. Kollman's Assistant Secretary position and leave the remaining positions the same. The Board wished to add Ms. Martinho as an Assistant Secretary and keep the remaining positions the same.

**On MOTION made by Mr. Barry Ernst, seconded by Ms. Ashley Kingston, and with all in favor, Resolution 2022-3 was adopted, and the Chair was authorized to sign.**

**SEVENTH ORDER OF BUSINESS****Staff Reports****I. District Attorney**

No report.

**II. District Engineer**

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No report.

**III. District Manager**

- a) **Financial Statements for period ending August 31, 2021 (unaudited)**
- b) **Financial Statements for period ending September 30, 2021 (unaudited)**

No report.

**EIGHTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

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

**NINTH ORDER OF BUSINESS**

**Adjournment**

Mr. Ward adjourned the meeting at approximately 8:40 a.m.

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

**ATTEST:**

**Timber Creek Southwest Community  
Development District**

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

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



## RESOLUTION NO 2022-4

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF TIMBER CREEK – PHASE 6; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Timber Creek Southwest Community Development District, hereinafter (the “District”), was established by Ordinance No. 19-20 adopted by the Board of County Commissioners of Lee County, Florida on October 1, 2019 pursuant to Chapter 190, Florida Statutes, as amended; and

**WHEREAS**, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

**WHEREAS**, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

**WHEREAS**, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the “backbone” (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Timber Creek – Phase 6 (the “Plat”), as recorded in the Public Records of Lee County, Florida; and

**WHEREAS**, this Resolution will be relied upon by Lee County in reviewing the Plat.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of the District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility, appearing within the Plat.
3. Provided, however, that the District’s responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easements for the surface water management system and applicable facilities and improvements have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.
4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 21<sup>st</sup> day of January, 2022.

**TIMBER CREEK SOUTHWEST COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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

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

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by Barry Ernst, as Chairman of Timber Creek Southwest Community Development District. He is personally known to me.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by James P. Ward, as Secretary of the Timber Creek Southwest Community Development District. He is personally known to me.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

**NOTES:**

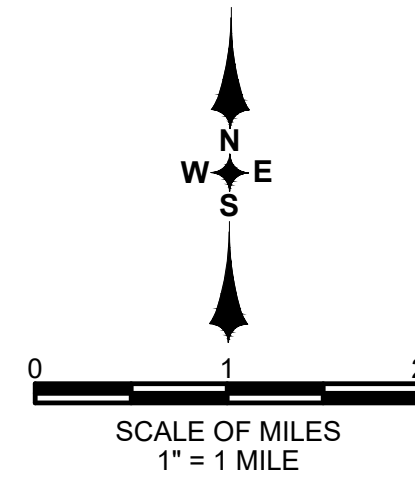
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS.  
ORIENTATION BASED ON THE WESTERLY LINE OF THE EAST HALF OF SECTION 5, T.45 S., R. 26 E., AS BEARING N.00°06'30"W.  
ALL LINES INTERSECTING A CURVE ARE RADIAL UNLESS NOTED OTHERWISE.

**STANDARD SYMBOLS LEGEND**

- ▲ = SET NAIL & DISC (SN&D)
- = SET CAPPED IRON ROD 5/8" (S.C.I.R.)
- = FOUND CONCRETE MONUMENT (F.C.M.)
- = FOUND IRON ROD (F.I.R.)
- = FOUND CAPPED IRON ROD (F.C.I.R.)
- = R/W LINE
- = CENTERLINE OR SECTION LINE

**STANDARD ABBREVIATIONS**

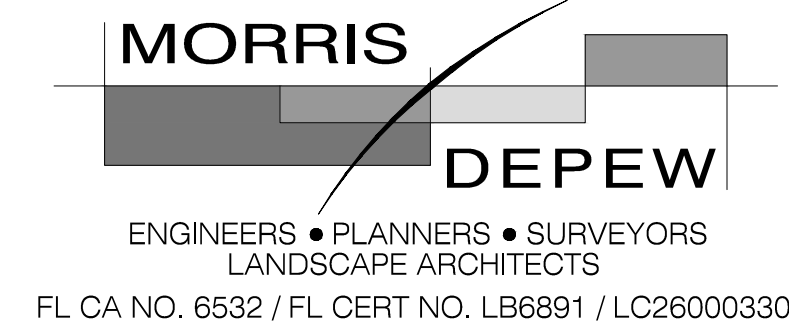
- (NR) = NON-TANGENT
- (NR) = NON-RADIAL
- ELEV. = ELEVATION
- (TYP.) = TYPICAL
- R.O.W. = RIGHT OF WAY
- C/L = CENTERLINE
- E.O.P. = EDGE OF PAVEMENT
- O.R. = OFFICIAL RECORDS
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- (D) = DEED
- (R) = RADIAL
- (C) = CALCULATED
- (P) = PLAT
- (R) = RECORD
- LB = LICENSED BUSINESS
- PRM = PERMANENT REFERENCE MONUMENT
- L.S. = LICENSED SURVEYOR
- P.C.P. = PERMANENT CONTROL POINT
- FP&L = FLORIDA POWER AND LIGHT COMPANY
- D.E. = DRAINAGE EASEMENT
- CHD = CHORD
- CHD BRG = CHORD BEARING
- C.A. = CENTRAL ANGLE
- L1 = LINE TABLE DESIGNATION
- C1 = CURVE TABLE DESIGNATION
- P.U.E. = PUBLIC UTILITY EASEMENT
- L.C.U.E. = LEE COUNTY UTILITY EASEMENT



# TIMBER CREEK - PHASE 6

A RE-PLAT OF TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "F" AND TRACT "G", TIMBER CREEK - PHASE 5", RECORDED AS CLERK'S INSTRUMENT NUMBER xxxxxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_

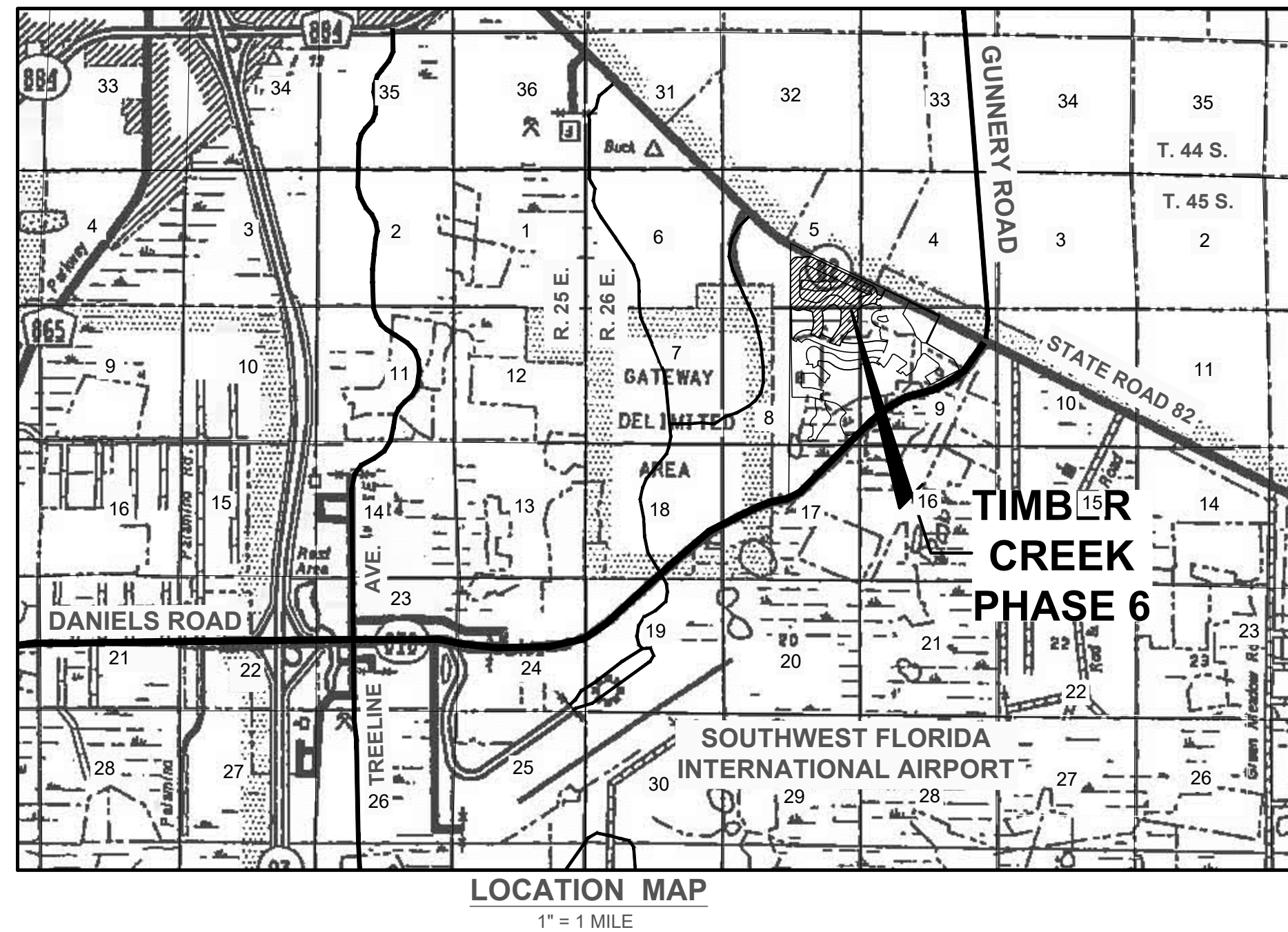


**Fort Myers Tallahassee Destin**  
2914 CLEVELAND AVENUE  
FORT MYERS, FLORIDA 33901  
(239) 337-3993  
FAX: (239) 337-3994  
TOLL FREE: 866-337-7341

**DEDICATION: (TIMBER CREEK PHASE 6)**

KNOW ALL MEN BY THESE PRESENTS THAT AG ESSENTIAL HOUSING MULTI STATE 2, LLC., A DELAWARE LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF "TIMBER CREEK-PHASE 6", A RE-PLAT OF TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "F" AND TRACT "G", TIMBER CREEK - PHASE 5", RECORDED AS CLERK'S INSTRUMENT NUMBER xxxxxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING:

- TO TIMBER CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS:
  - A. ALL OF THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED TO AS TRACT "A", TOGETHER WITH SIDEWALKS, LANDSCAPING AND SIGNAGE IMPROVEMENTS NOW OR HEREAFTER CONTAINED THEREIN, FOR THE PURPOSE OF DRAINAGE (D.E.), UTILITIES (P.U.E.), INGRESS AND EGRESS, WITH RESPONSIBILITY FOR MAINTENANCE.
  - B. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.
  - C. TRACTS "B", "C", "D", "E", "F", "G" AND "H", FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES, SIGNS AND FOR LANDSCAPING NOT IN CONFLICT WITH THE STORM WATER MANAGEMENT USES, WITHOUT RESPONSIBILITY OF MAINTENANCE.
- TO TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:
  - A. TRACTS "B", "C", "D", "E", "F", "G" AND "H" FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES, SIGNS AND FOR LANDSCAPING NOT IN CONFLICT WITH THE STORM WATER MANAGEMENT USES, WITH RESPONSIBILITY FOR MAINTENANCE.
  - B. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.
  - C. A NON-EXCLUSIVE ACCESS EASEMENT OVER THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED TO AS TRACT "A" AND "B", FOR THE SOLE PURPOSE OF PROVIDING INGRESS AND EGRESS TO FACILITIES MAINTAINED BY THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT.
  - D. A TEMPORARY BLANKET ACCESS EASEMENT OVER AND ACROSS ALL OF TRACTS "E", "F" AND "G", TO PROVIDE MAINTENANCE TO THE CONSERVATION TRACTS. THE TEMPORARY ACCESS EASEMENT WILL AUTOMATICALLY TERMINATE WHEN ALTERNATIVE ACCESS TO THE CONSERVATION EASEMENT TRACTS HAS BEEN PROVIDED, INCLUDING BY PLATTING OF RIGHT OF WAY TRACTS CONNECTING CONSERVATION TRACT TO TRACTS "A", "C", "D" AND "E", "TIMBER CREEK" INSTRUMENT NO. 202000059084.
- TO DULY LICENSED PUBLIC UTILITY COMPANIES FOR USE IN PERFORMING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICE TO TIMBER CREEK, A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT OVER, UNDER, AND ACROSS TRACT "A", AND THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS MAY BE SHOWN HEREON. EASEMENTS COLLOCATED WITHIN PLATTED EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT. ALL PUBLIC AND PRIVATE UTILITY EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, AND OPERATION OF WATER, SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND/OR ANY OTHER PUBLIC UTILITIES. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT ANY CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- DEDICATES TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY) A NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENT (L.C.U.E) AS SHOWN AND/OR NOTED HEREIN FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION SERVICES AND SANITARY SEWER COLLECTION SERVICES.
  - A. A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACT "A" FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE
- RESERVING UNTO LENNAR HOMES, LLC, A PERPETUAL RIGHT FOR INGRESS AND EGRESS ON AND OVER SAID TRACT "A", WITHOUT MAINTENANCE RESPONSIBILITY.



**APPROVAL:**

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

KEVIN RUANE  
CHAIR OF THE BOARD

DAVID HALVERSON  
ASSISTANT COUNTY ATTORNEY

DAVID M. LOVELAND  
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

LINDA DOGGETT  
CLERK OF THE COURT

JESSICA SULZER, P.E.  
MANAGER, DEVELOPMENT SERVICES

**COUNTY SURVEYOR CERTIFICATION:**

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

GARY W. RASHFORD, PSM  
FLORIDA CERTIFICATE NO. LS6305  
DESIGNATED PSM FOR LEE COUNTY, FLORIDA

**CLERK'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "TIMBER CREEK-PHASE 6", A RE-PLAT OF TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "F" AND TRACT "G", TIMBER CREEK - PHASE 5", RECORDED AS CLERK'S INSTRUMENT NUMBER xxxxxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS FILED FOR RECORD AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND DULY RECORDED AS INSTRUMENT NO. \_\_\_\_\_ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT  
CLERK OF THE CIRCUIT COURT IN AND FOR LEE COUNTY, FLORIDA

CLERK'S SEAL

**DESCRIPTION:**

TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND TRACT "F" AND TRACT "G" TIMBER CREEK - PHASE 5, RECORDED AS CLERK'S INSTRUMENT NUMBER 2021xxxxxxxx, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, CONTAINING 115.33 ACRES, MORE OR LESS.

**NOTICE:**

**LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.**

**NOTICE:**

**THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT OF "TIMBER CREEK-PHASE 6", A RE-PLAT OF TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "F" AND TRACT "G", TIMBER CREEK - PHASE 5", RECORDED AS CLERK'S INSTRUMENT NUMBER xxxxxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

THOMAS M. ROOKS JR., P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 8347

**MORRIS-DEPEW ASSOCIATES, INC.**  
2914 CLEVELAND AVENUE  
FORT MYERS, FLORIDA 33901  
FL CERT NO. "LB8891"

SURVEYOR'S SEAL

WITNESS

WITNESS

PRINT NAME

PRINT NAME

**ACKNOWLEDGMENT TO DEDICATION:**

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_ ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC

PRINTED NAME:

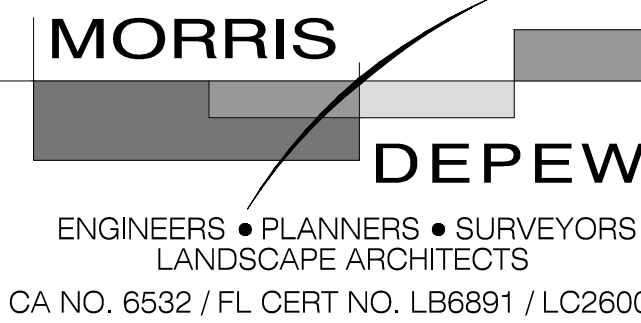
COMMISSION # \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

SEAL

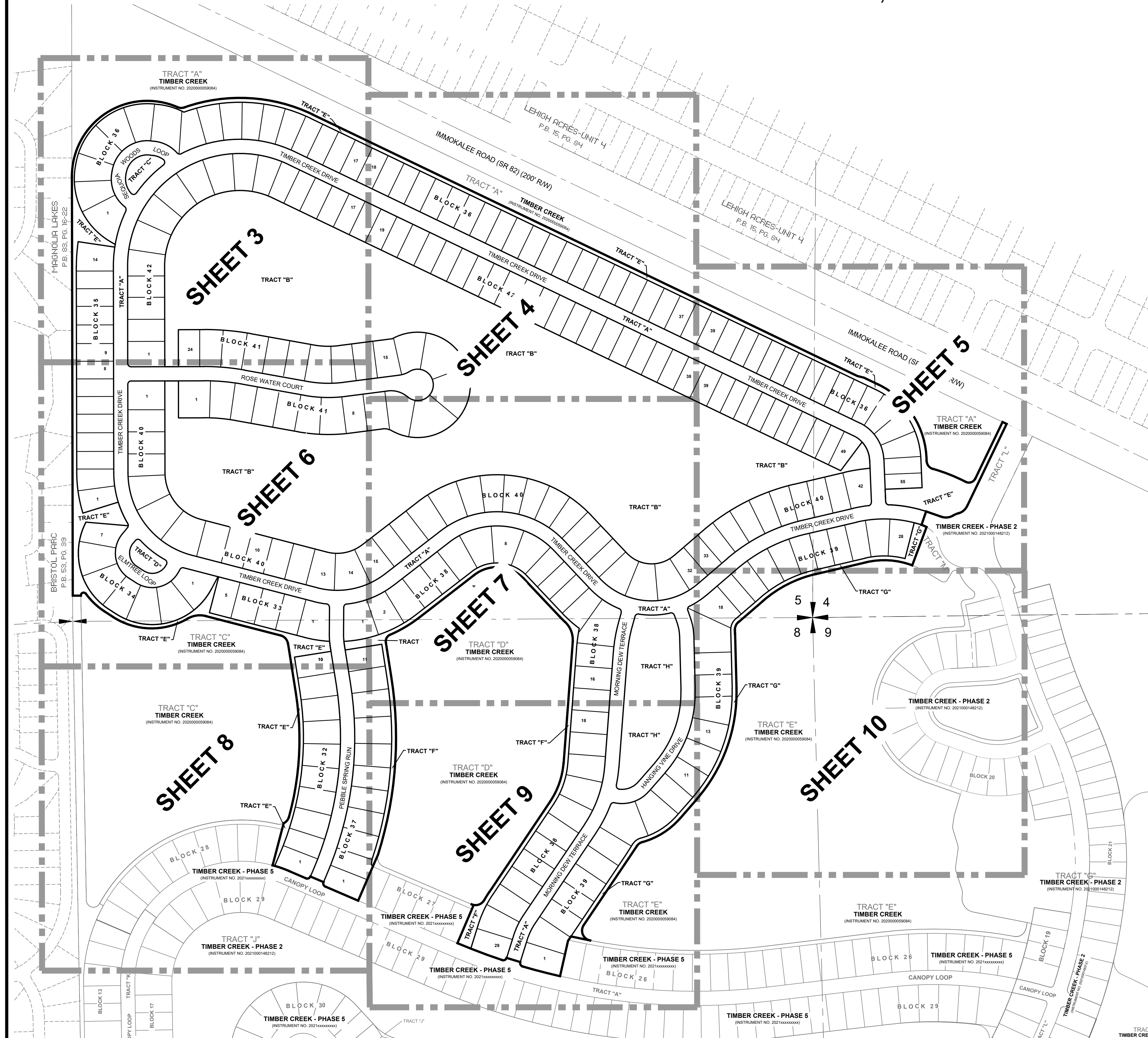
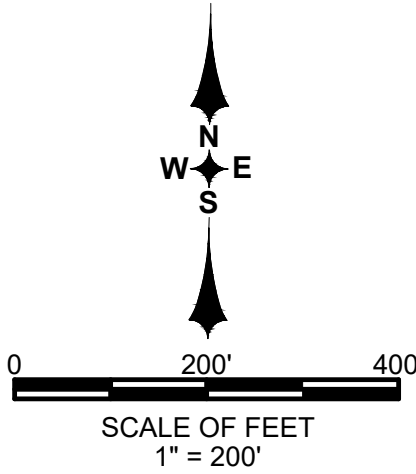
# TIMBER CREEK - PHASE 6

A RE-PLAT OF TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "F" AND TRACT "G", TIMBER CREEK - PHASE 5", RECORDED AS CLERK'S INSTRUMENT NUMBER xxxxxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_



**SHEET 2 OF 10**  
 Fort Myers  
 Tallahassee  
 Destin  
 2914 CLEVELAND AVENUE  
 FORT MYERS, FLORIDA 33901  
 (239) 337-3993  
 FAX: (239) 337-3994  
 TOLL FREE: 866-337-7341



**AREA TABLE**  
BLOCK 32

LOT	ACRES	SQ. FT.
1	0.23	9,998.9
2	0.21	9,028.8
3	0.24	10,602.6
4	0.24	10,260.5
5	0.24	10,260.5
6	0.24	10,602.6
7	0.24	10,602.6
8	0.24	10,602.6
9	0.24	10,283.3
10	0.22	9,750.0
TOTAL	2.34	101,992.4

**AREA TABLE**  
BLOCK 36

LOT	ACRES	SQ. FT.
1	0.33	14,444.0
2	0.24	10,643.5
3	0.24	10,242.7
4	0.26	11,254.7
5	0.26	11,254.7
6	0.25	10,690.5
7	0.31	13,645.2
8	0.24	10,298.9
9	0.21	9,346.8
10	0.21	9,361.9
11	0.20	8,846.6
12	0.20	8,846.6
13	0.20	8,846.6
14	0.19	8,257.5
15	0.19	8,060.0
16	0.23	10,075.0
17	0.20	8,515.0
18	0.19	8,060.0
19	0.19	8,060.0
20	0.19	8,060.0
21	0.19	8,060.0
22	0.20	8,515.0
23	0.20	8,515.0
24	0.19	8,060.0
25	0.19	8,060.0
26	0.19	8,060.0
27	0.19	8,234.9
28	0.20	8,515.0
29	0.20	8,515.0
30	0.19	8,060.0
31	0.19	8,060.0
32	0.19	8,060.0
33	0.19	8,060.0
34	0.20	8,515.0
35	0.20	8,515.0
36	0.19	8,060.0
37	0.19	8,060.0
38	0.19	8,060.0
39	0.20	8,515.0
40	0.20	8,515.0
41	0.16	6,760.0
42	0.16	6,760.0
43	0.16	6,760.0
44	0.16	6,760.0
45	0.16	6,760.0
46	0.16	6,760.0
47	0.17	7,215.0
48	0.17	7,215.0
49	0.16	6,760.0
50	0.17	7,452.2
51	0.20	8,583.1
52	0.20	8,583.1
53	0.21	9,165.9
54	0.17	7,347.3
55	0.16	6,760.0
TOTAL	10.79	469,906.6

**AREA TABLE**  
BLOCK 38

LOT	ACRES	SQ. FT.
1	0.31	13,504.3
2	0.25	11,043.6
3	0.25	10,753.0
4	0.23	10,076.1
5	0.23	10,075.0
6	0.26	11,209.1
7	0.34	14,720.4
8	0.27	11,624.1
9	0.25	10,994.1
10	0.20	8,496.5
11	0.19	8,060.0
12	0.20	8,515.0
13	0.22	9,737.0
14	0.37	16,279.2
15	0.24	10,267.1
16	0.23	10,075.0
17	0.23	10,075.0
18	0.23	10,103.7
19	0.23	10,075.0
20	0.25	10,730.5
21	0.26	11,537.4
22	0.25	11,045.7
23	0.23	10,075.0
24	0.22	9,750.0
25	0.22	9,750.0
26	0.22	9,750.0
27	0.19	8,060.0
28	0.20	8,515.0
29	0.25	11,069.9
30	0.26	11,357.2
31	0.26	11,357.2
32	0.22	9,403.6
33	0.20	8,515.0
34	0.19	8,399.7
35	0.20	8,625.6
36	0.21	9,113.0
37	0.21	9,113.0
38	0.20	8,625.6
39	0.19	8,217.5
40	0.20	8,515.0
41	0.20	8,515.0
42	0.25	10,973.9
TOTAL	9.82	427,702.4

**AREA TABLE**  
BLOCK 40

LOT	ACRES	SQ. FT.
1	0.30	13,132.9
2	0.23	10,075.0
3	0.23	10,075.0
4	0.23	10,012.3
5	0.29	12,549.2
6	0.32	13,756.1
7	0.34	14,720.4
8	0.27	11,590.8
9	0.23	10,075.0
10	0.22	9,750.0
11	0.23	10,075.0
12	0.23	10,075.0
13	0.26	11,367.0
14	0.30	12,943.6
15	0.26	11,392.7
16	0.23	10,075.0
17	0.22	9,750.0
18	0.26	11,521.4
19	0.28	12,301.0
20	0.22	9,640.2
21	0.22	9,640.2
22	0.21	9,123.6
23	0.21	9,123.6
24	0.21	9,123.6
25	0.21	9,123.6
26	0.19	8,276.9
27	0.19	8,060.0
28	0.20	8,515.0
29	0.25	11,069.9
30	0.26	11,357.2
31	0.26	11,357.2
32	0.22	9,403.6
33	0.20	8,515.0
34	0.19	8,399.7
35	0.20	8,625.6
36	0.21	9,113.0
37	0.21	9,113.0
38	0.20	8,625.6
39	0.19	8,217.5
40	0.20	8,515.0
41	0.20	8,515.0
42	0.25	10,973.9
TOTAL	9.82	427,702.4

**AREA TABLE**  
BLOCK 42

LOT	ACRES	SQ. FT.
1	0.26	11,539.1
2	0.23	10,075.0
3	0.23	10,075.0
4	0.22	9,750.0
5	0.25	10,971.2
6	0.27	11,702.0
7	0.27	11,702.0
8	0.27	11,702.0
9	0.26	11,322.3
10	0.27	11,702.0
11	0.23	9,881.3
12	0.21	9,351.1
13	0.19	8,447.5
14	0.19	8,060.0
15	0.20	8,515.0
16	0.20	8,515.0
17	0.19	8,060.0
18	0.19	8,060.0
19	0.19	8,060.0
20	0.19	8,060.0
21	0.20	8,515.0
22	0.20	8,515.0
23	0.19	8,060.0
24	0.19	8,060.0
25	0.19	8,060.0
26	0.19	8,060.0
27	0.20	8,597.0
28	0.20	8,515.0
29	0.19	8,060.0
30	0.19	8,060.0
31	0.19	8,060.0
32	0.19	8,060.0
33	0.20	8,515.0
34	0.20	8,515.0
35	0.19	8,060.0
36	0.19	8,060.0
37	0.19	8,060.0
38	0.20	8,515.0
39	0.20	8,515.0
40	0.16	6,760.0
41	0.16	6,760.0
42	0.16	6,760.0
43	0.16	6,760.0
44	0.16	6,760.0
45	0.16	6,760.0
46	0.17	7,215.0
47	0.17	7,215.0
48	0.16	6,760.0
49	0.18	7,824.5
TOTAL	9.69	421,987.2

**AREA TABLE**  
BLOCK 33

LOT	ACRES	SQ. FT.
1	0.30	13,027.2
2	0.23	10,075.0
3	0.23	10,075.0
4	0.25	10,985.0
5	0.23	10,075.0
TOTAL	1.25	54,237.2

**AREA TABLE**  
BLOCK 34

LOT	ACRES	SQ. FT.
1	0.31	13,436.6
2	0.27	11,808.8
3	0.27	11,935.3
4	0.23	10,208.9
5	0.27	11,717.2
6	0.27	11,717.2
7	0.24	10,461.8
TOTAL	1.87	81,285.7

**AREA TABLE**  
BLOCK 35

LOT	ACRES	SQ. FT.
1	0.21	9,050.9
2	0.20	8,837.1
3	0.19	8,060.0
4	0.20	8,515.0
5	0.20	8,515.0
6	0.19	8,060.0
7	0.19	8,060.0
8	0.19	8,060.0
9	0.19	8,071.1
10	0.20	8,503.9
11	0.20	8,515.0
12	0.19	8,060.0
13	0.19	8,060.0
14	0.28	12,202.0
TOTAL	2.77	120,570.1

**AREA TABLE**  
BLOCK 37

LOT	ACRES	SQ. FT.
1	0.25	10,795.8
2	0.22	9,412.4
3	0.24	10,440.8
4	0.23	10,103.9
5	0.23	10,103.9
6	0.23	10,103.9
7	0.24	10,440.8
8	0.28	12,102.5
9	0.28	11,990.2
10	0.24	10,245.5
11	0.23	10,075.0
TOTAL	2.66	115,814.9

**AREA TABLE**  
BLOCK 39

LOT	ACRES	SQ. FT.
1	0.28	11,996.3
2	0.26	11,216.5
3	0.22	9,750.0
4	0.22	9,750.0
5	0.22	9,750.0
6	0.23	10,075.0
7	0.24	10,356.9
8	0.37	16,249.5
9	0.30	13,023.7
10	0.23	10,075.0
11	0.25	10,706.1
12	0.26	11,107.9
13	0.26	11,107.9
14	0.26	11,450.6
15	0.23	10,076.1
16	0.23	10,075.0
17	0.36	15,889.7
18	0.29	12,839.1
19	0.20	8,515.0
20	0.20	8,658.5
21	0.22	9,552.5
22	0.22	9,552.5
23	0.20	8,842.8
24	0.19	8,060.0
25	0.20	8,515.0
26	0.21	9,051.7
27	0.22	9,529.9
28	0.22	9,529.9
TOTAL	6.78	295,303.2

**AREA TABLE**  
BLOCK 41

LOT	ACRES	SQ. FT.
1	0.33	14,418.1
2	0.24	10,403.8
3	0.23	9,974.8
4	0.23	10,075.0
5	0.23	10,075.0
6	0.24	10,486.2
7	0.25	10,812.2
8	0.22	9,750.0
9	0.23	10,121.3
10	0.28	12,296.4
11	0.38	16,336.3
12	0.38	16,511.0
13	0.38	16,336.3
14	0.28	12,162.9
15	0.24	10,397.5
16	0.22	9,750.0
17	0.24	10,393.4
18	0.25	10,913.1
19	0.22	9,750.0
20	0.22	9,750.0
21	0.23	9,837.2
22	0.24	10,288.6
23	0.23	10,177.8
24	0.22	9,750.0
TOTAL	6.22	270,767.0

**AREA TABLE**  
TRACTS

TRACT	ACRES	SQ. FT.
"A"	14.17	617,349.8
"B"	31.32	1,364,402.2
"C"	0.25	10,924.8
"D"	0.21	9,241.1
"E"	3.83	167,026.2
"F"	1.19	51,800.8
"G"	0.82	35,737.2
"H"	2.33	101,682.0
TOTAL	54.12	2,358,164.1

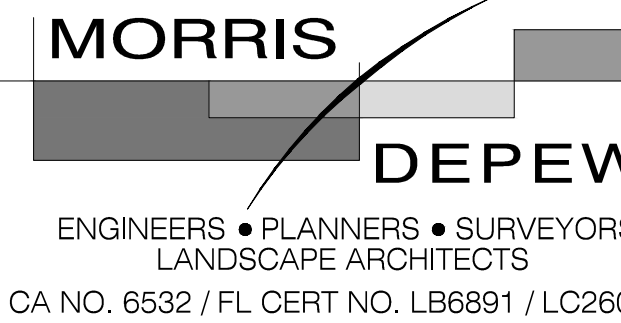
**AREA TABLE**  
AREA SUMMARY

ITEM	ACRES	SQ. FT.
TOTAL AREA OF BLOCKS	61.21	2,665,434.1
TOTAL AREA OF TRACTS	54.12	2,358,164.1
TOTAL AREA OF SUBDIVISION	115.33	5,023,598.2

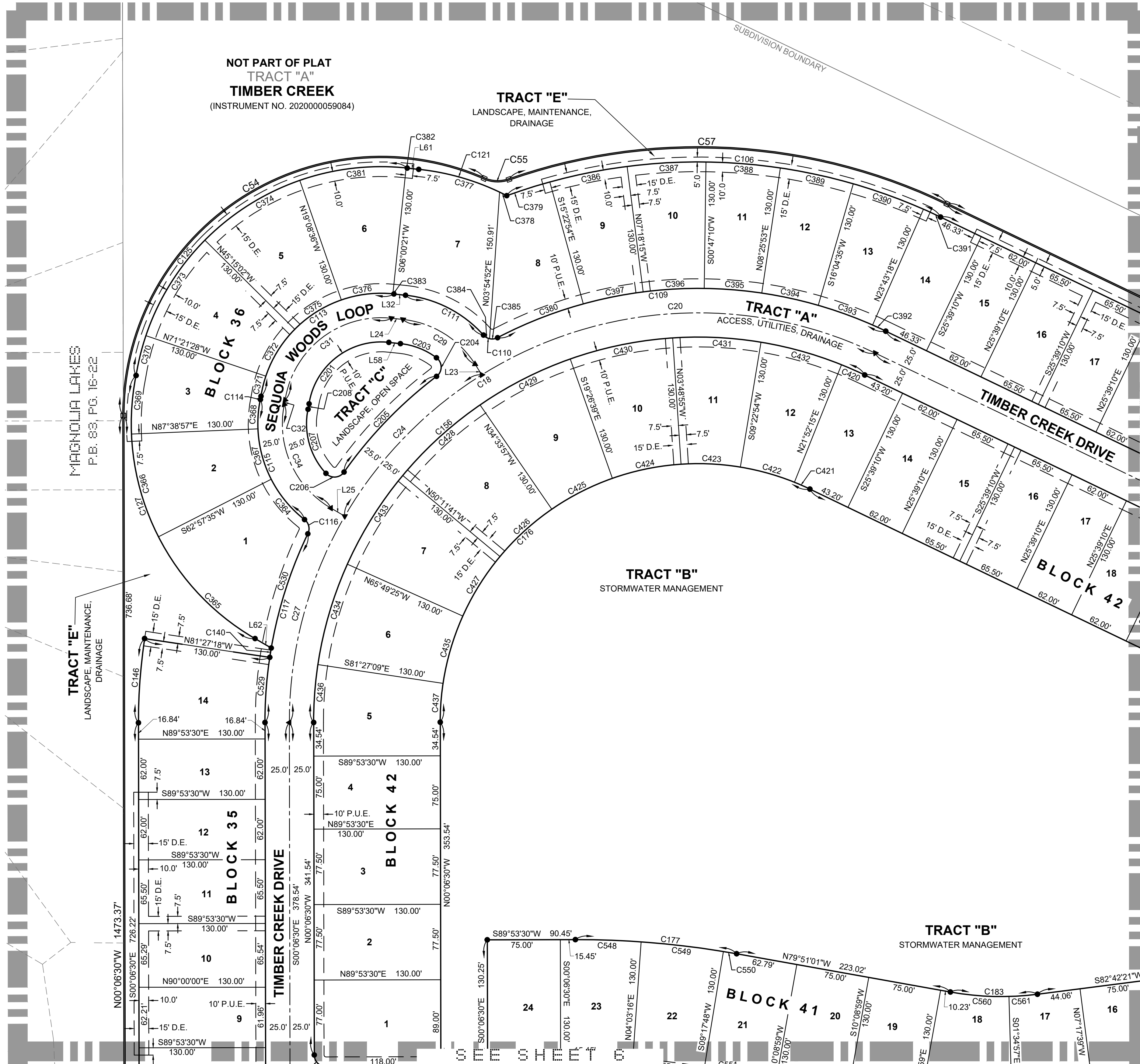
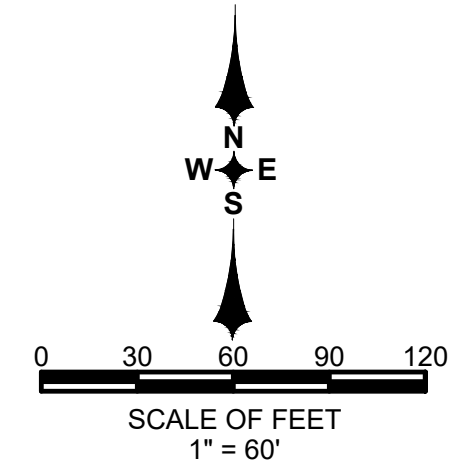
# TIMBER CREEK - PHASE 6

A RE-PLAT OF TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "F" AND TRACT "G", TIMBER CREEK - PHASE 5", RECORDED AS CLERK'S INSTRUMENT NUMBER xxxxxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_



**SHEET 3 OF 10**  
 Fort Myers  
 Tallahassee  
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 2914 CLEVELAND AVENUE  
 FORT MYERS, FLORIDA 33901  
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CURVE TABLE					
CURVE #	RADIUS	CA	ARC	CHD	CHD BRG
C18	420.00'	115° 45' 40"	848.57'	711.43'	S57° 46' 20"W
C20	420.00'	57° 36' 50"	422.33'	404.78'	S86° 50' 45"W
C24	420.00'	27° 51' 31"	204.21'	202.21'	S44° 06' 34"W
C27	420.00'	30° 17' 19"	222.03'	219.45'	S15° 02' 09"W
C29	100.00'	51° 37' 55"	90.11'	87.10'	N58° 10' 42"W
C31	100.00'	87° 08' 04"	152.08'	137.84'	S52° 26' 18"W
C32	100.00'	2° 37' 42"	4.59'	4.59'	S10° 11' 07"W
C34	100.00'	71° 22' 42"	124.58'	116.68'	S24° 11' 23"E
C54	264.90'	113° 39' 22"	525.47'	443.45'	N56° 41' 19"E
C55	35.00'	42° 44' 39"	26.11'	25.51'	S87° 52' 03"E
C57	590.00'	44° 53' 32"	462.28'	450.54'	S86° 47' 36"E
C106	575.00'	45° 39' 29"	458.21'	446.18'	N87° 10' 34"W
C109	445.00'	53° 14' 05"	413.46'	398.75'	N89° 02' 07"E
C110	12.00'	75° 46' 33"	15.87'	14.74'	S79° 41' 39"E
C111	125.00'	42° 11' 17"	92.04'	89.97'	S62° 54' 01"E
C113	125.00'	87° 08' 04"	190.10'	172.30'	N52° 26' 18"E
C114	125.00'	63° 22' 38"	138.27'	131.33'	N20° 11' 21"W
C115	125.00'	63° 22' 38"	138.27'	131.33'	N20° 11' 21"W
C116	12.00'	77° 34' 38"	16.25'	15.03'	N13° 05' 21"W
C117	445.00'	25° 48' 28"	200.44'	198.75'	N12° 47' 44"E
C121	255.00'	21° 18' 28"	94.83'	94.29'	N73° 20' 26"W
C125	255.00'	86° 51' 04"	386.54'	350.58'	S52° 34' 49"W
C127	255.00'	71° 05' 41"	316.41'	296.50'	S24° 19' 53"E
C140	445.00'	1° 15' 05"	9.72'	9.72'	S9° 10' 15"W
C146	575.00'	8° 39' 12"	86.84'	86.76'	S4° 13' 06"W
C156	395.00'	115° 45' 40"	798.06'	689.08'	N57° 46' 20"E
C176	265.00'	115° 45' 40"	535.41'	448.88'	N57° 46' 20"E
C177	930.00'	10° 15' 29"	166.51'	166.28'	N84° 58' 45"W
C183	295.00'	17° 26' 38"	89.81'	89.47'	N88° 34' 20"W
C201	75.00'	87° 08' 04"	114.06'	103.38'	S52° 26' 18"W
C203	75.00'	30° 44' 13"	40.23'	39.75'	N68° 37' 33"W
C204	12.00'	106° 06' 00"	22.22'	19.18'	N0° 12' 27"W
C205	445.00'	17° 40' 03"	137.22'	136.68'	N44° 00' 31"E
C207	75.00'	54° 09' 22"	70.89'	68.28'	S15° 34' 43"E
C208	125.00'	2° 37' 42"	5.73'	5.73'	S10° 11' 07"W
C364	125.00'	24° 50' 15"	54.19'	53.70'	N39° 27' 33"W
C365	255.00'	32° 50' 19"	146.15'	144.16'	S43° 27' 34"E
C366	255.00'	24° 41' 22"	109.88'	109.03'	S14° 41' 44"E
C367	125.00'	24° 41' 22"	53.86'	53.45'	N14° 41' 44"W
C368	125.00'	13° 51' 01"	30.22'	30.14'	N4° 34' 28"E
C369	255.00'	13° 34' 01"	60.38'	60.24'	S4° 25' 57"W
C370	255.00'	9° 29' 15"	42.23'	42.18'	S13° 53' 54"W
C371	125.00'	9° 46' 16"	21.32'	21.29'	N13° 45' 24"E
C372	125.00'	26° 06' 26"	56.96'	56.47'	N31° 41' 45"E
C373	255.00'	26° 06' 26"	116.19'	115.19'	S31° 41' 45"W
C374	255.00'	26° 06' 26"	116.19'	115.19'	S57° 48' 11"W
C375	125.00'	26° 06' 26"	56.96'	56.47'	N57° 48' 11"E
C376	125.00'	24° 36' 57"	53.70'	53.29'	N83° 09' 52"E
C377	255.00'	19° 28' 23"	86.67'	86.25'	N74° 15' 28"W
C378	255.00'	1° 50' 04"	8.16'	8.16'	N63° 36' 14"W

CURVE TABLE					
CURVE #	RADIUS	CA	ARC	CHD	CHD BRG
C379	575.00'	4° 37' 25"	46.40'	46.39'	S72° 18' 24"W
C380	445.00'	12° 12' 01"	94.78'	94.58'	N68° 31' 05"E
C381	255.00'	24° 53' 16"	110.77'	109.90'	S83° 18' 02"W
C382	255.00'	0° 15' 41"	1.16'	1.16'	N84° 07' 30"W
C383	125.00'	0° 32' 00"	1.16'	1.16'	S84° 15' 39"E
C384	12.00'	35° 03' 20"	7.34'	7.23'	S59° 20' 03"E
C385	12.00'	40° 43' 13"	8.53'	8.35'	N82° 46' 41"E
C386	575.00'	8° 04' 39"	81.06'	80.99'	S78° 39' 25"W
C387	575.00'	8° 05' 26"	81.19'	81.13'	S86° 44' 28"W
C388	575.00'	7° 38' 42"	76.72'	76.67'	N85° 23' 28"W
C389	575.00'	7° 38' 42"	76.72'	76.67'	N77° 44' 46"W
C390	575.00'	7° 38' 42"	76.72'	76.67'	N70° 06' 04"W
C391	575.00'	1° 55' 52"	19.38'	19.38'	N65° 18' 46"W
C392	445.00'	1° 55' 52"	15.00'	15.00'	S65° 18' 46"E
C393	445.00'	7° 38' 42"	59.38'	59.38'	S70° 06' 04"E
C394	445.00'	7° 38' 42"	59.38'	59.33'	S77° 44' 46"E
C395	445.00'	7° 38' 42"	59.38'	59.33'	S85° 23' 28"E
C396	445.00'	8° 05' 26"	62.84'	62.78'	N86° 44' 28"E
C397	445.00'	8° 04' 39"	62.73'	62.68'	N78° 39' 25"E
C420	395.00'	3° 46' 55"	26.07'	26.07'	N66° 14' 17"W
C421	265.00'	3° 46' 55"	17.49'	17.49'	S66° 14' 17"E
C422	265.00'	12° 29' 21"	57.76'	57.65'	S74° 22' 25"E
C423	265.00'	13° 11' 50"	61.04'	60.90'	S87° 13' 00"E
C424	265.00'	15° 37' 44"	72.29'	72.06'	N78° 22' 13"E
C425	265.00'	15° 07' 18"	69.94'	69.74'	N62° 59' 42"E
C426	265.00'	15° 37' 44"	72.29'	72.06'	N47° 37' 11"E
C427	265.00'	15° 37' 44"	72.29'	72.06'	N31° 59' 27"E
C428	395.00'	15° 37' 44"	107.75'	107.41'	S47° 37' 11"W
C429	395.00'	15° 07' 18"	104.25'	103.95'	S62° 59' 42"W
C430	395.00'	15° 37' 44"	107.75'	107.41'	S78° 22' 13"W
C431	395.00'	13° 11' 50"	90.98'	90.78'	N87° 13' 00"W
C432	395.00'	12° 29' 21"	86.10'	85.93'	N74° 22' 25"W
C433	395.00'	15° 37' 44"	107.75'	107.41'	S31° 59' 27"W
C434	395.00'	15° 37' 44"	107.75'	107.41'	S16° 21' 43"W
C435	265.00'	15° 37' 44"	72.29'	72.06'	N16° 21' 43"E
C436	395.00'	8° 39' 21"	59.67'	59.62'	S4° 13' 11"W
C437	265.00'	8° 39' 21"	40.03'	40.00'	N4° 13' 11"E
C529	445.00'	8° 39' 12"	67.21'	67.14'	N4° 13' 06"E
C530	445.00'	15° 54' 11"	123.51'	123.12'	N17° 44' 52"E
C548	930.00'	4° 09' 46"	67.57'	67.55'	N88° 01' 37"W
C549	930.00'	5° 14' 32"	85.09'	85.06'	N83° 19' 28"W
C550	930.00'	0° 51' 11"	13.85'	13.85'	N80° 16' 36"W
C553	800.00'	4° 09' 46"	58.12'	58.11'	S88° 01' 37"E
C560	295.00'	11° 43' 56"	60.41'	60.30'	N85° 42' 59"W
C561	295.00'	5° 42' 41"	29.41'	29.39'	S85° 33' 42"W

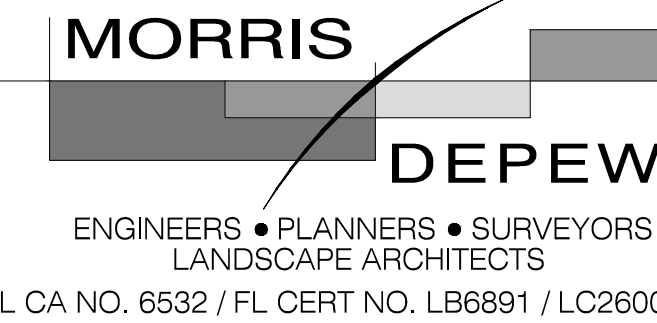
LINE TABLE		
LINE #	BEARING	DISTANCE
L23	N32° 21' 44"W	12.94'
L24	N83° 59' 39"W	11.94'
L25	S89° 52' 44"E	16.57'
L32	S83° 59' 39"E	11.94'
L58	N83° 59' 39"W	11.94'
L61	N83° 59' 39"W	11.94'
L62	S89° 52' 44"E	19.28'

NOTE:  
 THE PLAT SHOWN HEREON IS SUBJECT TO EASEMENTS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 202000059114, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED BY CERTIFICATE OF AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 202000192791, AND AS FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021000185721, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE.

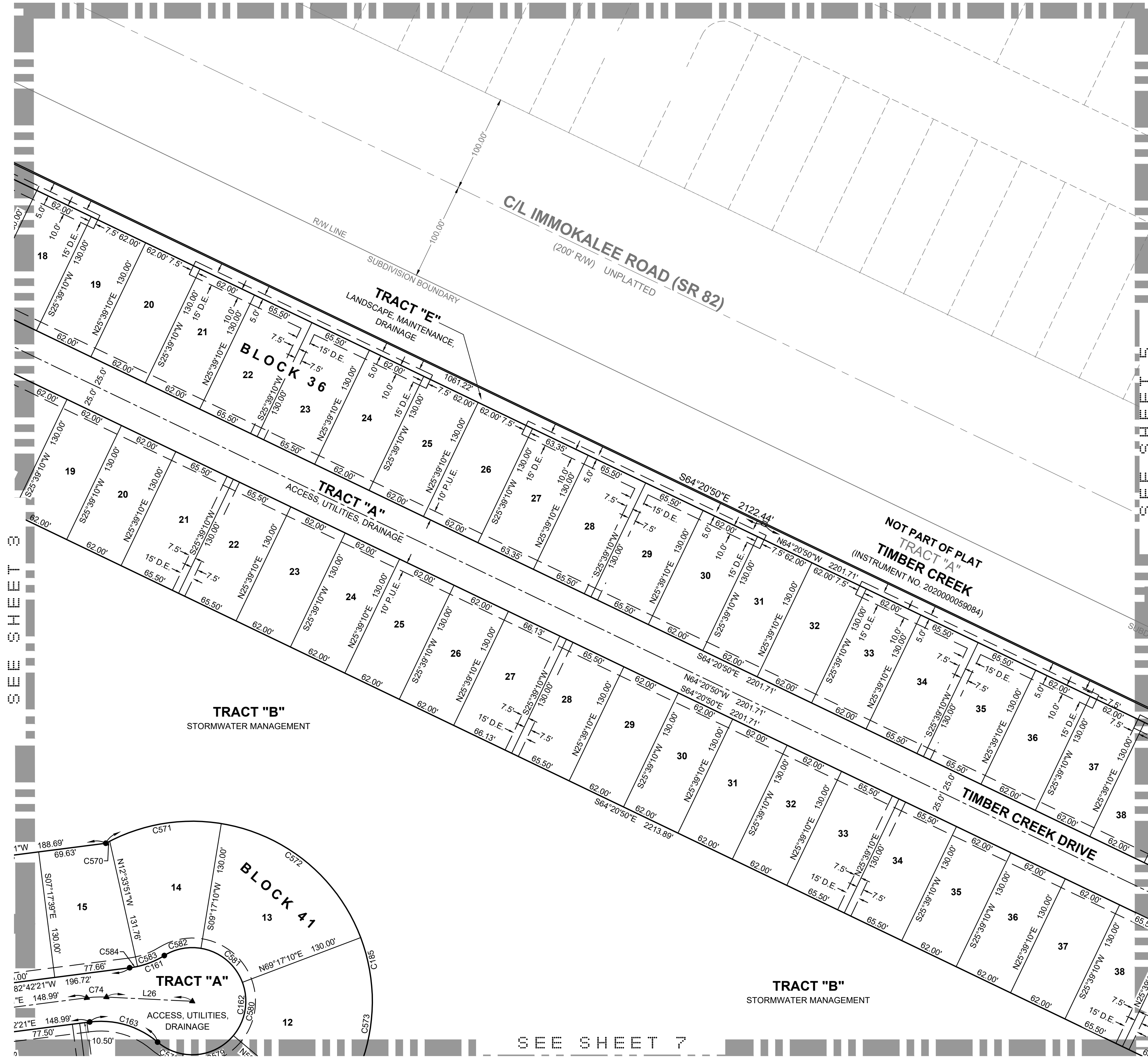
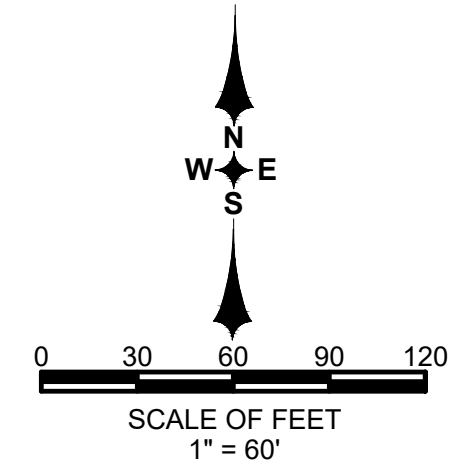
# TIMBER CREEK - PHASE 6

A RE-PLAT OF TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "F" AND TRACT "G", TIMBER CREEK - PHASE 5", RECORDED AS CLERK'S INSTRUMENT NUMBER xxxxxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_



**SHEET 4 OF 10**  
 Fort Myers  
 Tallahassee  
 Destin  
 2914 CLEVELAND AVENUE  
 FORT MYERS, FLORIDA 33901  
 (239) 337-3993  
 FAX: (239) 337-3994  
 TOLL FREE: 866-337-7341



CURVE TABLE				
CURVE #	RADIUS	C.A.	ARC CHD	CHD BRG
C74	115.00'	10° 06' 14"	20.28'	20.25' N87° 45' 28"E
C161	90.00'	24° 10' 51"	37.98'	37.70' S70° 36' 56"W
C162	55.00'	25° 48' 29"	241.72'	89.10' N4° 25' 45"E
C163	90.00'	47° 37' 38"	74.81'	72.68' S73° 28' 49"E
C185	185.00'	238° 21' 19"	769.62'	323.05' N0° 30' 39"E
C570	185.00'	1° 23' 14"	4.48'	4.48' S62° 01' 36"W
C571	185.00'	36° 33' 57"	118.07'	116.07' S81° 00' 11"W
C572	185.00'	60° 00' 00"	193.73'	185.00' N50° 42' 50"W
C573	185.00'	60° 38' 30"	195.80'	186.79' N9° 36' 25"E
C578	55.00'	30° 24' 20"	29.19'	28.85' N64° 52' 10"W
C579	55.00'	60° 00' 00"	57.60'	55.00' S89° 55' 40"W
C580	55.00'	60° 38' 30"	58.21'	55.53' S9° 36' 25"W
C581	55.00'	60° 00' 00"	57.60'	55.00' S50° 42' 50"E
C582	55.00'	40° 45' 39"	39.13'	38.31' N78° 54' 20"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L26	S87° 11' 25"E	88.32'

SEE SHEETS

SEE SHEETS

DOS2021-xxxxx / PLT2021-xxxxx

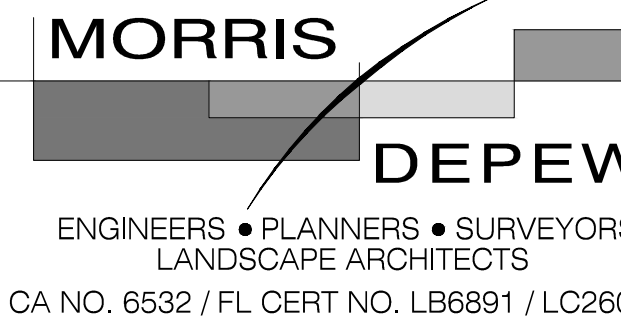
SEE SHEET 7

NOTE:  
 THE PLAT SHOWN HEREON IS SUBJECT TO EASEMENTS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 202000059114, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED BY CERTIFICATE OF AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2020000192791, AND AS FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021000185721, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE.

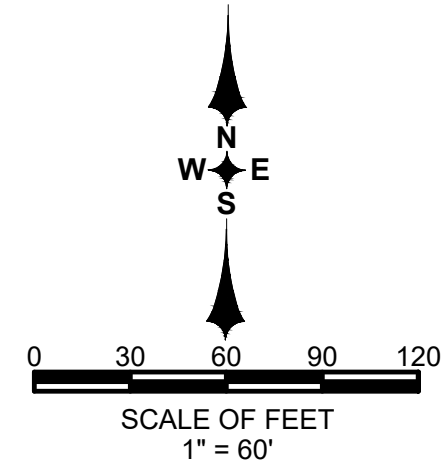
# TIMBER CREEK - PHASE 6

A RE-PLAT OF TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "F" AND TRACT "G", TIMBER CREEK - PHASE 5", RECORDED AS CLERK'S INSTRUMENT NUMBER xxxxxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_



**SHEET 5 OF 10**  
 Fort Myers  
 Tallahassee  
 Destin  
 2914 CLEVELAND AVENUE  
 FORT MYERS, FLORIDA 33901  
 (239) 337-3993  
 FAX: (239) 337-3994  
 TOLL FREE: 866-337-7341



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C1	300.00'	63° 52' 28"	334.45'	317.39'	S32° 24' 36"E
C2	30.00'	73° 38' 19"	38.56'	35.96'	S37° 17' 32"E
C3	625.00'	11° 22' 17"	124.04'	123.84'	S68° 25' 33"E
C4	25.00'	91° 36' 26"	39.97'	35.85'	N71° 27' 23"E
C5	47.00'	48° 00' 45"	39.38'	38.24'	S49° 39' 33"W
C6	98.00'	12° 57' 28"	22.16'	22.12'	S67° 11' 12"W
C7	50.00'	48° 30' 28"	42.33'	41.08'	S84° 57' 41"W
C8	97.00'	11° 26' 06"	19.36'	19.33'	N66° 18' 35"W
C9	450.00'	31° 14' 05"	245.32'	242.29'	S87° 35' 44"E
C10	280.00'	33° 47' 17"	165.12'	162.74'	N86° 19' 08"W
C11	450.00'	20° 21' 22"	159.88'	159.04'	N82° 09' 22"W
C15	450.00'	10° 52' 44"	85.44'	85.31'	S82° 13' 35"W
C17	125.00'	62° 00' 47"	135.29'	128.78'	N33° 20' 26"W
C103	600.00'	27° 30' 50"	288.12'	285.36'	N63° 01' 48"E
C108	425.00'	3° 34' 02"	26.46'	26.46'	S73° 48' 39"E
C133	295.00'	27° 37' 06"	142.20'	140.83'	S89° 24' 13"E
C166	625.00'	27° 30' 50"	300.13'	297.25'	S63° 01' 48"W
C168	475.00'	6° 31' 17"	54.07'	54.04'	S80° 02' 52"W
C169	575.00'	27° 30' 50"	276.12'	273.47'	S63° 01' 48"W
C173	425.00'	31° 11' 08"	231.32'	228.48'	N87° 37' 12"W
C174	150.00'	62° 00' 47"	162.35'	154.54'	S33° 20' 26"E
C175	100.00'	62° 00' 47"	108.23'	103.03'	S33° 20' 26"E
C178	12.00'	85° 38' 34"	17.94'	16.31'	S40° 29' 14"W
C179	12.00'	85° 38' 34"	17.94'	16.31'	S45° 09' 20"E
C180	475.00'	16° 02' 34"	133.00'	132.57'	S79° 57' 20"E
C219	755.00'	27° 30' 50"	362.56'	359.08'	S63° 01' 48"W
C220	605.00'	8° 30' 38"	89.86'	89.78'	S81° 02' 32"W
C221	100.00'	40° 39' 33"	70.96'	69.48'	S22° 39' 49"E
C223	280.00'	62° 00' 47"	303.05'	288.48'	N33° 20' 26"W
C306	425.00'	11° 40' 02"	86.54'	86.39'	N81° 25' 41"W
C307	295.00'	11° 40' 02"	60.07'	59.97'	S81° 25' 41"E
C308	425.00'	11° 40' 02"	86.54'	86.39'	S86° 54' 17"W
C309	425.00'	4° 17' 03"	31.78'	31.77'	S78° 55' 45"W
C310	295.00'	11° 40' 02"	60.07'	59.97'	N86° 54' 17"E
C311	295.00'	4° 17' 03"	22.06'	22.05'	N78° 55' 45"E
C312	575.00'	6° 13' 57"	62.55'	62.52'	S73° 40' 15"W
C314	575.00'	8° 15' 19"	82.85'	82.77'	S68° 10' 19"W
C315	575.00'	4° 46' 16"	47.88'	47.87'	S51° 39' 31"W
C319	445.00'	6° 13' 57"	48.41'	48.38'	N73° 40' 15"E
C398	280.00'	6° 44' 18"	32.93'	32.91'	N60° 58' 41"W
C399	280.00'	17° 35' 41"	85.98'	85.65'	N48° 48' 42"W
C400	280.00'	17° 35' 41"	85.98'	85.65'	N31° 13' 00"W
C401	280.00'	18° 47' 22"	91.82'	91.41'	N13° 01' 29"W
C402	280.00'	1° 17' 44"	6.33'	6.33'	N2° 58' 55"W
C403	150.00'	1° 17' 44"	3.39'	3.39'	S2° 58' 55"E
C404	150.00'	18° 47' 22"	49.19'	48.97'	S13° 01' 29"E
C405	150.00'	17° 35' 41"	46.06'	45.88'	S31° 13' 00"E
C406	150.00'	17° 35' 41"	46.06'	45.88'	S48° 48' 42"E
C407	150.00'	6° 44' 18"	17.64'	17.63'	S60° 58' 41"E
C419	100.00'	21° 21' 14"	37.27'	37.05'	S53° 40' 13"E

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C444	605.00'	8° 30' 38"	89.86'	89.78'	S81° 02' 32"W
C445	625.00'	1° 32' 26"	16.80'	16.80'	N76° 01' 01"E
C446	755.00'	1° 32' 26"	20.30'	20.30'	S76° 01' 01"W
C447	755.00'	5° 30' 35"	72.60'	72.57'	S72° 29' 30"W
C448	755.00'	5° 49' 15"	76.70'	76.67'	S66° 49' 35"W
C449	755.00'	5° 49' 15"	76.70'	76.67'	S61° 00' 20"W
C450	755.00'	5° 30' 35"	72.60'	72.57'	S55° 20' 25"W
C451	755.00'	3° 18' 45"	43.65'	43.64'	S50° 55' 46"W
C452	625.00'	3° 18' 45"	36.13'	36.13'	N50° 55' 46"E
C453	625.00'	5° 30' 35"	60.10'	60.08'	N55° 20' 25"E
C454	625.00'	5° 49' 15"	63.50'	63.47'	N61° 00' 20"E
C455	625.00'	5° 49' 15"	63.50'	63.47'	N66° 49' 35"E
C456	625.00'	5° 30' 35"	60.10'	60.08'	N72° 29' 30"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S76°11'43"E	24.35'
L2	S64°20'50"E	55.45'
L3	S64°20'50"E	15.88'
L5	N70°46'44"W	56.63'
L6	S18°51'27"W	50.01'
L70	S2°20'03"E	28.39'
L71	N2°20'03"W	43.62'
L80	N2°20'03"W	103.66'

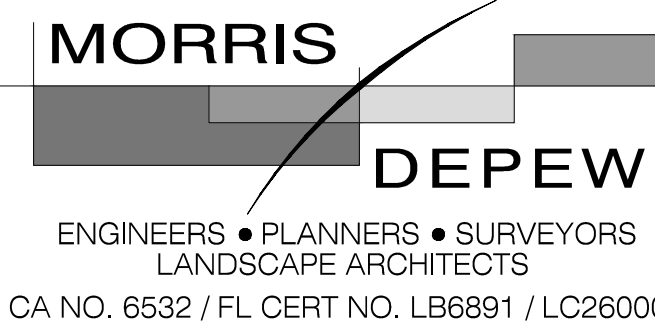
NOTE:  
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# TIMBER CREEK - PHASE 6

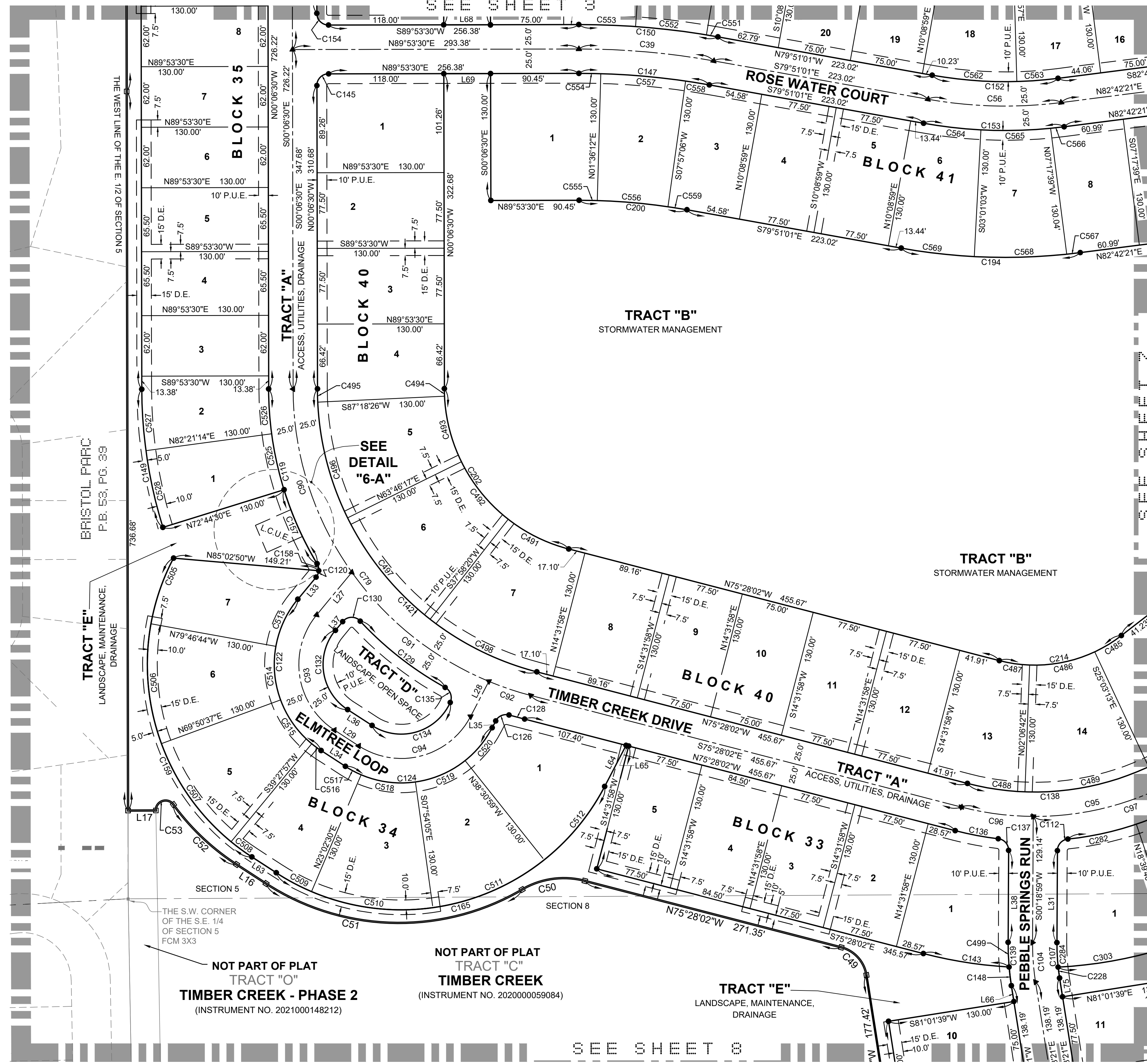
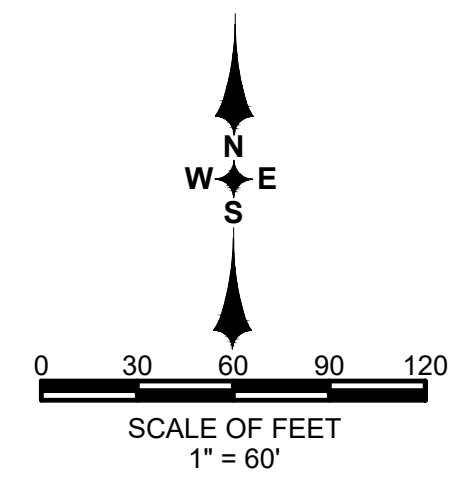
A RE-PLAT OF TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "F" AND TRACT "G", TIMBER CREEK - PHASE 5", RECORDED AS CLERK'S INSTRUMENT NUMBER xxxxxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_



Fort Myers  
Tallahassee  
Destin

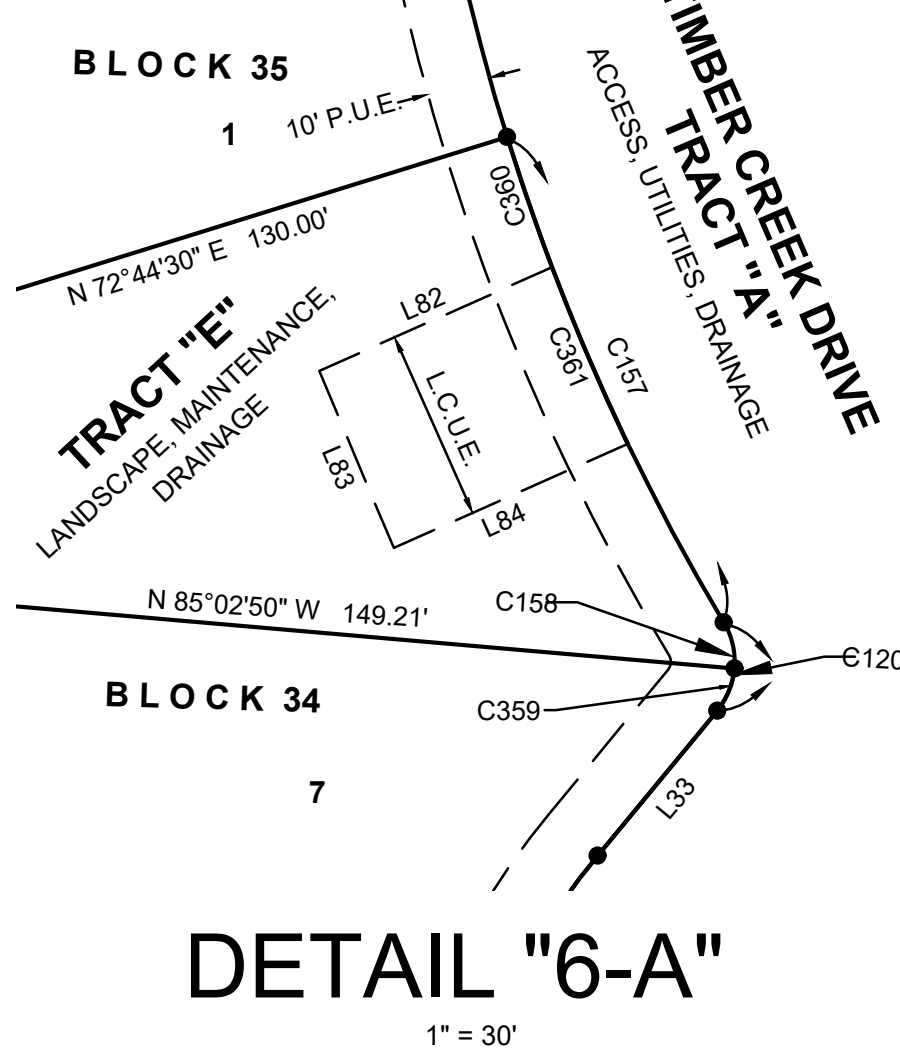
**SHEET 6 OF 10**



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C39	775.00	10° 15' 29"	138.75	138.57	S84° 58' 45"E
C49	35.00	66° 29' 42"	40.62	38.38	N42° 13' 11"W
C50	85.00	44° 50' 28"	66.52	64.84	S82° 06' 44"W
C51	250.00	63° 18' 40"	276.25	262.41	N88° 39' 09"W
C52	245.00	20° 57' 00"	89.58	89.09	N46° 31' 19"W
C53	10.00	144° 59' 07"	25.30	19.07	S71° 27' 38"W
C56	450.00	17° 26' 38"	137.00	136.48	S88° 34' 20"E
C79	325.00	75° 21' 32"	427.46	397.31	S37° 47' 16"E
C90	325.00	35° 19' 22"	200.36	197.20	S17° 46' 11"E
C91	325.00	32° 02' 43"	181.77	179.41	S51° 27' 13"E
C92	325.00	7° 59' 27"	45.33	45.29	S71° 28' 18"E
C94	80.00	95° 28' 46"	133.31	118.42	N75° 15' 48"E
C95	300.00	52° 14' 51"	273.57	264.19	N78° 24' 32"E
C96	300.00	14° 12' 59"	74.44	74.25	S82° 34' 31"E
C97	300.00	38° 01' 52"	199.13	195.50	N71° 18' 03"E
C112	12.00	83° 41' 48"	17.53	16.01	S42° 09' 53"W
C119	350.00	30° 46' 34"	188.00	185.75	N15° 29' 47"W
C120	12.00	70° 27' 12"	14.76	13.84	N4° 20' 33"E
C122	105.00	96° 33' 57"	176.97	166.75	N8° 42' 51"W
C124	105.00	95° 28' 46"	174.97	155.42	S75° 15' 48"W
C126	12.00	77° 00' 33"	16.13	14.94	S66° 01' 42"W
C128	1752.57	0° 32' 19"	16.47	16.47	N75° 28' 02"W
C129	350.00	18° 08' 24"	110.81	110.35	S52° 01' 21"E
C130	12.00	97° 28' 43"	20.42	18.04	N88° 18' 29"E
C134	55.00	98° 41' 04"	94.73	83.45	S73° 39' 39"W
C135	12.00	85° 24' 40"	17.89	16.28	S18° 23' 13"E
C136	325.00	7° 54' 47"	44.88	44.85	N79° 25' 25"W
C137	12.00	83° 41' 48"	17.53	16.01	N41° 31' 55"W
C138	275.00	52° 14' 51"	250.77	242.17	S78° 24' 32"W
C142	300.00	75° 21' 32"	394.58	366.75	N37° 47' 16"W
C143	455.00	11° 12' 47"	89.04	88.90	S81° 04' 25"E
C145	12.00	90° 00' 00"	18.85	16.97	N44° 53' 30"E
C147	750.00	10° 15' 29"	134.28	134.10	S84° 58' 45"E
C148	275.00	4° 01' 24"	19.31	19.31	S6° 57' 38"E
C149	480.00	17° 09' 00"	143.68	143.14	S8° 41' 00"E
C150	800.00	10° 15' 29"	143.23	143.04	N84° 58' 45"W
C152	425.00	17° 26' 38"	129.39	128.89	N88° 34' 20"W
C153	475.00	17° 26' 38"	144.62	144.06	S88° 34' 20"E
C154	12.00	90° 00' 00"	18.85	16.97	N45° 06' 30"W
C157	350.00	13° 37' 34"	83.24	83.04	S24° 04' 17"E
C158	12.00	35° 50' 14"	7.51	7.38	S12° 57' 56"E
C159	235.00	84° 37' 39"	347.10	316.40	S14° 41' 00"E
C165	235.00	95° 28' 46"	391.61	347.85	N75° 15' 48"E
C194	605.00	17° 26' 38"	184.19	183.48	S88° 34' 20"E
C200	620.00	10° 15' 29"	111.00	110.86	S84° 58' 45"E
C202	170.00	75° 21' 32"	223.59	207.82	N37° 47' 16"W
C214	145.00	52° 14' 51"	132.22	127.69	S78° 24' 32"W
C228	225.00	2° 53' 07"	11.33	11.33	S7° 31' 47"E
C282	325.00	12° 40' 27"	71.89	71.75	S77° 40' 34"W
C303	455.00	15° 39' 02"	124.29	123.90	N79° 09' 52"E
C399	12.00	34° 38' 58"	7.25	7.14	N22° 15' 39"E

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C360	350.00	3° 31' 31"	21.53	21.53	S19° 01' 16"E
C361	350.00	4° 54' 47"	30.01	30.00	S23° 14' 24"E
C485	145.00	12° 39' 40"	32.04	31.98	S58° 36' 57"W
C486	145.00	27° 09' 55"	68.75	68.11	S78° 31' 44"W
C487	145.00	12° 25' 16"	31.43	31.37	N81° 40' 40"W
C488	275.00	12° 25' 16"	59.62	59.50	S81° 40' 40"E
C489	275.00	27° 09' 55"	130.38	129.17	N78° 31' 44"E
C491	170.00	23° 26' 22"	69.55	69.06	N63° 44' 51"W
C492	170.00	25° 47' 58"	69.55	75.90	N39° 07' 42"W
C493	170.00	23° 32' 09"	69.83	69.34	N14° 27' 38"W
C494	170.00	2° 35' 04"	7.67	7.67	N1° 24' 02"W
C495	300.00	2° 35' 04"	13.53	13.53	S1° 24' 02"E
C496	300.00	23° 32' 09"	123.23	122.37	S14° 27' 38"E
C497	300.00	25° 47' 58"	135.08	133.95	S39° 07' 42"E
C498	300.00	23° 26' 22"	122.73	121.87	S63° 44' 51"E
C499	275.00	5° 15' 55"	25.27	25.26	N2° 18' 58"W
C505	235.00	17° 24' 34"	71.41	71.13	S18° 55' 33"W
C506	235.00	30° 22' 39"	124.59	123.14	S4° 58' 04"E
C507	235.00	30° 22' 39"	124.59	123.14	S35° 20' 43"W
C509	235.00	9° 57' 41"	40.86	40.81	S61° 58' 40"E
C510	235.00	30° 56' 35"	126.91	125.38	S82° 25' 47"E
C511	235.00	30° 36' 54"	125.57	124.08	N66° 47' 28"E
C512	235.00	23° 57' 36"	98.27	97.56	N39° 30' 13"E
C513	105.00	29° 20' 52"	53.78	53.20	N24° 53' 42"E
C514	105.00	30° 22' 39"	55.67	55.02	N4° 58' 04"W
C516	105.00	6° 27' 47"	11.84	11.84	N53° 45' 56"W
C517	105.00	9° 57' 41"	18.26	18.23	N61° 58' 40"W
C518	105.00	30° 56' 35"	56.71	56.02	N82° 25' 47"W
C519	105.00	30° 36' 54"	56.11	55.44	S66° 47' 28"W
C520	105.00	23° 57' 36"	43.91	43.59	S39° 30' 13"W
C525	350.00	9° 36' 44"	58.72	58.65	N12° 27' 08"W
C526	350.00	7° 32' 16"	46.05	46.01	N3° 52' 38"W
C527	480.00	7° 32' 16"	63.15	63.10	S3° 52' 38"E
C528	480.00	9° 36' 44"	80.53	80.43	S12° 27' 08"E
C551	800.00	0° 51' 11"	11.91	11.91	S80° 16' 36"E
C552	800.00	5° 14' 32"	73.20	73.17	S83° 19' 28"E
C553	800.00	4° 09' 46"	58.12	58.11	S88° 01' 37"E
C554	750.00	1° 42' 42"	22.40	22.40	N89° 15' 09"W
C555	620.00	1° 42' 42"	18.52	18.52	S89° 15' 09"E
C556	620.00	6° 43' 48"	72.83	72.79	S85° 01' 54"E
C557	750.00	6° 39' 50"	87.23	87.18	N85° 03' 53"W
C558	750.00	1° 52' 57"	24.64	24.64	N80° 47' 29"W
C559	620.00	1° 48' 59"	19.66	19.65	N83° 24' 59"W
C562	425.00	11° 43' 56"	87.03	86.87	S85° 42' 59"E
C563	425.00	5° 42' 41"	42.35	42.35	N85° 33' 42"E
C564	475.00	7° 07' 57"	59.13	59.09	N83° 24' 59"W
C565	475.00	8° 37' 16"	71.47	71.40	S88° 42' 24"W
C566	475.00	1° 41' 25"	14.01	14.01	S83° 33' 04"W
C567	605.00	1° 19' 37"	14.01	14.01	N83° 22' 10"E
C568	605.00	8° 59' 04"	94.77	94.77	N88° 31' 31"E
C569	605.00	7° 07' 57"	75.31	75.28	S83° 24' 59"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L16	N56° 59' 49"W	36.01'
L17	S89° 53' 30"W	28.45'
L27	S39° 34' 08"W	56.54'
L28	N27° 31' 25"E	40.54'
L29	S56° 59' 49"E	29.80'
L31	S0° 18' 59"W	94.16'
L33	N39° 34' 08"E	29.33'
L34	N56° 59' 49"W	29.80'
L35	S27° 31' 25"W	7.86'
L36	N56° 59' 49"W	29.80'
L37	N39° 34' 08"E	11.55'
L38	S0° 18' 59"W	94.16'
L63	S56° 59' 49"E	29.80'
L64	N27° 31' 25"E	47.40'
L65	S75° 28' 02"E	2.70'
L66	S8° 58' 21"E	16.36'
L68	S89° 53' 30"W	47.94'
L69	N89° 53' 30"E	47.94'
L75	S8° 58' 21"E	19.39'
L82	S66° 01' 21"W	39.81'
L83	S22° 51' 15"E	30.01'
L84	N66° 01' 21"E	40.01'



NOTE: THE PLAT SHOWN HEREON IS SUBJECT TO EASEMENTS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 202000059114, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED BY CERTIFICATE OF AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 20200001927911, AND AS FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021000185721, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE.

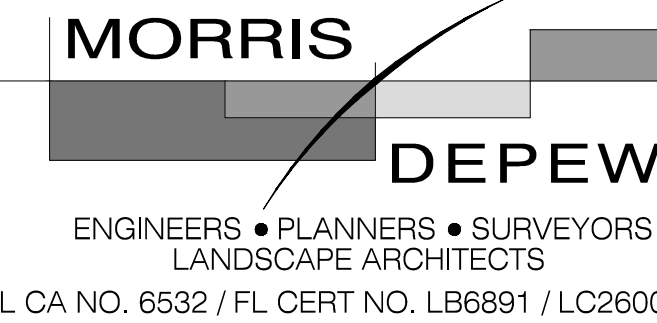
DOS2021-xxxxx / PLT2021-xxxxx



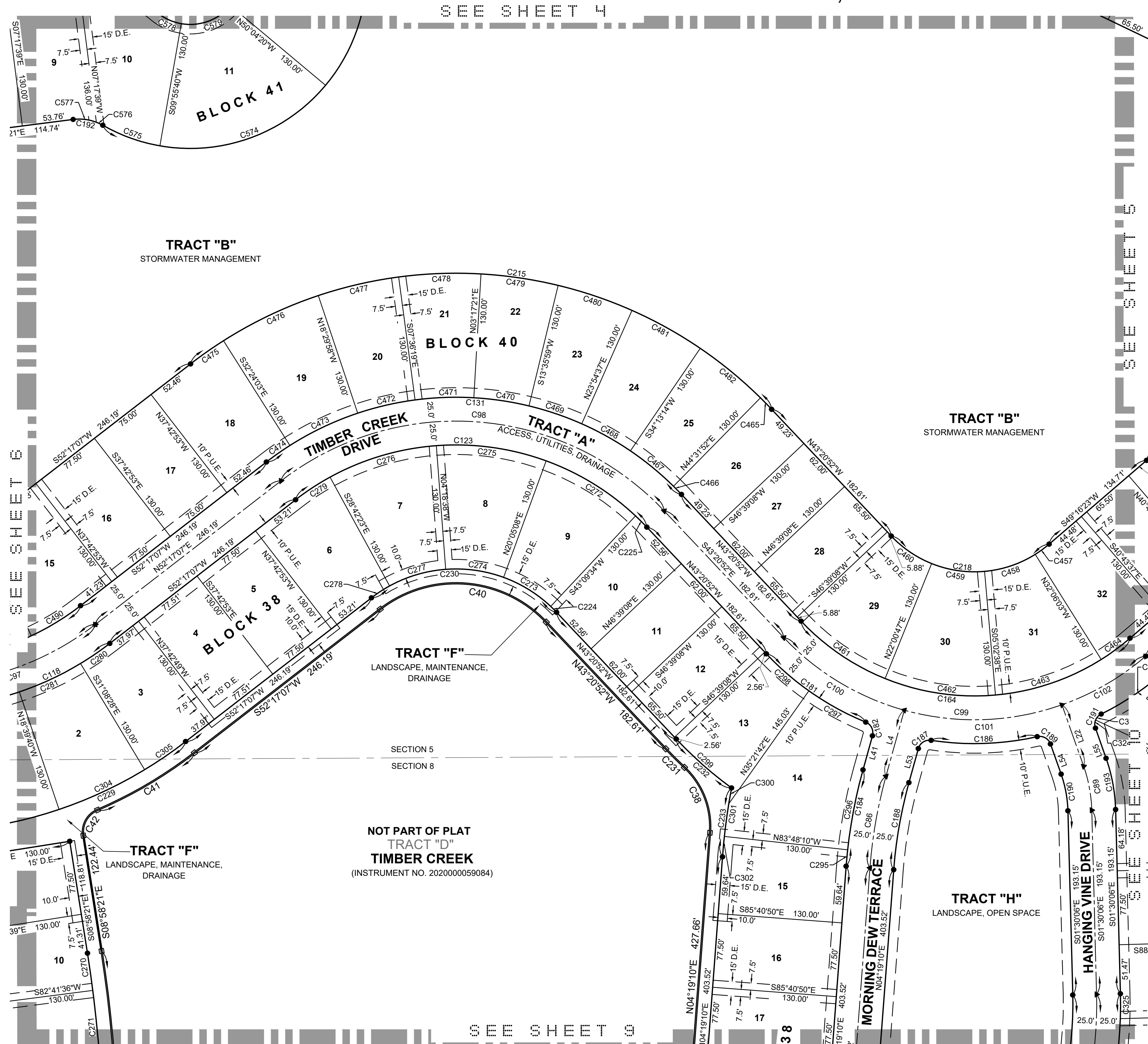
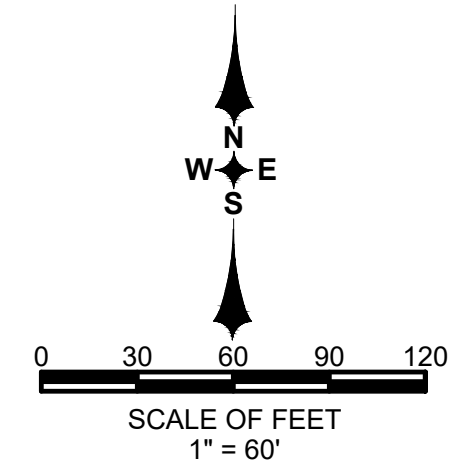
# TIMBER CREEK - PHASE 6

A RE-PLAT OF TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "F" AND TRACT "G", TIMBER CREEK - PHASE 5", RECORDED AS CLERK'S INSTRUMENT NUMBER xxxxxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_



**SHEET 7 OF 10**  
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 FORT MYERS, FLORIDA 33901  
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 TOLL FREE: 866-337-7341



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C38	85.00'	51° 13' 43"	76.00'	73.49'	N21° 17' 42"W
C40	130.00'	84° 22' 01"	191.42'	174.59'	N85° 31' 53"W
C41	470.00'	14° 25' 11"	118.29'	117.97'	S59° 29' 43"W
C42	25.00'	75° 48' 25"	33.08'	30.72'	S28° 48' 06"W
C86	500.00'	11° 12' 01"	97.74'	97.59'	N9° 55' 11"E
C89	150.00'	17° 57' 58"	47.04'	46.84'	S10° 29' 05"E
C97	300.00'	38° 01' 52"	199.13'	195.50'	N71° 18' 03"E
C98	300.00'	84° 22' 01"	441.74'	402.90'	S85° 31' 53"E
C99	275.00'	87° 22' 44"	419.39'	379.91'	S87° 02' 14"E
C100	275.00'	31° 07' 57"	149.42'	147.59'	S58° 54' 51"E
C101	275.00'	34° 59' 15"	167.93'	165.33'	N88° 01' 34"E
C102	275.00'	21° 15' 33"	102.04'	101.45'	N59° 54' 10"E
C118	325.00'	31° 43' 40"	179.97'	177.68'	S68° 08' 57"W
C123	275.00'	84° 22' 01"	404.93'	369.33'	N85° 31' 53"W
C131	325.00'	84° 22' 01"	478.56'	436.48'	N85° 31' 53"W
C164	250.00'	87° 22' 44"	381.26'	345.37'	N87° 02' 14"W
C181	300.00'	24° 19' 18"	127.35'	126.39'	N55° 30' 31"W
C182	12.00'	83° 11' 21"	17.42'	15.93'	N26° 04' 30"W
C184	525.00'	11° 12' 01"	102.63'	102.46'	N9° 55' 11"E
C186	300.00'	21° 21' 58"	111.87'	111.23'	N88° 01' 34"E
C187	12.00'	83° 11' 21"	17.42'	15.93'	N57° 06' 52"E
C188	475.00'	11° 12' 01"	92.85'	92.71'	N9° 55' 11"E
C189	12.00'	83° 11' 21"	17.42'	15.93'	S61° 03' 45"E
C190	125.00'	17° 57' 58"	39.20'	39.04'	S10° 29' 05"E
C191	12.00'	83° 11' 21"	17.42'	15.93'	S22° 07' 37"W
C192	50.00'	36° 58' 57"	32.27'	31.72'	S78° 48' 10"E
C193	175.00'	17° 57' 58"	54.87'	54.65'	S10° 29' 05"E
C215	455.00'	84° 22' 01"	669.98'	611.07'	N85° 31' 53"W
C218	120.00'	87° 22' 44"	183.01'	165.78'	N87° 02' 14"W
C224	145.00'	3° 29' 34"	8.84'	8.84'	S45° 05' 39"E
C225	275.00'	3° 29' 34"	16.76'	16.76'	N45° 05' 39"W
C229	455.00'	34° 42' 16"	275.60'	271.40'	S69° 38' 15"W
C230	145.00'	84° 22' 01"	213.51'	194.74'	N85° 31' 53"W
C231	445.00'	3° 33' 41"	27.66'	27.66'	S45° 07' 43"E
C232	430.00'	10° 20' 07"	77.57'	77.46'	N48° 30' 56"W
C233	655.00'	6° 22' 16"	72.83'	72.80'	N7° 30' 18"E
C270	1355.00'	1° 39' 57"	39.40'	39.39'	S8° 08' 22"E
C271	1355.00'	4° 05' 47"	96.88'	96.86'	S5° 15' 30"E
C272	275.00'	23° 04' 26"	110.75'	110.00'	S58° 22' 39"E
C273	145.00'	23° 04' 26"	58.39'	58.00'	N58° 22' 39"W
C274	145.00'	24° 23' 45"	61.74'	61.27'	N82° 06' 45"W
C275	275.00'	24° 23' 45"	117.09'	116.21'	S82° 06' 45"E
C276	275.00'	24° 23' 45"	117.09'	116.21'	S73° 29' 30"W
C277	145.00'	24° 23' 45"	61.74'	61.27'	N73° 29' 30"E
C278	145.00'	9° 00' 30"	22.80'	22.77'	N56° 47' 22"E
C280	325.00'	6° 34' 25"	37.29'	37.27'	S55° 34' 19"W
C281	325.00'	12° 28' 49"	70.79'	70.65'	S65° 05' 56"W
C295	525.00'	1° 52' 40"	17.21'	17.20'	N5° 15' 30"E
C296	525.00'	9° 19' 21"	85.42'	85.33'	S10° 51' 30"W
C297	300.00'	13° 01' 53"	68.23'	68.08'	S61° 09' 14"E

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C298	300.00'	11° 17' 25"	59.12'	59.02'	N48° 59' 35"W
C299	430.00'	10° 20' 07"	77.57'	77.46'	S48° 30' 56"E
C301	655.00'	3° 01' 55"	34.66'	34.66'	N7° 42' 47"E
C302	655.00'	1° 52' 40"	21.47'	21.46'	S5° 15' 30"W
C304	455.00'	12° 28' 49"	99.11'	98.91'	N65° 05' 56"E
C305	455.00'	6° 34' 25"	52.20'	52.17'	N55° 34' 19"E
C321	12.00'	41° 35' 41"	8.71'	8.52'	S42° 55' 27"W
C324	12.00'	41° 35' 41"	8.71'	8.52'	S1° 19' 47"W
C457	120.00'	8° 37' 33"	18.07'	18.05'	S53° 35' 10"W
C458	120.00'	27° 03' 25"	56.67'	56.14'	S71° 25' 39"W
C459	120.00'	27° 03' 25"	56.67'	56.14'	N81° 30' 56"W
C460	120.00'	24° 38' 21"	51.60'	51.21'	N55° 40' 03"W
C461	250.00'	24° 38' 21"	107.51'	106.68'	S55° 40' 03"E
C462	250.00'	27° 03' 25"	118.06'	116.96'	N81° 30' 56"E
C463	250.00'	27° 03' 25"	118.06'	116.96'	N71° 25' 39"E
C464	250.00'	8° 37' 33"	37.64'	37.60'	N53° 35' 10"E
C465	455.00'	2° 07' 15"	16.84'	16.84'	N44° 24' 30"W
C466	325.00'	2° 07' 15"	12.03'	12.03'	S44° 24' 30"E
C467	325.00'	10° 18' 38"	58.48'	58.41'	S50° 37' 27"E
C468	325.00'	10° 18' 38"	58.48'	58.41'	S60° 56' 05"E
C469	325.00'	10° 18' 38"	58.48'	58.41'	S71° 14' 42"E
C470	325.00'	10° 18' 38"	58.48'	58.41'	S81° 33' 20"E
C471	325.00'	10° 53' 39"	61.80'	61.70'	N87° 50' 31"E
C472	325.00'	10° 53' 39"	61.80'	61.70'	N76° 56' 51"E
C473	325.00'	13° 54' 05"	78.85'	78.66'	N64° 32' 59"E
C474	325.00'	5° 18' 50"	30.14'	30.13'	N54° 56' 32"E
C475	455.00'	5° 18' 50"	42.20'	42.18'	S54° 56' 32"W
C476	455.00'	13° 54' 05"	110.39'	110.12'	S64° 32' 59"W
C477	455.00'	10° 53' 39"	86.51'	86.38'	S76° 56' 51"W
C478	455.00'	10° 53' 39"	86.51'	86.38'	S87° 50' 31"W
C479	455.00'	10° 18' 38"	81.88'	81.88'	N81° 33' 20"W
C480	455.00'	10° 18' 38"	81.88'	81.77'	N71° 14' 42"W
C481	455.00'	10° 18' 38"	81.88'	81.77'	N60° 56' 05"W
C482	455.00'	10° 18' 38"	81.88'	81.77'	N50° 37' 27"W
C490	275.00'	12° 39' 40"	60.77'	60.64'	N58° 36' 57"E
C573	185.00'	60° 38' 30"	195.80'	188.79'	N9° 36' 25"E
C574	185.00'	60° 00' 00"	193.73'	185.00'	N69° 55' 40"E
C575	185.00'	19° 45' 38"	63.80'	63.49'	S70° 11' 31"E
C576	50.00'	8° 37' 48"	7.53'	7.52'	S64° 37' 36"E
C577	50.00'	28° 21' 09"	24.74'	24.49'	S83° 07' 04"E
C578	55.00'	30° 24' 20"	29.19'	28.85'	N64° 52' 10"W
C579	55.00'	60° 00' 00"	57.60'	55.00'	S69° 55' 40"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L4	N15°31'11"E	71.84'
L22	S19°28'04"E	68.31'
L41	N15°31'11"E	37.04'
L53	N15°31'11"E	37.04'
L54	S19°28'04"E	33.51'
L55	S19°28'04"E	33.51'

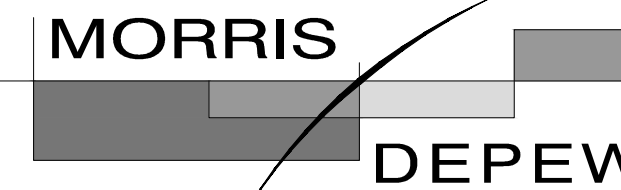
NOTE:  
 THE PLAT SHOWN HEREON IS SUBJECT TO EASEMENTS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 202000059114, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED BY CERTIFICATE OF AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2020000192791, AND AS FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021000185721, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID EASEMENTS ARE BLANKET IN NATURE AND NOT PLATTABLE.

DOS2021-xxxxx / PLT2021-xxxxx

# TIMBER CREEK - PHASE 6

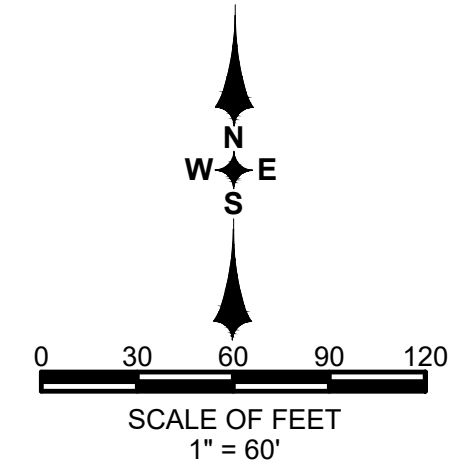
A RE-PLAT OF TRACT "D", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "F" AND TRACT "G", TIMBER CREEK - PHASE 5", RECORDED AS CLERK'S INSTRUMENT NUMBER xxxxxxxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4, 5 AND 8, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_

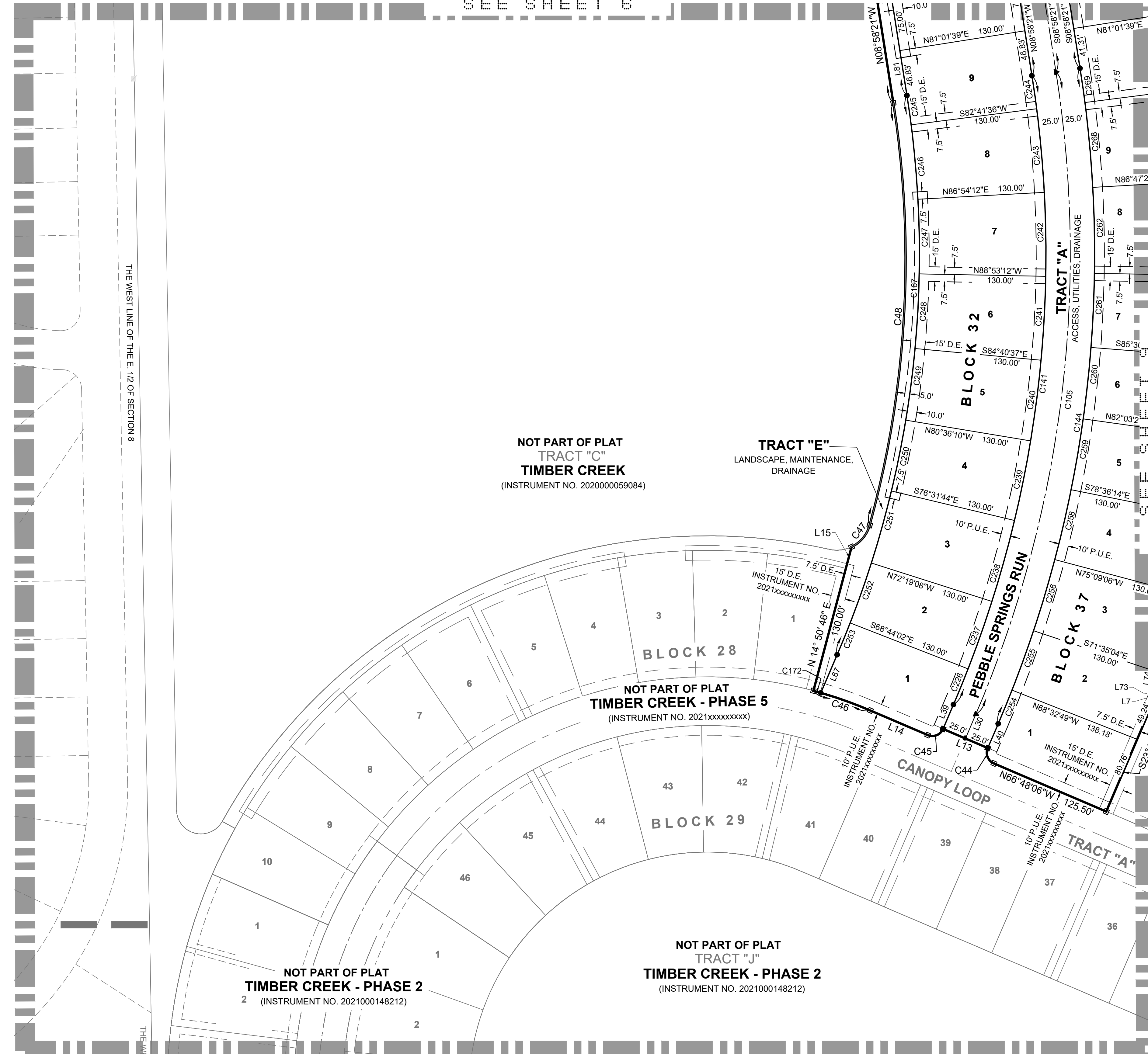


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TOLL FREE: 866-337-7341



SEE SHEET 6



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C43	1370.00	26° 25' 02"	631.66'	626.08'	S4° 14' 11"W
C44	12.00	90° 00' 00"	18.85'	16.97'	N21° 48' 06"W
C45	12.00	90° 00' 00"	18.85'	16.97'	S68° 11' 54"W
C46	425.00	8° 21' 18"	61.98'	61.92'	N70° 58' 07"W
C47	35.00	48° 59' 38"	29.93'	29.03'	N39° 53' 11"E
C48	1030.00	24° 21' 33"	437.90'	434.61'	N3° 12' 28"E
C105	1200.00	32° 10' 14"	673.78'	664.96'	S7° 06' 47"W
C141	1175.00	32° 10' 14"	669.74'	651.11'	N7° 06' 47"E
C144	1225.00	32° 10' 14"	687.82'	678.82'	S7° 06' 47"W
C167	1045.00	32° 10' 14"	586.75'	579.07'	S7° 06' 47"W
C172	425.00	1° 03' 49"	7.89'	7.89'	N74° 36' 51"W
C226	1175.00	1° 55' 56"	39.63'	39.62'	N22° 13' 56"E
C237	1175.00	3° 35' 06"	73.52'	73.51'	N19° 28' 25"E
C238	1175.00	4° 12' 36"	86.33'	86.32'	N15° 34' 34"E
C239	1175.00	4° 04' 26"	83.55'	83.53'	N11° 26' 03"E
C240	1175.00	4° 04' 26"	83.55'	83.53'	N7° 21' 36"E
C241	1175.00	4° 12' 36"	86.33'	86.32'	N3° 13' 05"E
C242	1175.00	4° 12' 36"	86.33'	86.32'	N0° 59' 30"W
C243	1175.00	4° 12' 36"	86.33'	86.32'	N5° 12' 06"W
C244	1175.00	1° 39' 57"	34.16'	34.16'	N8° 08' 22"W
C245	1045.00	1° 39' 57"	30.38'	30.38'	S8° 08' 22"E
C246	1045.00	4° 12' 36"	76.78'	76.77'	S5° 12' 06"E
C247	1045.00	4° 12' 36"	76.78'	76.77'	S0° 59' 30"E
C248	1045.00	4° 12' 36"	76.78'	76.77'	S3° 13' 05"W
C249	1045.00	4° 04' 26"	74.30'	74.29'	S7° 21' 36"W
C250	1045.00	4° 04' 26"	74.30'	74.29'	S11° 26' 03"W
C251	1045.00	4° 12' 36"	76.78'	76.77'	S15° 34' 34"W
C252	1045.00	3° 35' 06"	65.39'	65.37'	S19° 28' 25"W
C253	1045.00	1° 55' 56"	35.24'	35.24'	S22° 13' 56"W
C254	1225.00	1° 44' 42"	37.31'	37.31'	N22° 19' 33"E
C255	1225.00	3° 02' 16"	64.95'	64.94'	N19° 56' 04"E
C256	1225.00	3° 34' 02"	76.27'	76.26'	N16° 37' 55"E
C258	1225.00	3° 27' 07"	73.81'	73.80'	N13° 07' 20"E
C259	1225.00	3° 27' 07"	73.81'	73.80'	N9° 40' 13"E
C260	1225.00	3° 27' 07"	73.81'	73.80'	N6° 13' 05"E
C261	1225.00	3° 34' 02"	76.27'	76.26'	N1° 42' 30"E
C262	1225.00	4° 08' 06"	88.41'	88.39'	N1° 08' 33"W
C268	1225.00	4° 05' 47"	87.58'	87.57'	N5° 15' 30"W
C269	1225.00	1° 39' 57"	35.62'	35.61'	N8° 08' 22"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L7	S23° 50' 41"W	0.12'
L13	N66° 48' 06"W	50.00'
L14	N86° 48' 06"W	64.11'
L15	N14° 50' 46"E	23.03'
L30	S23° 11' 54"W	27.24'
L39	N23° 11' 54"E	27.24'
L40	S23° 11' 54"W	27.24'
L67	S23° 11' 54"W	42.67'
L73	S33° 06' 42"E	9.08'
L74	S7° 44' 31"W	17.70'

NOTE: THE PLAT SHOWN HEREON IS SUBJECT TO EASEMENTS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 202000059114, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED BY CERTIFICATE OF AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2020000192791, AND AS FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021000185721, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE.

DOS2021-xxxxx / PLT2021-xxxxx





**RESOLUTION NO 2022-5**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF TIMBER CREEK – PHASE 7; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Timber Creek Southwest Community Development District, hereinafter (the “District”), was established by Ordinance No. 19-20 adopted by the Board of County Commissioners of Lee County, Florida on October 1, 2019 pursuant to Chapter 190, Florida Statutes, as amended; and

**WHEREAS**, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

**WHEREAS**, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

**WHEREAS**, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the “backbone” (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Timber Creek – Phase 7 (the “Plat”), as recorded in the Public Records of Lee County, Florida; and

**WHEREAS**, this Resolution will be relied upon by Lee County in reviewing the Plat.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of the District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility, appearing within the Plat.
3. Provided, however, that the District’s responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easements for the surface water management system and applicable facilities and improvements have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.
4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 21<sup>st</sup> day of January, 2022.

**TIMBER CREEK SOUTHWEST COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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

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

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by Barry Ernst, as Chairman of Timber Creek Southwest Community Development District. He is personally known to me.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by James P. Ward, as Secretary of the Timber Creek Southwest Community Development District. He is personally known to me.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_

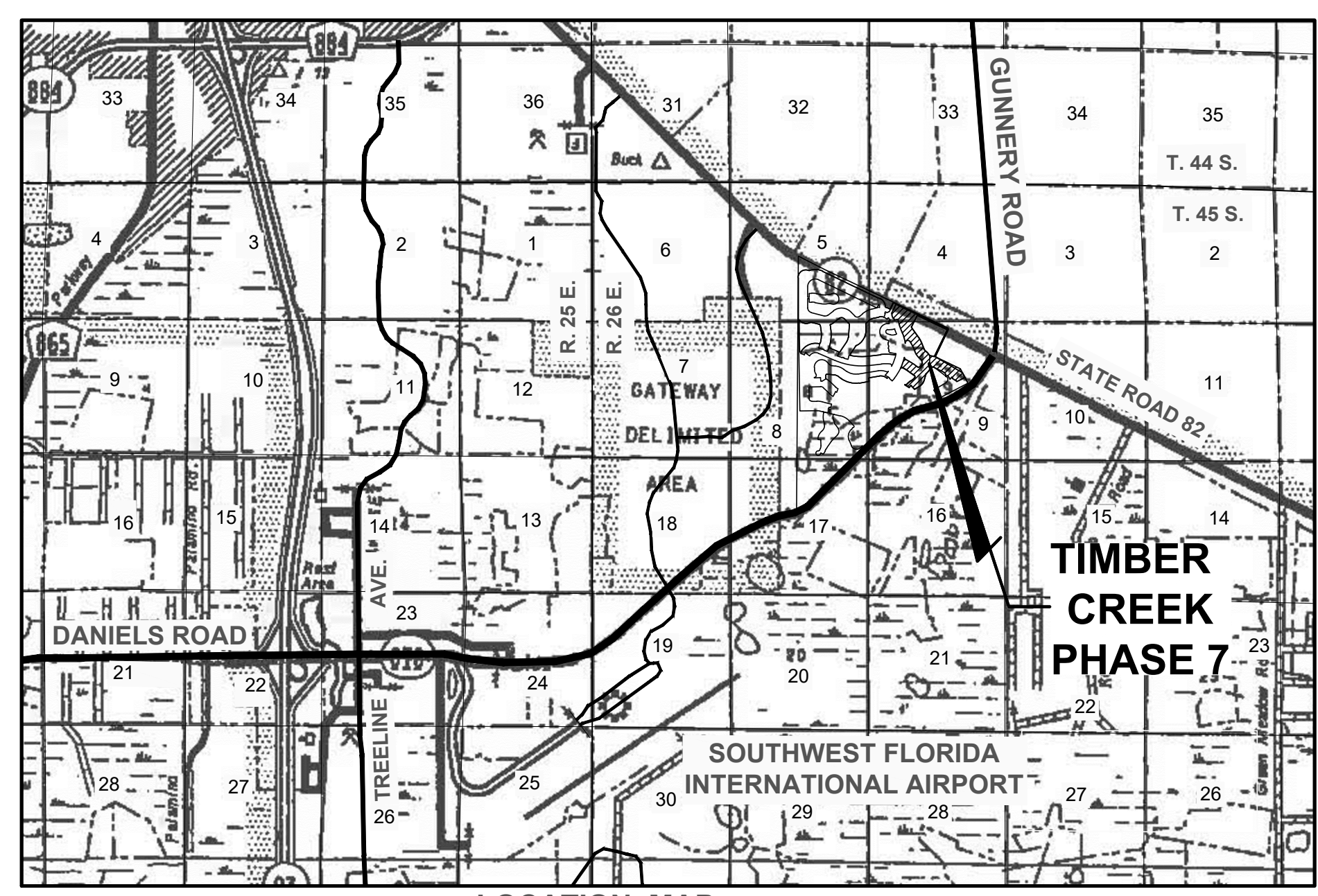
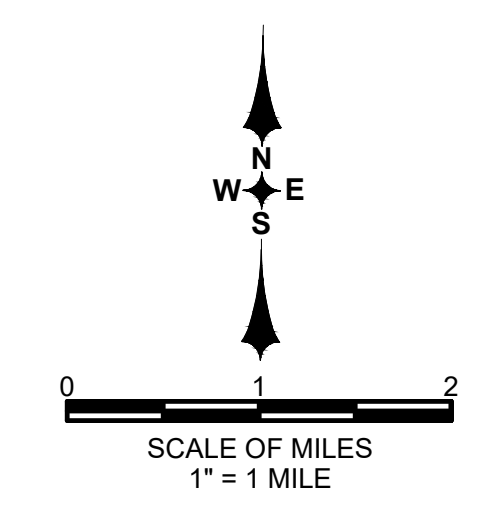
# TIMBER CREEK - PHASE 7

A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

**NOTES:**  
ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS.  
ORIENTATION BASED ON THE WESTERLY LINE OF THE EAST HALF OF SECTION 5, T.45 S., R. 26 E., AS BEARING N.00°06'30"W.  
ALL LINES INTERSECTING A CURVE ARE RADIAL UNLESS NOTED OTHERWISE.

- STANDARD SYMBOLS LEGEND**
- ▲ = SET NAIL & DISC (P.C.P.)
  - = SET CAPPED IRON ROD 5/8" (S.C.I.R.)
  - ◻ = FOUND CAPPED IRON ROD 5/8" (P.R.M.)
  - = FOUND IRON ROD (F.I.R.)
  - = R/W LINE
  - = CENTERLINE OR SECTION LINE

- STANDARD ABBREVIATIONS**
- |                                |  |
|--------------------------------|--|
| (NR) = NON-TANGENT             | LB = LICENSED BUSINESS                 |
| (NR) = NON-RADIAL              | P.R.M. = PERMANENT REFERENCE MONUMENT  |
| ELEV. = ELEVATION              | L.S. = LICENSED SURVEYOR               |
| (TYP.) = TYPICAL               | P.C.P. = PERMANENT CONTROL POINT       |
| R.O.W. = RIGHT OF WAY          | FP&L = FLORIDA POWER AND LIGHT COMPANY |
| C/L = CENTERLINE               | D.E. = DRAINAGE EASEMENT               |
| E.O.P. = EDGE OF PAVEMENT      | CHD = CHORD                            |
| O.R. = OFFICIAL RECORDS        | CHD BRG = CHORD BEARING                |
| P.O.B. = POINT OF BEGINNING    | C.A. = CENTRAL ANGLE                   |
| P.O.C. = POINT OF COMMENCEMENT | L1 = LINE TABLE DESIGNATION            |
| P.B. = PLAT BOOK               | C1 = CURVE TABLE DESIGNATION           |
| PG. = PAGE                     | P.U.E. = PUBLIC UTILITY EASEMENT       |
| (D) = DEED                     | L.C.U.E. = LEE COUNTY UTILITY EASEMENT |
| (R) = RADIAL                   |  |
| (C) = CALCULATED               |  |
| (P) = PLAT                     |  |
| (R) = RECORD                   |  |



**DESCRIPTION:**

TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. CONTAINING 45.10 ACRES, MORE OR LESS.

**NOTICE:**  
**LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.**

**NOTICE:**  
**THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.**

**THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT IS IN PROXIMITY TO "TIMBER CREEK-PHASE 7", A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA**  
**THERE IS POTENTIAL FOR NOISES CREATED BY AND INCIDENTAL TO THE OPERATION OF THE AIRPORT AS OUTLINED IN LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-1104.**

**APPROVAL:**  
THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
CECIL PENDERGRASS  
CHAIR OF THE BOARD

\_\_\_\_\_  
DAVID HALVERSON  
ASSISTANT COUNTY ATTORNEY

\_\_\_\_\_  
DAVID M. LOVELAND  
DIRECTOR, DEPARTMENT OF  
COMMUNITY DEVELOPMENT

\_\_\_\_\_  
LINDA DOGGETT  
CLERK OF THE COURT

\_\_\_\_\_  
JESSICA SULZER, P.E.  
MANAGER, DEVELOPMENT SERVICES

**COUNTY SURVEYOR CERTIFICATION:**  
REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART 1.

\_\_\_\_\_  
GARY W. RASHFORD, PSM  
FLORIDA CERTIFICATE NO. LS6305  
DESIGNATED PSM FOR LEE COUNTY, FLORIDA

**CLERK'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "TIMBER CREEK-PHASE 7", A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT \_\_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND DULY RECORDED AS INSTRUMENT NO. \_\_\_\_\_ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAT OF "TIMBER CREEK-PHASE 7", A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRMS), HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

\_\_\_\_\_  
THOMAS M. ROOKS JR., P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6347

**MORRIS-DEPEW ASSOCIATES, INC.**  
2914 CLEVELAND AVENUE  
FORT MYERS, FLORIDA 33901  
FL CERT NO. "LB8891"

SURVEYOR'S SEAL

\_\_\_\_\_  
LINDA DOGGETT  
CLERK OF THE CIRCUIT COURT IN AND  
FOR LEE COUNTY, FLORIDA

CLERK'S SEAL

**DEDICATION: (TIMBER CREEK PHASE 7)**

KNOW ALL MEN BY THESE PRESENTS THAT AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE HEREIN DESCRIBED LANDS HAS CAUSED THIS PLAT OF "TIMBER CREEK-PHASE 7", A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO TIMBER CREEK PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS:
  - A. ALL OF THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED TO AS TRACT "A", TOGETHER WITH SIDEWALKS, LANDSCAPING AND SIGNAGE IMPROVEMENTS NOW OR HERINAFTER CONTAINED THEREIN, FOR THE PURPOSE OF DRAINAGE (D.E.), UTILITIES (P.U.E.), INGRESS AND EGRESS, WITH RESPONSIBILITY FOR MAINTENANCE.
  - B. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.
  - C. TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K", FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES, SIGNS AND FOR LANDSCAPING NOT IN CONFLICT WITH THE STORM WATER MANAGEMENT USES, WITHOUT RESPONSIBILITY OF MAINTENANCE.
2. TO TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT:
  - A. TRACTS "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K" FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES, SIGNS AND FOR LANDSCAPING NOT IN CONFLICT WITH THE STORM WATER MANAGEMENT USES, WITH RESPONSIBILITY FOR MAINTENANCE.
  - B. ALL DRAINAGE EASEMENTS (D.E.) AS SHOWN ON THE PLAT, FOR THE OPERATION, INSTALLATION, CONSTRUCTION, AND MAINTENANCE OF DRAINAGE FACILITIES, WITH RESPONSIBILITY FOR MAINTENANCE.
  - C. A NON-EXCLUSIVE ACCESS EASEMENT OVER THE PRIVATE ROAD RIGHTS-OF-WAY HEREIN REFERRED TO AS TRACT "A", FOR THE SOLE PURPOSE OF PROVIDING INGRESS AND EGRESS TO FACILITIES MAINTAINED BY THE TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT.
3. TO DULY LICENSED PUBLIC UTILITY COMPANIES FOR USE IN PERFORMING THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY SERVICE TO TIMBER CREEK, A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT OVER, UNDER, AND ACROSS TRACT "A", AND THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS MAY BE SHOWN HEREON. EASEMENTS COLLOCATED WITHIN PLATTED EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT. ALL PUBLIC AND PRIVATE UTILITY EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, AND OPERATION OF WATER, SEWER, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND/OR ANY OTHER PUBLIC UTILITIES. NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT ANY CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, SUCH COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
4. DEDICATES TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY):
  - A. A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACT "A" FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES TO ACCESS PROPERTIES DEPICTED ON THIS PLAT, WITHOUT RESPONSIBILITY FOR MAINTENANCE
5. RESERVING UNTO LENNAR HOMES, LLC, A PERPETUAL RIGHT FOR INGRESS AND EGRESS ON AND OVER SAID TRACT "A", WITHOUT MAINTENANCE RESPONSIBILITY.

IN WITNESS WHEREOF, AG ESSENTIAL HOUSING MULTI STATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, HEREBY CAUSES THESE PRESENTS TO BE MADE AND SIGNED IN ITS NAME BY ITS VICE PRESIDENT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

AG ESSENTIAL HOUSING MULTI STATE 2, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY.

BY: AGWIP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
ITS AUTHORIZED AGENT

\_\_\_\_\_  
WENDY STOECKEL,  
MANAGER OF AGWIP ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY,  
THE AUTHORIZED AGENT OF,  
AG ESSENTIAL HOUSING MULTI STATE 2, LLC

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
PRINT NAME

**ACKNOWLEDGMENT TO DEDICATION:**

STATE OF ARIZONA  
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_ ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC \_\_\_\_\_

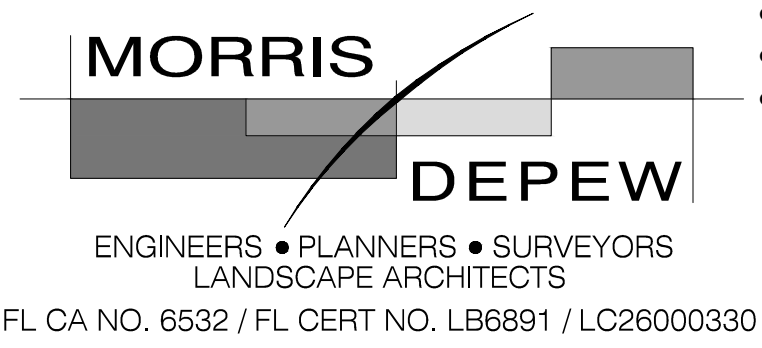
PRINTED NAME: \_\_\_\_\_

COMMISSION # \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_ SEAL

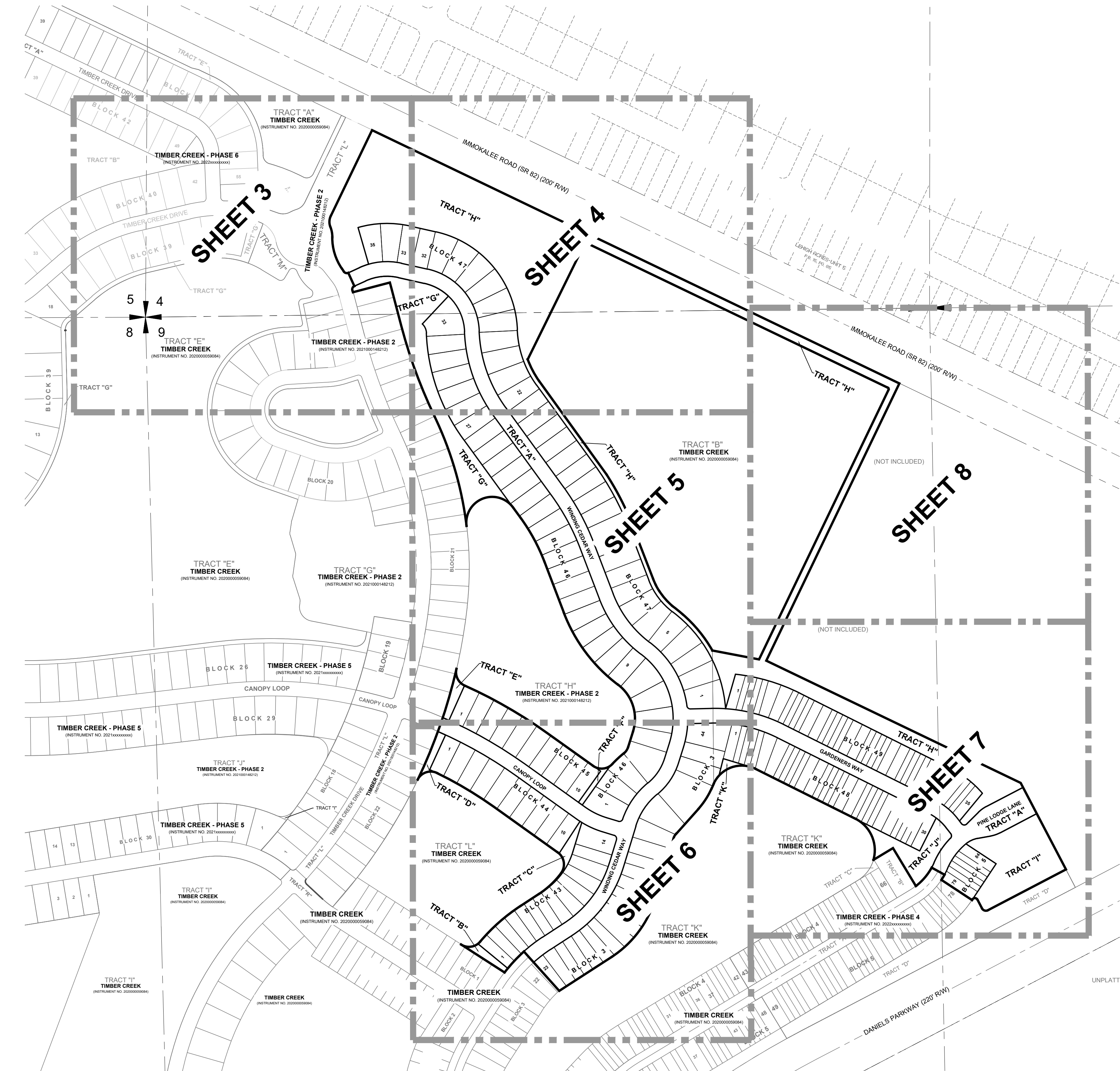
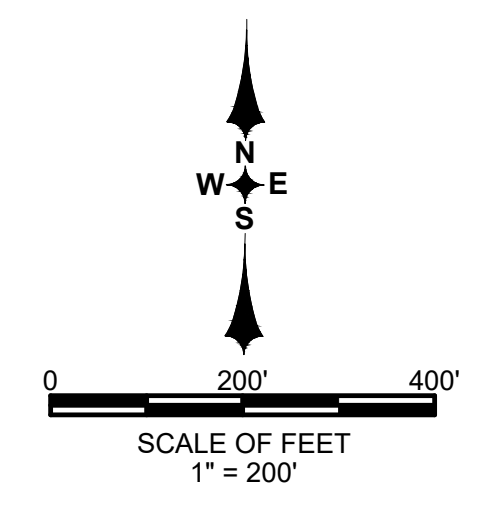
# TIMBER CREEK - PHASE 7

A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_



**SHEET 2 OF 8**  
 Fort Myers  
 Tallahassee  
 Destin  
 2914 CLEVELAND AVENUE  
 FORT MYERS, FLORIDA 33901  
 (239) 337-3993  
 FAX: (239) 337-3994  
 TOLL FREE: 866-337-7341



**AREA TABLE**  
**BLOCK 3**

LOT	ACRES	SQ. FT.
23	0.11	4,578.8
24	0.13	5,563.2
25	0.11	4,703.5
26	0.11	4,709.3
27	0.12	5,168.5
28	0.12	5,377.8
29	0.13	5,597.0
30	0.13	5,742.5
31	0.13	5,799.4
32	0.13	5,775.3
33	0.13	5,655.9
34	0.15	6,477.9
35	0.14	6,235.0
36	0.12	5,265.0
37	0.16	7,020.0
38	0.19	8,118.1
39	0.24	10,627.7
40	0.20	8,882.1
41	0.21	9,134.0
42	0.19	8,123.8
43	0.18	7,800.6
44	0.27	11,590.7
TOTAL	3.40	148,488.5

**AREA TABLE**  
**BLOCK 5**

LOT	ACRES	SQ. FT.
79	0.10	4,299.5
80	0.06	2,582.1
81	0.06	2,625.7
82	0.06	2,648.4
83	0.06	2,621.6
84	0.10	4,336.3
TOTAL	0.44	11,957.3

**AREA TABLE**  
**BLOCK 43**

LOT	ACRES	SQ. FT.
1	0.11	4,953.0
2	0.11	4,950.0
3	0.11	4,947.1
4	0.11	4,940.1
5	0.11	4,827.4
6	0.10	4,549.9
7	0.10	4,550.0
8	0.12	5,275.9
9	0.13	5,535.7
10	0.13	5,535.7
11	0.13	5,535.7
12	0.14	5,931.8
13	0.12	5,129.6
14	0.20	8,799.0
TOTAL	1.73	75,737.8

**AREA TABLE**  
**BLOCK 44**

LOT	ACRES	SQ. FT.
1	0.16	7,040.0
2	0.16	7,040.0
3	0.16	7,040.0
4	0.17	7,513.9
5	0.17	7,449.4
6	0.16	6,760.0
7	0.16	6,760.0
8	0.16	6,760.0
9	0.16	6,760.0
10	0.15	6,510.2
TOTAL	1.60	69,888.8

**AREA TABLE**  
**BLOCK 45**

LOT	ACRES	SQ. FT.
1	0.16	6,960.5
2	0.16	6,960.5
3	0.16	6,960.5
4	0.16	6,960.5
5	0.17	7,429.0
6	0.17	7,363.2
7	0.16	6,760.0
8	0.16	6,760.0
9	0.16	6,760.0
10	0.16	6,760.0
TOTAL	1.60	69,929.6

**AREA TABLE**  
**BLOCK 46**

LOT	ACRES	SQ. FT.
1	0.24	10,291.5
2	0.18	7,768.9
3	0.19	8,327.9
4	0.26	11,341.0
5	0.18	7,628.4
6	0.21	9,203.3
7	0.21	9,201.1
8	0.23	9,828.1
9	0.17	7,262.4
10	0.17	7,447.8
11	0.17	7,447.8
12	0.17	7,447.8
13	0.17	7,447.8
14	0.16	6,817.0
15	0.17	7,215.0
16	0.17	7,215.0
17	0.16	7,029.2
18	0.17	7,329.6
19	0.17	7,329.6
20	0.17	7,240.2
21	0.16	6,760.0
22	0.17	7,215.0
23	0.17	7,215.0
24	0.16	6,760.0
25	0.16	6,760.0
26	0.16	6,760.0
27	0.17	7,241.7
28	0.17	7,320.9
29	0.18	7,814.1
30	0.18	7,814.1
31	0.17	7,320.9
32	0.17	7,320.9
33	0.29	12,420.4
TOTAL	5.98	260,494.5

**AREA TABLE**  
**BLOCK 47**

LOT	ACRES	SQ. FT.
1	0.25	10,741.5
2	0.18	7,796.3
3	0.18	7,796.3
4	0.19	8,459.7
5	0.19	8,263.8
6	0.19	8,363.0
7	0.19	8,391.1
8	0.18	7,807.1
9	0.17	7,474.9
10	0.17	7,474.9
11	0.16	6,907.3
12	0.17	7,258.0
13	0.17	7,258.0
14	0.17	7,258.0
15	0.17	7,258.0
16	0.16	6,945.2
17	0.17	7,474.9
18	0.17	7,474.9
19	0.16	6,889.9
20	0.16	6,889.9
21	0.16	6,889.9
22	0.18	7,650.0
23	0.20	8,642.5
24	0.20	8,642.5
25	0.18	7,964.8
26	0.18	8,011.3
27	0.19	8,171.4
28	0.19	8,171.4
29	0.19	8,198.2
30	0.20	8,868.2
31	0.20	8,810.6
32	0.16	6,889.9
33	0.17	7,294.4
34	0.19	8,171.3
35	0.19	8,171.5
TOTAL	6.32	275,738.8

**AREA TABLE**  
**BLOCK 48**

LOT	ACRES	SQ. FT.
1	0.10	4,221.4
2	0.06	2,530.9
3	0.06	2,560.7
4	0.06	2,560.2
5	0.06	2,563.1
6	0.12	5,216.4
7	0.12	5,150.4
8	0.06	2,559.9
9	0.06	2,553.1
10	0.06	2,559.9
11	0.06	2,553.1
12	0.10	4,369.0
13	0.10	4,369.0
14	0.06	2,559.9
15	0.06	2,553.1
16	0.06	2,559.9
17	0.06	2,553.1
18	0.10	4,369.0
19	0.10	4,369.0
20	0.06	2,559.9
21	0.06	2,553.1
22	0.06	2,559.9
23	0.06	2,553.1
24	0.10	4,369.0
25	0.10	4,369.0
26	0.06	2,559.9
27	0.06	2,553.1
28	0.06	2,559.9
29	0.06	2,553.1
30	0.10	4,341.4
TOTAL	2.21	96,615.3

**AREA TABLE**  
**BLOCK 49**

LOT	ACRES	SQ. FT.
1	0.10	4,152.4
2	0.06	2,417.2
3	0.06	2,402.9
4	0.06	2,404.2
5	0.05	2,395.7
6	0.11	4,773.3
7	0.11	4,780.7
8	0.06	2,402.7
9	0.05	2,395.5
10	0.06	2,401.9
11	0.05	2,395.5
12	0.09	4,099.4
13	0.09	4,099.4
14	0.06	2,401.9
15	0.05	2,395.5
16	0.06	2,401.9
17	0.05	2,395.5
18	0.09	4,099.4
19	0.09	4,099.4
20	0.06	2,401.9
21	0.05	2,395.5
22	0.06	2,401.9
23	0.05	2,395.5
24	0.09	4,099.4
25	0.09	4,099.4
26	0.06	2,401.9
27	0.06	2,401.9
28	0.05	2,395.5
29	0.06	2,401.9
30	0.09	4,099.4
31	0.13	5,756.0
32	0.06	2,436.4
33	0.06	2,413.3
34	0.06	2,396.7
35	0.06	2,405.3
36	0.10	4,290.6
TOTAL	2.53	110,510.4

**AREA TABLE**  
**TRACTS**

TRACT	ACRES	SQ. FT.
"A"	6.22	271,013.4
"B"	0.09	3,717.8
"C"	0.10	4,291.6
"D"	0.09	3,785.2
"E"	0.10	4,390.9
"F"	0.06	2,522.3
"G"	1.61	70,220.2
"H"	9.21	401,277.1
"I"	1.32	57,890.0
"J"	0.56	24,278.6
"K"	0.04	1,709.7
TOTAL	19.40	845,096.8

**AREA TABLE**  
**AREA SUMMARY**

ITEM	ACRES	SQ. FT.
TOTAL AREA OF BLOCKS	25.69	1,119,388.6
TOTAL AREA OF TRACTS	19.40	845,096.8
TOTAL AREA OF SUBDIVISION	45.09	1,964,485.4

DOS2021-xxxxx / PLT2021-xxxxx



# TIMBER CREEK - PHASE 7

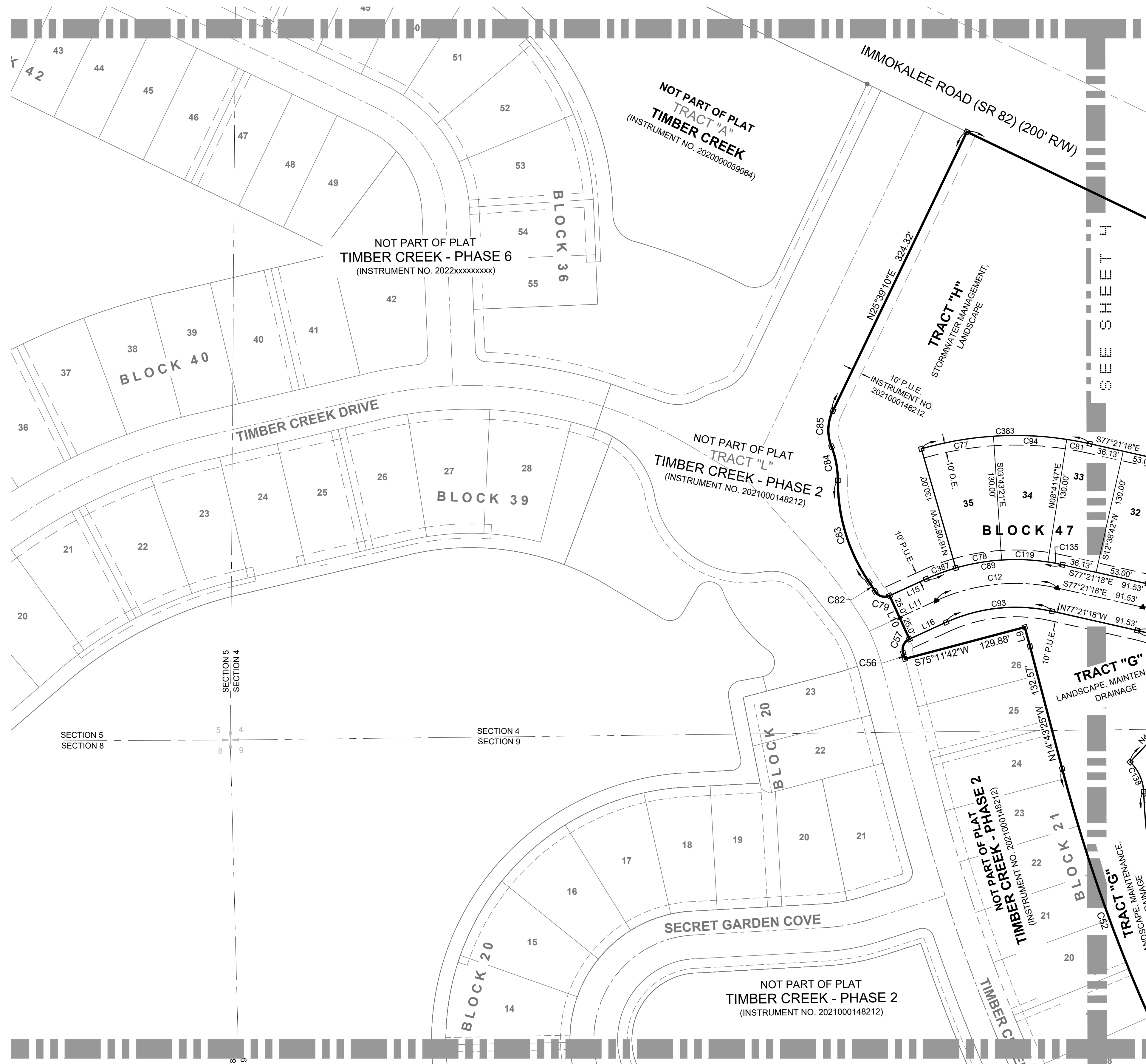
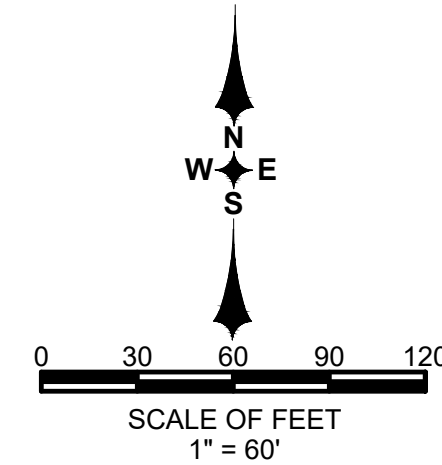
A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_

**MORRIS DEPEW**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
FL CA NO. 6532 / FL CERT NO. LB8891 / LC26000330

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SHEET 3 OF 8



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C12	200.00'	37° 12' 44"	129.90'	127.62'	N84° 02' 20"E
C52	1720.00'	10° 56' 13"	328.32'	327.82'	N20° 11' 31"W
C56	275.00'	1° 21' 07"	6.49'	6.49'	N16° 29' 03"W
C57	12.00'	82° 35' 34"	17.30'	15.84'	N24° 08' 11"E
C78	225.00'	12° 25' 09"	48.77'	48.67'	S80° 04' 05"W
C79	12.00'	82° 35' 32"	17.30'	15.84'	S73° 16' 16"E
C81	355.00'	3° 56' 55"	24.47'	24.46'	S79° 19' 45"E
C82	275.00'	2° 25' 04"	11.60'	11.60'	N33° 11' 00"W
C83	187.00'	34° 41' 38"	113.23'	111.51'	N17° 02' 43"W
C84	95.45'	21° 43' 49"	36.20'	35.98'	N10° 33' 49"W
C85	47.00'	47° 04' 54"	38.62'	37.54'	N2° 06' 43"E
C89	225.00'	37° 12' 44"	146.13'	143.58'	N84° 02' 20"E
C93	175.00'	37° 12' 44"	113.66'	111.67'	S84° 02' 20"W
C94	355.00'	12° 25' 08"	76.95'	76.80'	S87° 30' 47"E
C119	225.00'	12° 25' 08"	48.77'	48.67'	N87° 30' 47"W
C135	225.00'	3° 56' 55"	15.51'	15.50'	N79° 19' 45"W
C383	355.00'	28° 47' 11"	178.36'	176.49'	N88° 15' 07"E
C387	225.00'	8° 25' 33"	33.09'	33.06'	N69° 38' 44"E

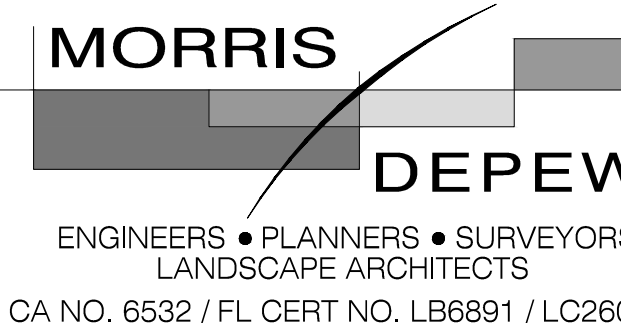
LINE TABLE		
LINE #	BEARING	DISTANCE
L9	N15° 10' 33"W	20.90'
L10	N24° 34' 02"W	50.00'
L11	N65° 25' 58"E	42.25'
L15	N65° 25' 58"E	42.25'
L16	S65° 25' 58"W	42.25'

NOTE:  
THE PLAT SHOWN HEREON IS SUBJECT TO EASEMENTS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 202000059114, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED BY CERTIFICATE OF AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2020000192791, AND AS FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021000185721, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE.

# TIMBER CREEK - PHASE 7

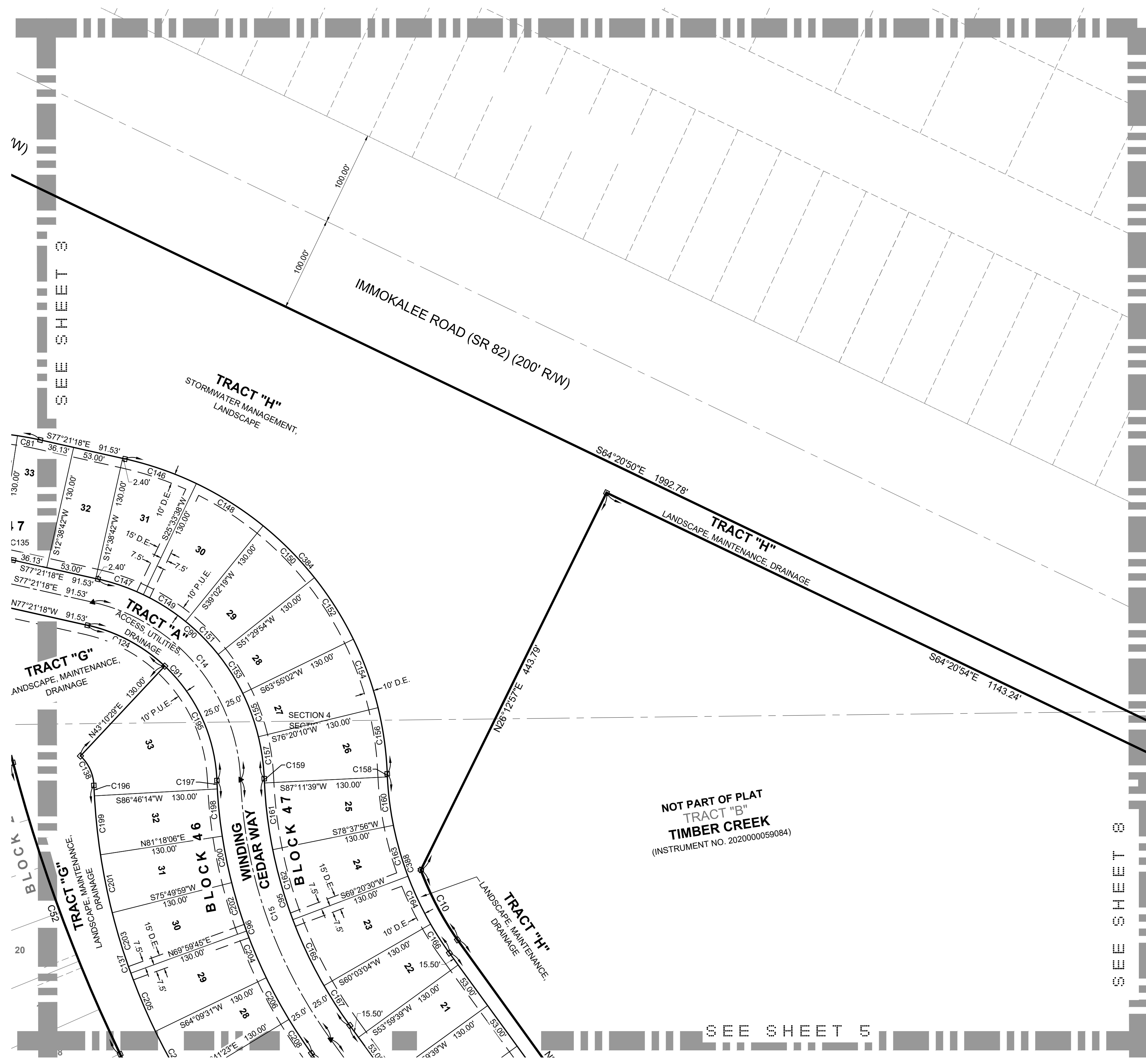
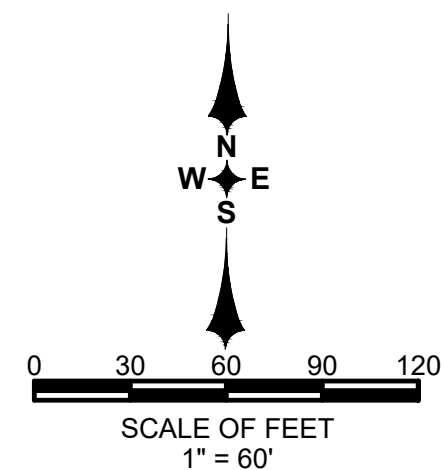
A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_



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**SHEET 4 OF 8**



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C10	330.47	14° 29' 24"	83.57	83.35	N27° 39' 54"W
C14	200.00	75° 05' 42"	262.13	243.77	S39° 48' 27"E
C15	500.00	33° 44' 45"	294.49	290.25	S19° 07' 58"E
C90	225.00	75° 05' 42"	204.90	274.24	S39° 48' 27"E
C91	175.00	75° 05' 42"	220.36	213.30	N39° 48' 27"W
C95	475.00	33° 44' 45"	279.76	275.74	S19° 07' 58"E
C96	525.00	33° 44' 45"	309.21	304.78	N19° 07' 58"W
C124	175.00	30° 31' 46"	93.25	92.15	N62° 05' 24"W
C137	655.00	33° 44' 45"	385.78	380.23	N19° 07' 58"W
C138	45.00	44° 33' 55"	35.00	34.13	N24° 32' 34"W
C146	355.00	12° 54' 56"	80.02	79.85	S70° 53' 50"E
C147	225.00	12° 54' 56"	50.72	50.61	N70° 53' 50"W
C148	355.00	13° 28' 41"	83.51	83.32	S57° 42' 01"E
C150	355.00	12° 27' 35"	77.20	77.05	S44° 43' 54"E
C151	225.00	12° 27' 35"	48.93	48.83	N44° 43' 53"W
C152	355.00	12° 25' 08"	76.95	76.80	S32° 17' 32"E
C153	225.00	12° 25' 08"	48.77	48.67	N32° 17' 32"W
C154	355.00	12° 25' 08"	76.95	76.80	S19° 52' 24"E
C155	225.00	12° 25' 08"	48.77	48.67	N19° 52' 24"W
C156	355.00	11° 24' 15"	70.66	70.54	S7° 57' 43"E
C157	225.00	11° 24' 14"	44.78	44.71	N7° 57' 43"W
C158	345.00	0° 32' 44"	3.29	3.29	S2° 31' 58"E
C159	475.00	0° 32' 45"	4.53	4.53	N2° 31' 59"W
C160	345.00	8° 33' 43"	51.56	51.51	S7° 05' 12"E
C161	475.00	8° 33' 43"	70.98	70.92	N7° 05' 13"W
C162	475.00	9° 17' 26"	77.02	76.94	N16° 00' 47"W
C163	345.00	9° 17' 26"	55.94	55.88	S16° 00' 46"E
C165	475.00	9° 17' 26"	77.02	76.94	N25° 18' 13"W
C166	345.00	6° 03' 26"	36.47	36.46	S32° 58' 38"E
C167	475.00	6° 03' 25"	50.21	50.19	N32° 58' 38"W
C195	175.00	44° 33' 55"	136.12	132.71	N24° 32' 34"W
C196	655.00	0° 58' 10"	11.08	11.08	S2° 44' 41"E
C197	525.00	0° 58' 10"	8.88	8.88	N2° 44' 41"W
C198	525.00	5° 28' 08"	50.11	50.09	N5° 57' 50"W
C199	655.00	5° 28' 08"	62.52	62.50	S5° 57' 50"E
C200	525.00	5° 28' 08"	50.11	50.09	N11° 25' 57"W
C201	655.00	5° 28' 08"	62.52	62.50	S11° 25' 57"E
C202	525.00	5° 50' 14"	53.49	53.46	N17° 05' 08"W
C203	655.00	5° 50' 14"	66.73	66.70	S17° 05' 08"E
C204	525.00	5° 50' 14"	53.49	53.46	N22° 55' 22"W
C205	655.00	5° 50' 14"	66.73	66.70	S22° 55' 22"E
C206	525.00	5° 28' 08"	50.11	50.09	N28° 34' 33"W
C208	525.00	4° 41' 44"	43.02	43.01	N33° 39' 29"W
C384	355.00	75° 05' 42"	465.28	432.69	S39° 48' 27"E
C388	345.00	33° 44' 45"	203.20	200.27	S19° 07' 58"E

DOS2021-xxxxx / PLT2021-xxxxx

SEE SHEET 3

SEE SHEET 5

NOT PART OF PLAT  
 TRACT "B"  
 TIMBER CREEK  
 (INSTRUMENT NO. 2020000059084)

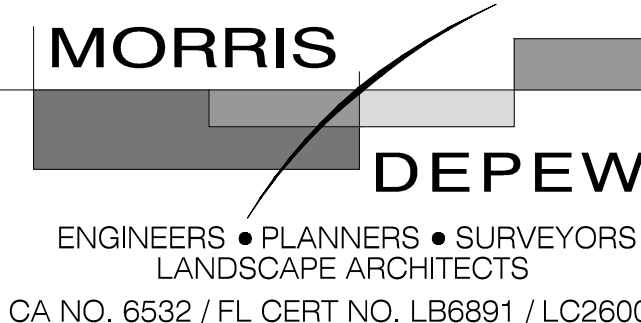
NOTE:  
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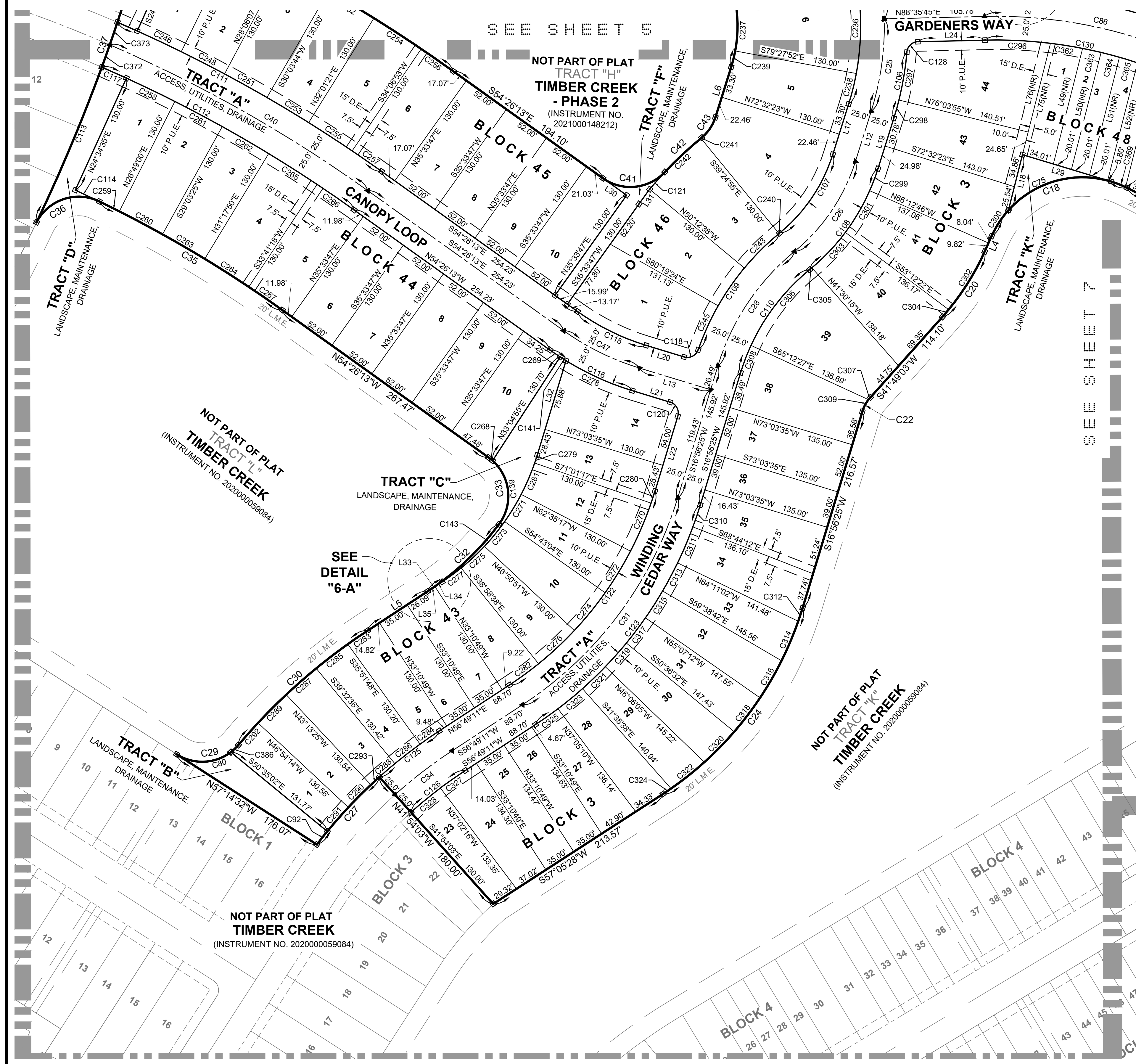
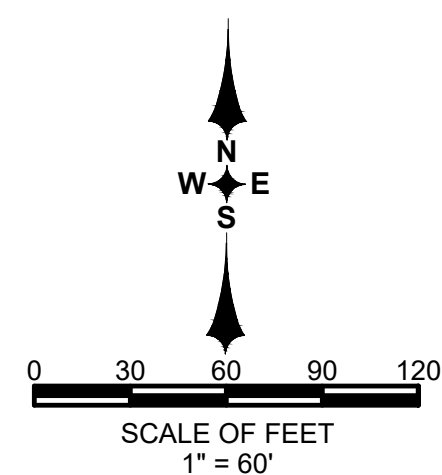
# TIMBER CREEK - PHASE 7

A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_



**SHEET 6 OF 8**  
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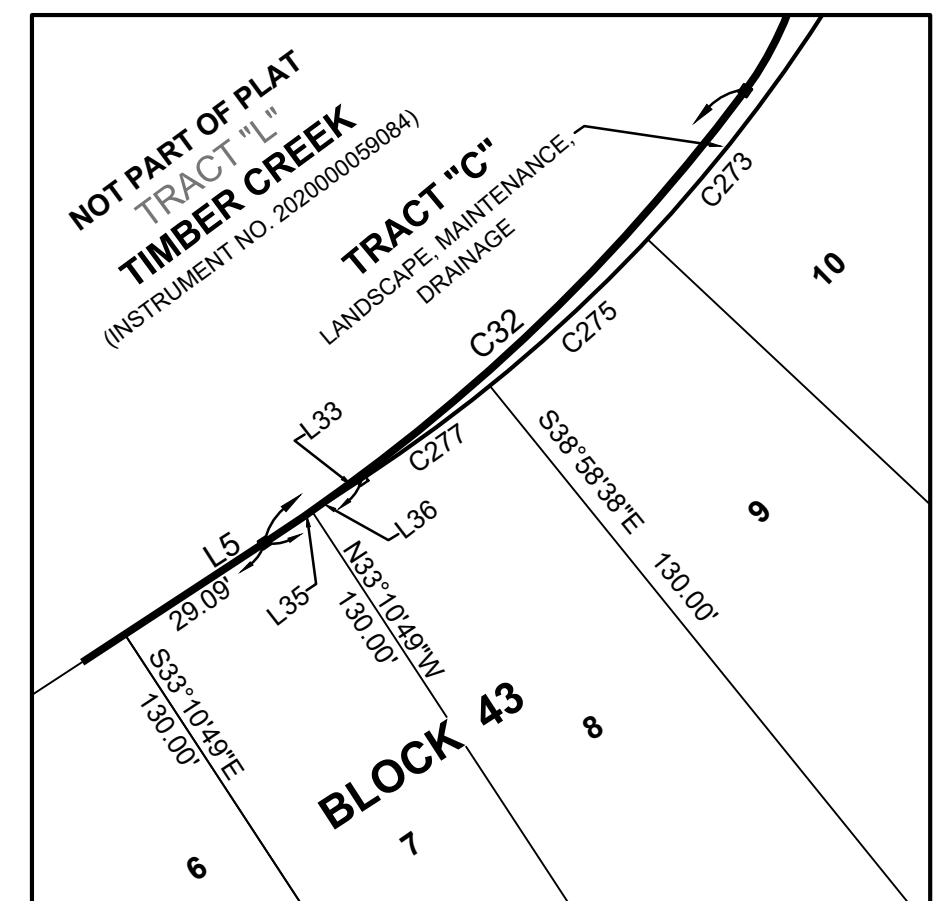


CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C18	105.00	92° 25' 13"	169.37	151.60	S70° 20' 12"W
C20	269.36	17° 32' 13"	82.45	82.12	S32° 53' 42"W
C22	40.00	24° 52' 38"	17.37	17.23	S29° 22' 44"W
C24	360.00	39° 52' 46"	250.57	245.54	S36° 52' 48"W
C25	300.00	18° 51' 52"	98.77	98.33	N8° 01' 41"E
C26	200.00	33° 16' 31"	116.15	114.53	S34° 05' 52"W
C27	524.95	10° 38' 43"	97.23	97.09	S42° 46' 19"W
C28	250.00	33° 47' 43"	147.46	145.33	S33° 50' 16"W
C29	50.00	82° 31' 48"	72.02	65.95	N81° 27' 27"E
C30	630.33	16° 37' 14"	182.85	182.21	N48° 30' 10"E
C31	400.00	39° 52' 46"	278.41	272.83	S36° 52' 48"W
C32	295.00	20° 07' 30"	103.62	103.09	N46° 45' 18"E
C33	50.00	91° 07' 46"	79.53	71.40	N8° 52' 20"W
C34	500.00	8° 43' 13"	76.10	76.03	S52° 27' 34"W
C35	1320.00	9° 46' 16"	225.11	224.84	N59° 19' 21"W
C36	50.00	88° 27' 03"	77.19	69.75	S71° 34' 00"W
C37	1827.00	12° 33' 15"	400.32	399.52	N19° 18' 24"E
C40	1475.00	12° 10' 46"	313.54	312.95	S60° 31' 36"E
C41	50.00	82° 31' 12"	71.87	65.84	N84° 23' 11"E
C42	405.00	7° 31' 33"	53.20	53.16	N46° 58' 22"E
C43	45.00	33° 16' 31"	26.13	25.77	N34° 05' 52"E
C47	275.00	18° 37' 23"	89.38	88.99	S63° 44' 54"E
C75	105.00	64° 49' 15"	118.79	112.56	N74° 24' 02"E
C80	50.00	69° 54' 40"	61.01	57.29	N87° 45' 49"E
C92	524.95	1° 55' 42"	17.67	17.67	S38° 25' 48"W
C106	325.00	12° 33' 40"	71.25	71.11	S11° 10' 47"W
C107	175.00	33° 16' 31"	101.63	100.21	N34° 05' 52"E
C108	225.00	33° 16' 31"	130.67	128.84	S34° 05' 52"W
C109	275.00	31° 41' 45"	152.13	150.20	N34° 53' 15"E
C110	225.00	33° 47' 43"	132.71	130.80	S33° 50' 16"W
C112	1450.00	12° 06' 52"	306.58	306.01	N60° 29' 39"W
C114	1320.00	1° 12' 57"	28.01	28.01	N64° 48' 57"W
C115	250.00	18° 37' 23"	81.26	80.90	S63° 44' 54"E
C116	300.00	18° 37' 23"	97.51	97.08	N63° 44' 54"W
C117	1450.00	1° 07' 40"	28.54	28.54	N65° 59' 15"W
C118	12.00	87° 54' 02"	18.41	16.66	N62° 59' 24"W
C120	12.00	90° 00' 00"	18.85	16.97	N28° 03' 35"W
C121	405.00	3° 25' 14"	24.18	24.17	S41° 29' 58"W
C122	375.00	39° 52' 46"	261.01	255.77	N36° 52' 48"E
C123	425.00	39° 52' 46"	295.81	289.88	S36° 52' 48"W
C125	525.00	8° 43' 13"	79.90	79.83	N52° 27' 34"E
C126	475.00	8° 43' 13"	72.29	72.22	S52° 27' 34"W
C128	12.00	83° 41' 48"	17.53	16.01	S46° 44' 51"W
C130	475.00	27° 57' 04"	231.72	229.43	N77° 25' 43"W
C139	50.00	84° 55' 00"	74.10	67.51	N5° 45' 57"W
C141	300.00	1° 24' 09"	7.34	7.34	S57° 37' 10"E
C143	245.00	39° 52' 46"	170.53	167.11	S36° 52' 48"W
C238	275.00	6° 55' 28"	33.24	33.22	N13° 59' 53"E
C239	145.00	6° 55' 28"	17.52	17.51	S13° 59' 53"W
C240	275.00	0° 09' 03"	0.72	0.72	N50° 39' 36"E

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C241	405.00	0° 09' 03"	1.07	1.07	S50° 39' 36"W
C242	405.00	7° 22' 30"	52.13	52.09	S46° 53' 50"W
C243	275.00	10° 47' 43"	51.81	51.74	N45° 11' 13"E
C245	275.00	10° 38' 13"	51.05	50.98	N24° 21' 28"E
C246	1500.00	1° 57' 37"	51.32	51.32	N64° 50' 18"W
C248	1500.00	1° 57' 37"	51.32	51.32	N62° 52' 41"W
C251	1500.00	1° 57' 37"	51.32	51.32	N60° 55' 04"W
C253	1500.00	1° 57' 37"	51.32	51.32	N58° 57' 28"W
C255	1500.00	2° 05' 32"	54.77	54.77	N56° 55' 53"W
C256	1630.00	1° 26' 55"	41.21	41.21	S55° 09' 40"E
C257	1500.00	1° 26' 55"	37.92	37.92	N55° 09' 40"W
C258	1450.00	2° 14' 25"	56.70	56.69	S64° 18' 13"E
C259	1320.00	1° 01' 28"	23.60	23.60	N63° 41' 44"W
C260	1320.00	2° 14' 25"	51.61	51.61	N62° 03' 48"W
C261	1450.00	2° 14' 25"	56.70	56.69	S62° 03' 48"E
C262	1450.00	2° 14' 25"	56.70	56.69	S59° 49' 23"E
C263	1320.00	2° 14' 25"	51.61	51.61	N59° 49' 23"W
C264	1320.00	2° 23' 28"	55.09	55.08	N57° 30' 26"W
C265	1450.00	2° 23' 28"	60.51	60.51	S57° 30' 26"E
C266	1450.00	1° 52' 29"	47.45	47.45	S55° 22' 27"E
C267	1320.00	1° 52' 29"	43.19	43.19	N55° 22' 27"W
C268	50.00	6° 12' 46"	5.42	5.42	N51° 19' 50"W
C269	300.00	2° 28' 52"	12.99	12.99	S55° 40' 39"E
C270	375.00	8° 26' 00"	55.20	55.15	N23° 11' 43"E
C271	245.00	7° 52' 13"	33.65	33.63	S31° 20' 50"W
C272	375.00	7° 52' 13"	51.51	51.47	N31° 10' 47"W
C273	245.00	7° 52' 13"	33.65	33.63	S39° 13' 03"W
C274	375.00	7° 52' 13"	51.51	51.47	N39° 13' 03"E
C275	245.00	7° 52' 13"	33.65	33.63	S47° 05' 16"W
C276	375.00	7° 52' 13"	51.51	51.47	N47° 05' 16"E
C277	245.00	5° 47' 48"	24.79	24.78	S53° 55' 17"W
C278	300.00	14° 44' 21"	77.17	76.96	N65° 41' 25"W
C280	375.00	2° 02' 18"	13.34	13.34	N17° 57' 34"E
C281	245.00	8° 26' 00"	36.06	36.03	S23° 11' 43"W
C282	375.00	5° 47' 48"	37.94	37.92	N53° 55' 17"E
C283	630.33	2° 18' 13"	25.34	25.34	S55° 39' 41"W
C284	525.00	2° 40' 59"	24.58	24.58	N55° 28' 42"E
C285	630.33	3° 49' 34"	42.09	42.08	S52° 35' 47"W
C286	525.00	3° 40' 49"	33.72	33.72	N52° 17' 48"E
C287	630.33	3° 49' 38"	42.10	42.10	N48° 46' 11"E
C288	525.00	2° 21' 26"	21.60	21.60	S49° 16' 41"W
C289	630.33	3° 49' 39"	42.11	42.10	S44° 56' 33"W
C290	524.95	3° 40' 50"	33.72	33.71	N44° 54' 53"E
C291	524.95	3° 40' 49"	33.72	33.71	N41° 14' 04"E
C292	630.33	2° 50' 11"	31.20	31.20	S41° 36' 39"W
C296	475.00	8° 21' 26"	69.28	69.22	N87° 13' 32"W
C297	325.00	9° 02' 08"	51.25	51.20	S9° 25' 01"W
C298	325.00	3° 31' 32"	20.00	19.99	S15° 41' 51"W
C299	225.00	6° 19' 37"	24.85	24.83	S20° 37' 25"W
C301	225.00	13° 00' 26"	51.08	50.97	S30° 17' 28"W

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C302	269.36	15° 24' 01"	72.40	72.18	N31° 49' 36"E
C303	225.00	13° 07' 24"	51.53	51.42	S43° 21' 21"W
C304	269.36	2° 08' 12"	10.05	10.04	N40° 35' 42"E
C305	225.00	0° 49' 05"	3.21	3.21	S50° 19' 35"W
C306	225.00	25° 56' 34"	101.88	101.01	S37° 45' 51"W
C307	40.00	4° 26' 18"	3.10	3.10	N39° 35' 54"E
C308	225.00	7° 51' 09"	30.84	30.81	S20° 51' 59"W
C309	40.00	20° 26' 20"	14.27	14.19	N27° 09' 35"E
C310	425.00	3° 18' 43"	24.57	24.56	S18° 35' 46"W
C311	425.00	5° 33' 50"	41.27	41.28	S23° 02' 02"W
C312	360.00	2° 21' 49"	14.85	14.85	N18° 07' 19"E
C313	425.00	4° 32' 20"	33.67	33.66	S28° 05' 08"W
C314	360.00	7° 12' 01"	45.24	45.21	N22° 54' 15"E
C315	425.00	4° 31' 30"	33.57	33.56	S32° 37' 03"W
C316	360.00	7° 11' 38"	45.20	45.17	N30° 06' 05"E
C317	425.00	4° 30' 40"	33.46	33.45	S37° 08' 08"W
C318	360.00	7° 10' 36"	45.09	45.08	N37° 17' 12"E
C319	425.00	4° 30' 27"	33.44	33.43	S41° 36' 42"W
C320	360.00	7° 09' 54"	45.02	44.99	N44° 27' 26"E
C321	425.00	4° 30' 27"	33.44	33.43	S46° 09' 09"W
C322	360.00	7° 10' 36"	44.91	44.88	N51° 36' 50"E
C323	425.00	4° 32' 20"	33.67	33.66	S28° 05' 08"W
C324	360.00	1° 37' 54"	10.25	10.25	N56° 00' 14"E
C325	425.00	3° 54' 21"	28.97	28.97	S54° 52' 00"W
C327	475.00	3° 51' 27"	31.98	31.97	S54° 53' 27"W
C328	475.00	4° 51' 46"	40.31	40.30	S50° 31' 51"W
C362	475.00	4° 08' 33"	34.34	34.34	N80° 58' 33"W
C363	475.00	2° 24' 34"	19.98	19.97	N77° 41' 59"W
C364	475.00	2° 24' 53"	20.02	20.02	N75° 17' 15"W
C369	105.00	8° 55' 27"	16.35	16.34	S68° 43' 37"E
C372	1827.00	0° 47' 09"	25.06	25.06	N19° 37' 00"E
C386	50.00	12° 36' 44"	11.01	10.98	S46° 30' 07"W

LINE TABLE		
LINE #	BEARING	DISTANCE
L4	S24°07'35"W	17.85'
L5	N56°49'04"E	75.91'
L6	N17°27'37"E	55.76'
L12	S17°27'37"W	55.76'
L13	S73°03'35"E	78.67'
L17	N17°27'37"E	55.76'
L18	S14°08'15"W	60.39'
L19	S17°27'37"W	55.76'
L20	S73°03'35"E	41.87'
L21	N73°03'35"W	41.67'
L22	N16°56'25"E	82.43'
L29	N73°11'21"W	97.84'
L30	N54°26'13"W	30.97'
L31	S35°50'05"W	19.30'
L32	S16°56'25"W	104.31'
L33	S56°49'11"W	18.13'
L34	S56°49'11"W	9.22'
L35	S56°49'11"W	8.91'
L49(NR)	N14°13'50"E	125.92'
L50(NR)	S14°13'50"W	127.50'
L51(NR)	N14°13'50"E	128.23'
L75(NR)	S14°08'15"W	121.28'
L76(NR)	N14°08'15"E	96.63'



**DETAIL "6-A"**  
 1" = 30'

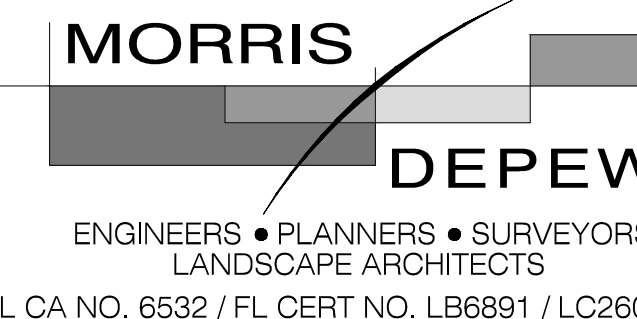
NOTE:  
 THE PLAT SHOWN HEREON IS SUBJECT TO EASEMENTS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 202000059114, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED BY CERTIFICATE OF AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2020000192791, AND AS FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021000185721, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE.

DOS2021-xxxxx / PLT2021-xxxxx

# TIMBER CREEK - PHASE 7

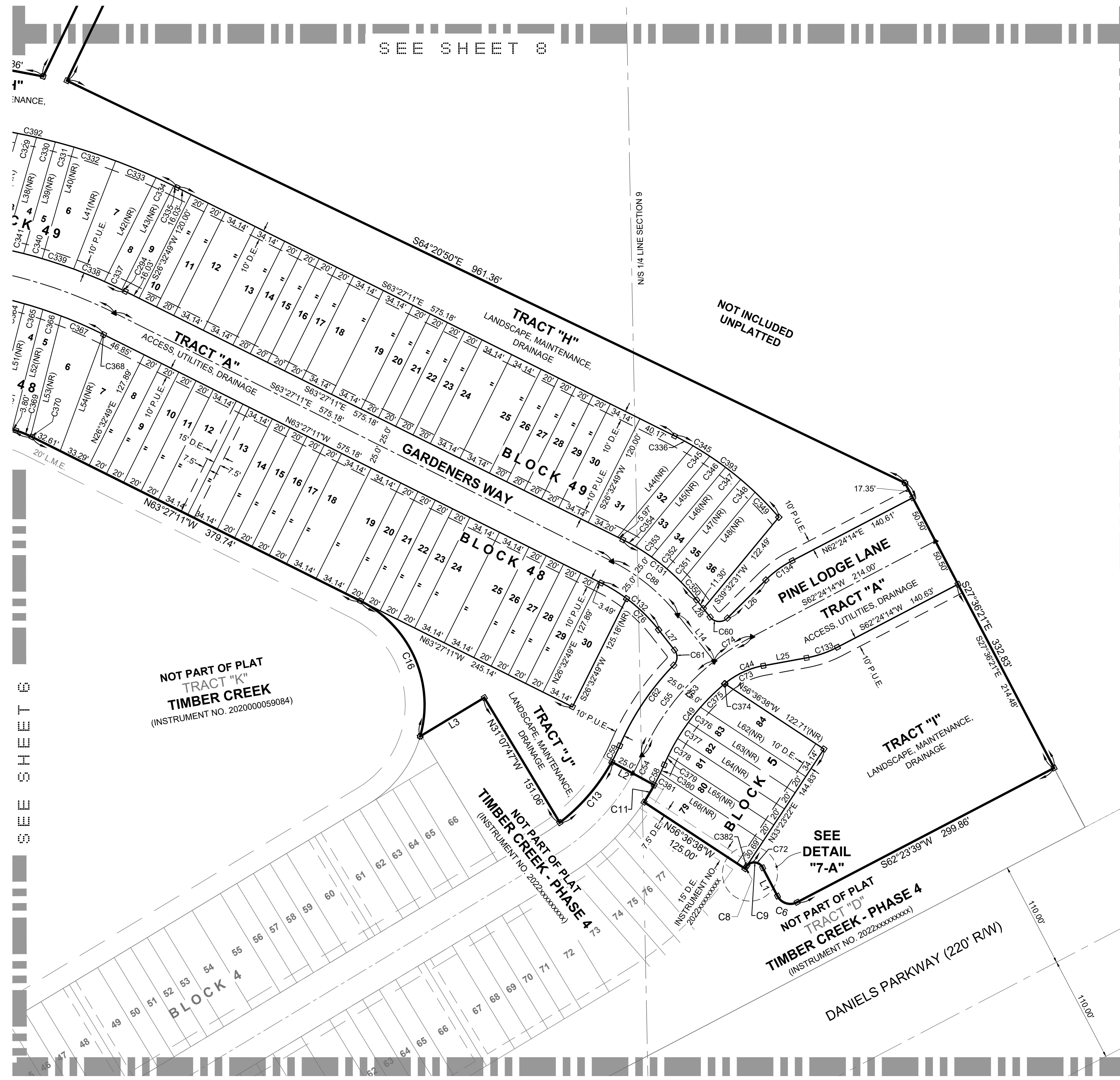
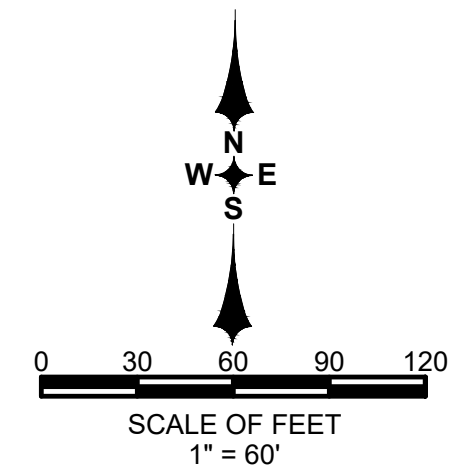
A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NO. \_\_\_\_\_



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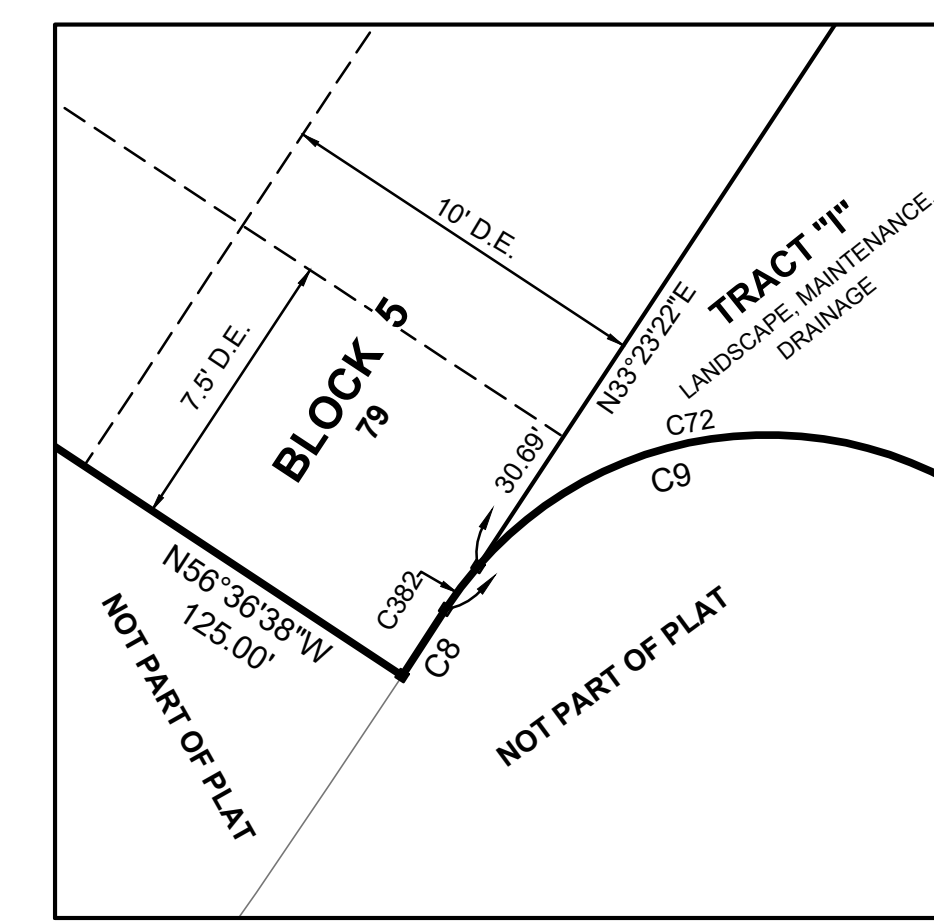
SHEET 7 OF 8



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C6	15.00'	90° 00' 00"	23.56'	21.21'	N72° 36' 21"W
C8	375.00'	0° 18' 56"	2.06'	2.06'	S33° 13' 55"W
C9	10.00'	119° 19' 12"	20.83'	17.26'	N87° 15' 57"W
C11	250.00'	4° 42' 56"	20.58'	20.57'	N31° 01' 55"E
C13	200.00'	23° 52' 27"	83.34'	82.74'	S40° 36' 40"W
C16	120.00'	79° 17' 58"	166.08'	153.14'	N23° 48' 11"W
C44	87.00'	29° 24' 22"	44.65'	44.16'	S64° 54' 13"W
C49	225.00'	26° 52' 27"	105.53'	104.57'	S36° 45' 49"W
C53	250.00'	39° 04' 38"	170.51'	167.22'	S42° 51' 55"W
C54	225.00'	5° 20' 51"	21.00'	20.99'	S26° 00' 01"W
C55	250.00'	28° 22' 58"	123.84'	122.58'	S37° 31' 04"W
C58	250.00'	5° 20' 51"	23.33'	23.32'	S26° 00' 01"W
C59	200.00'	5° 20' 51"	18.67'	18.66'	N26° 00' 01"E
C60	12.00'	96° 38' 07"	20.24'	17.92'	S86° 28' 53"E
C61	12.00'	82° 28' 53"	17.27'	15.82'	N3° 04' 37"E
C62	275.00'	20° 59' 27"	100.75'	100.19'	N33° 49' 19"E
C72	10.00'	111° 19' 23"	19.43'	16.51'	N83° 16' 02"W
C73	87.00'	29° 15' 39"	44.43'	43.95'	N64° 58' 35"E
C74	250.00'	10° 41' 41"	46.66'	46.60'	S57° 03' 24"W
C76	175.00'	15° 11' 54"	46.42'	46.29'	N45° 45' 47"W
C88	200.00'	25° 17' 22"	88.28'	87.56'	S50° 48' 31"E
C131	225.00'	25° 17' 22"	99.31'	98.51'	S50° 48' 31"E
C132	175.00'	25° 17' 22"	77.24'	76.62'	N50° 48' 31"W
C133	113.00'	17° 12' 11"	33.93'	33.80'	S71° 00' 19"W
C134	113.00'	17° 12' 11"	33.93'	33.80'	N53° 48' 09"E
C294	525.00'	0° 25' 53"	3.95'	3.95'	N63° 40' 08"W
C329	645.00'	1° 46' 40"	20.01'	20.01'	S78° 05' 09"E
C330	645.00'	1° 46' 46"	20.03'	20.03'	S78° 18' 26"E
C331	645.00'	1° 46' 24"	19.96'	19.96'	S74° 31' 51"E
C332	645.00'	4° 01' 42"	45.35'	45.34'	S71° 37' 48"E
C333	645.00'	4° 01' 58"	45.40'	45.39'	S67° 35' 57"E
C334	645.00'	1° 46' 43"	20.02'	20.02'	S64° 41' 37"E
C335	645.00'	0° 21' 04"	3.95'	3.95'	S63° 37' 44"E
C336	345.00'	3° 35' 05"	21.58'	21.58'	S61° 39' 39"E
C337	525.00'	2° 11' 07"	20.02'	20.02'	N64° 58' 38"W
C338	525.00'	3° 44' 29"	34.28'	34.28'	N67° 56' 26"W
C339	525.00'	3° 43' 59"	34.21'	34.20'	N71° 40' 40"W
C340	525.00'	2° 10' 44"	19.97'	19.96'	N74° 38' 02"W
C341	525.00'	2° 11' 13"	20.04'	20.04'	N76° 49' 01"W
C345	345.00'	3° 21' 19"	20.20'	20.20'	S58° 11' 27"E
C346	345.00'	3° 20' 04"	20.08'	20.07'	S54° 50' 46"E
C347	345.00'	3° 18' 59"	19.97'	19.97'	S51° 31' 15"E
C348	345.00'	3° 19' 38"	20.03'	20.03'	S48° 11' 56"E
C349	345.00'	5° 54' 54"	35.62'	35.60'	N43° 34' 40"W
C350	225.00'	6° 16' 22"	24.63'	24.62'	S41° 18' 01"E
C351	225.00'	5° 06' 29"	20.06'	20.05'	N46° 59' 26"W
C352	225.00'	5° 05' 14"	19.98'	19.97'	N52° 05' 16"W
C353	225.00'	5° 06' 03"	20.16'	20.16'	N57° 11' 56"W
C354	225.00'	3° 41' 13"	14.48'	14.48'	N61° 36' 35"W
C364	475.00'	2° 24' 53"	20.02'	20.02'	N75° 17' 15"W

CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C365	475.00'	2° 24' 40"	19.99'	19.99'	N72° 52' 29"W
C366	475.00'	2° 25' 30"	20.10'	20.10'	N70° 27' 23"W
C367	475.00'	5° 44' 47"	47.64'	47.62'	N66° 22' 15"W
C368	475.00'	0° 02' 40"	0.37'	0.37'	N63° 28' 32"W
C369	105.00'	8° 55' 27"	16.35'	16.34'	S68° 43' 37"E
C370	105.00'	0° 48' 43"	1.49'	1.49'	S63° 51' 33"E
C374	87.00'	0° 08' 43"	0.22'	0.22'	S50° 16' 24"W
C375	225.00'	8° 51' 37"	34.79'	34.76'	S45° 46' 14"W
C376	225.00'	5° 06' 28"	20.06'	20.05'	S38° 47' 12"W
C377	225.00'	5° 05' 56"	20.02'	20.02'	S33° 41' 00"W
C378	225.00'	5° 06' 11"	20.04'	20.03'	S28° 34' 56"W
C379	225.00'	2° 42' 15"	10.62'	10.62'	S24° 40' 43"W
C380	250.00'	2° 12' 33"	9.64'	9.64'	S24° 25' 52"W
C381	250.00'	3° 08' 18"	13.69'	13.69'	S27° 06' 18"W
C382	10.00'	7° 59' 50"	1.40'	1.39'	N37° 04' 22"E
C392	645.00'	20° 22' 31"	229.37'	228.17'	S73° 38' 27"E
C393	345.00'	22° 49' 58"	137.48'	136.58'	S52° 02' 12"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N27° 36' 21"W	33.13'
L2	N61° 19' 33"W	50.00'
L3	S58° 52' 13"W	77.44'
L14	S38° 09' 50"E	61.12'
L25	S79° 36' 24"W	45.42'
L26	N45° 12' 03"E	56.00'
L27	N38° 09' 50"W	26.59'
L28	S38° 09' 50"E	22.57'
L38(NR)	N15° 55' 11"E	120.22'
L39(NR)	S15° 55' 11"W	120.04'
L40(NR)	N15° 55' 11"E	120.00'
L41(NR)	S21° 14' 25"W	120.01'
L42(NR)	N26° 32' 49"E	120.10'
L43(NR)	S26° 32' 49"W	120.00'
L44(NR)	N39° 32' 31"E	122.46'
L45(NR)	S39° 32' 31"W	121.04'
L46(NR)	N39° 32' 31"E	120.21'
L47(NR)	S39° 32' 31"W	120.01'
L48(NR)	S39° 32' 31"W	120.43'
L51(NR)	N14° 13' 50"E	128.23'
L52(NR)	S14° 13' 50"W	128.12'
L53(NR)	N14° 13' 50"E	128.43'
L54(NR)	S20° 19' 34"W	128.65'
L62(NR)	S56° 36' 38"E	130.23'
L63(NR)	N56° 36' 38"W	132.11'
L64(NR)	S56° 36' 38"E	132.22'
L65(NR)	N56° 36' 38"W	130.54'
L66(NR)	S56° 36' 38"E	127.43'



DETAIL "7-A"  
1" = 5'

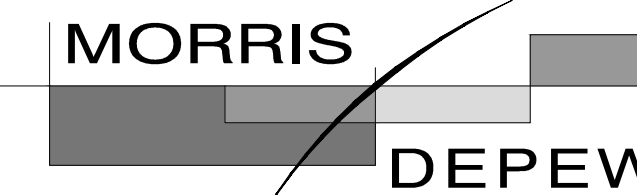
NOTE:  
THE PLAT SHOWN HEREON IS SUBJECT TO EASEMENTS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 202000059114, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED BY CERTIFICATE OF AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2020000192791, AND AS FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021000185721, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE.

DOS2021-xxxxx / PLT2021-xxxxx

# TIMBER CREEK - PHASE 7

A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 2", RECORDED AS CLERK'S INSTRUMENT NUMBER 2021000148212, AND A RE-PLAT OF TRACT "E", "TIMBER CREEK - PHASE 4", RECORDED AS CLERK'S INSTRUMENT NUMBER 2022xxxxxxx, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, A SUBDIVISION LYING IN A PORTION OF SECTIONS 4 AND 9, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

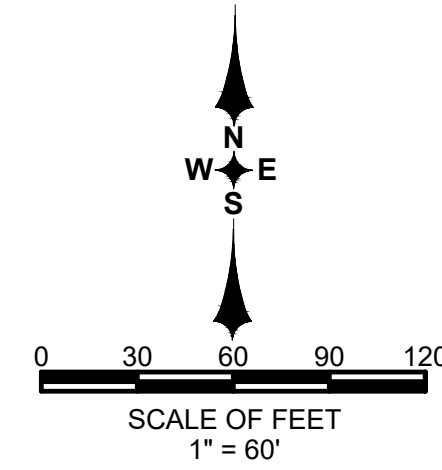
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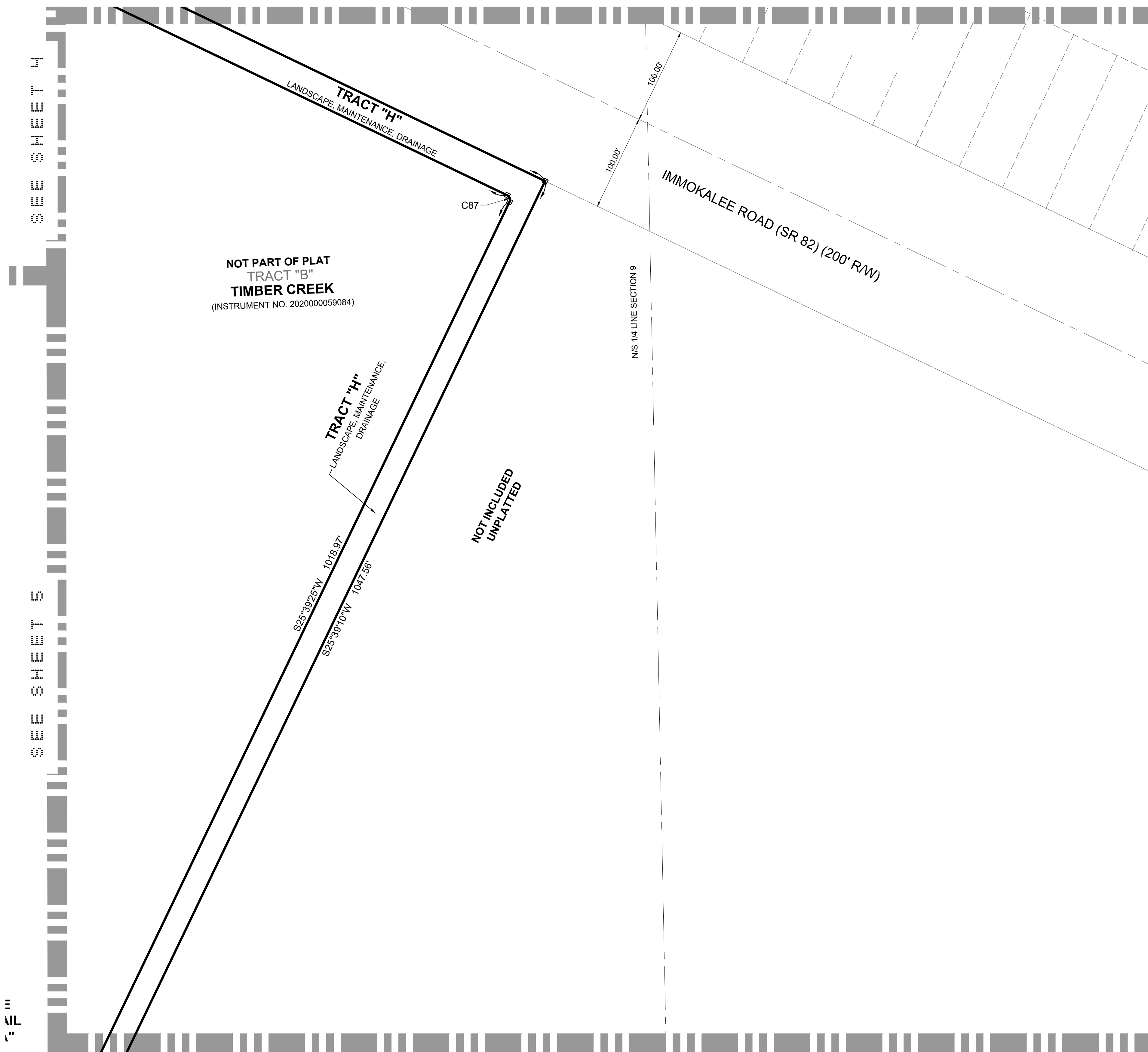
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SHEET 8 OF 8



CURVE TABLE					
CURVE #	RADIUS	C.A.	ARC	CHD	CHD BRG
C87	5.00'	90° 00' 19"	7.85'	7.07'	S19° 20' 44"E



NOTE:  
THE PLAT SHOWN HEREON IS SUBJECT TO EASEMENTS CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 202000059114, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS AMENDED BY CERTIFICATE OF AMENDMENT TO MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TIMBER CREEK RECORDED AS OFFICIAL RECORDS INSTRUMENT NO. 2020000192791, AND AS FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021000185721, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. SAID EASEMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE.

## MEMORANDUM

**To:** District Engineer  
**From:** District Manager  
**Date:** November 4, 2021  
**Subject:** Stormwater Management Needs Analysis (Chapter 2021-194, Laws of Florida/HB53)

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We are writing with an update regarding the new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s).

The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses (attached hereto for reference). Similar documents for the wastewater needs analysis will be available soon at which time we will again supplement this memorandum.

A brief summary of the new law and its requirements are set forth another memorandum, attached to this memorandum for your reference in **Exhibit A**. Please feel free to contact us with any questions.

### **When is the deadline?**

For both wastewater and stormwater, the first analysis must be submitted by **June 30, 2022**, and updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

## What steps should the District take?

- District engineers should review the stormwater needs analysis excel workbook and submit a work authorization for approval by the District's Board prior to commencing work. We recommend presenting the work authorization to the Board as soon as is practical, but no later than the first quarter of 2022.
- District managers should review the stormwater needs analysis excel workbook and start entering information that is readily available. The district manager may be able to complete the "background information" section and provide data on stormwater O&M expenditures, among other assistance.
- Once the work authorization is approved, the district manager should work with the district engineer to complete the remainder of the stormwater needs analyses with the final version submitted to the District no later than May 15, 2022.
- In some cases, districts may require outside consulting or evaluation to complete the needs analyses. Since the necessity of this additional step may not be immediately apparent, we recommend that district managers begin coordinating with their engineers as soon as possible.

## Stormwater Needs Analysis Resources from OEDR

- OEDR website <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>
- Excel Workbook (stormwater needs analysis reporting template)  
[http://edr.state.fl.us/Content/natural-resources/Stormwater\\_Needs\\_Analysis.xlsx](http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.xlsx) (last updated October 8, 2021)
- PDF Version for (essentially the same as the Excel workbook)  
[http://edr.state.fl.us/Content/natural-resources/Stormwater\\_Needs\\_Analysis.pdf](http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.pdf) (last updated October 8, 2021)

## Wastewater Needs Analysis Resources from OEDR

- Forthcoming.

The full text of Florida House of Representatives House Bill 53 (2021) detailing the stormwater and wastewater analysis can be found [here](#).



## Exhibit A

### MEMORANDUM

**To:** District Engineer

**From:** District Manager

**Date:** September 7, 2021

**Subject:** Wastewater Services and Stormwater Management Needs Analysis  
(Chapter 2021-194, Laws of Florida/HB53)

---

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

#### **What is required?**

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.

- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.
- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

## When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

## What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

The full text of Florida House of Representatives House Bill 53 (2021) detailing the stormwater and wastewater analysis can be found [here](#).

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

**INTRODUCTION**

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
  - o Private entities or citizens
  - o Federal government
  - o State government, including the Florida Department of Transportation (FDOT)
  - o Water Management Districts
  - o School districts
  - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

**These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.**

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

## Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:

Name of stormwater utility, if applicable:

Contact Person

Name:

Position/Title:

Email Address:

Phone Number:

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

**Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)**

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

**Part 1.1 Narrative Description:**

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
						Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**Part 1.2 Current Stormwater Program Activities:**

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?   
If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?   
If no, do you have another funding mechanism?   
If yes, please describe your funding mechanism.
- Does your jurisdiction have a Stormwater Master Plan or Plans?   
If Yes:  
How many years does the plan(s) cover?   
Are there any unique features or limitations that are necessary to understand what the plan does or does not address?  
  
Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?   
If Yes, does it include 100% of your facilities?   
If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?



- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	
An illicit discharge inspection and elimination program?	
A public education program?	
A program to involve the public regarding stormwater issues?	
A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	
Water quality or stream gage monitoring?	
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc. )?	
A system for managing stormwater complaints?	
Other specific activities?	

Notes or Comments on any of the above:

**Part 1.3 Current Stormwater Program Operation and Maintenance Activities**

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	
Invasive plant management associated with stormwater infrastructure?	
Ditch cleaning?	
Sediment removal from the stormwater system (vacator trucks, other)?	
Muck removal (dredging legacy pollutants from water bodies, canal, etc. )?	
Street sweeping?	
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	
Non-structural programs like public outreach and education?	
Other specific routine activities?	

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:		
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:		
Estimated number of storage or treatment basins ( <i>i.e.</i> , wet or dry ponds):		
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :		
Number of chemical treatment systems ( <i>e.g.</i> , alum or polymer injection):		
Number of stormwater pump stations:		
Number of dynamic water level control structures ( <i>e.g.</i> , operable gates and weirs that control canal water levels):		
Number of stormwater treatment wetland systems:		
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes		
Rain gardens		
Green roofs		
Pervious pavement/pavers		
Littoral zone plantings		
Living shorelines		
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.* ).

[Proceed to Part 5](#)

**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

**Routine Operation and Maintenance**

Expenditures (in \$thousands)

	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs					
Brief description of growth greater than 15% over any 5-year period:					

**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.2.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42



Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify: <input type="text"/>
<input type="checkbox"/>	Other(s): <input type="text"/>

**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
- If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
- If yes, please provide a link if available:
- If no, is a planning effort currently underway?

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**End of Useful Life Replacement Projects with No Identified Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Expansion**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Resiliency**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Replacement of Aging Infrastructure**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17							
2017-18							
2018-19							
2019-20							
2020-21							

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>No Identified Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Remaining Unfunded Needs</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>













Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
<b>Total of Projects without Project Type and/or Funding Source Type</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

**INTRODUCTION**

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc. ) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
  - o Private entities or citizens
  - o Federal government
  - o State government, including the Florida Department of Transportation (FDOT)
  - o Water Management Districts
  - o School districts
  - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

**GENERAL INSTRUCTIONS FOR USING THE TEMPLATE**

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (*e.g.*, five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (*i.e.*, FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

**These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.**

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (*e.g.*, Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

**Links to Template Parts:**

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

# TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - OCTOBER 2021

FISCAL YEAR 2022

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PREPARED BY:

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*Timber Creek Southwest Community Development District*

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

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2020	Debt Service Funds Series 2021	Capital Project Fund Series 2020	Capital Project Fund Series 2021			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 18,086	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,086
<b>Debt Service Fund</b>								
Interest Account		0	109,860					\$ 109,860
Principal Account		0	-					\$ 0
Sinking Fund Account		-	-					\$ -
Reserve Account		207,305	576,533					\$ 783,838
Revenue Account		0	-					\$ 0
Capitalized Interest								\$ -
Prepayment Account								\$ -
Construction Account				5	15,973,092			\$ 15,973,097
Cost of Issuance Account						5,405		\$ 5,405
<b>Due from Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>								
<b>Assessments Receivable</b>								
Amount Available in Debt Service Funds	-	-	-	-	-	207,305		207,305
Amount to be Provided by Debt Service Funds	-	-	-	-	-	27,622,695		27,622,695
<b>Total Assets</b>	<b>\$ 18,086</b>	<b>\$ 207,305</b>	<b>\$ 686,393</b>	<b>\$ 5</b>	<b>\$ 15,978,497</b>	<b>\$ 27,830,000</b>		<b>\$ 44,720,286</b>



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

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds		Capital Project Fund			
	General Fund	Series 2020	Series 2021	Series 2020	Series 2021	Series 2021		
<b>Liabilities</b>								
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$	-	\$	-	\$	-	\$	-
<b>Due to Fiscal Agent</b>								
<b>Due to Other Funds</b>		-						-
General Fund		-		-		-		-
Debt Service Fund(s)		-		-		-		-
<b>Due to Developer</b>	\$	18,672			\$	-		18,672
<b>Bonds Payable</b>								
Current Portion						\$140,000		140,000
Long Term						\$27,690,000		27,690,000
Unamortized Prem/Discount on Bds Pyb					-	395,524	\$0	395,524
<b>Total Liabilities</b>	<b>\$</b>	<b>18,672</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>27,830,000</b>
						<b>395,524</b>	<b>27,830,000</b>	<b>\$ 28,244,195</b>
<b>Fund Equity and Other Credits</b>								
<b>Investment in General Fixed Assets</b>		-		-		-		-
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2021 (Unaudited)		-	207,305		-	(3,759,084)		(3,551,780)
Results from Current Operations		-	1	686,393	3,759,090	15,582,973		20,028,456
<b>Unassigned</b>								
Beginning: October 1, 2021 (Unaudited)		12,254						12,254
Results from Current Operations		(12,840)						(12,840)
<b>Total Fund Equity and Other Credits</b>	<b>\$</b>	<b>(586)</b>	<b>\$</b>	<b>207,305</b>	<b>\$</b>	<b>686,393</b>	<b>\$</b>	<b>5</b>
						<b>15,582,973</b>	<b>-</b>	<b>\$ 16,476,090</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$</b>	<b>18,086</b>	<b>\$</b>	<b>207,305</b>	<b>\$</b>	<b>686,393</b>	<b>\$</b>	<b>5</b>
						<b>15,978,497</b>	<b>27,830,000</b>	<b>\$ 44,720,286</b>

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>		-	\$ -	N/A
<b>Interest</b>				
Interest - General Checking	0	0	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	-	-	113,825	N/A
Special Assessments - Off-Roll	-	-	-	N/A
<b>Developer Contribution</b>		-	-	#DIV/0!
<b>Developer Contribution</b>		-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>0</b>	<b>\$ 113,825</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	3,333	3,333	40,000	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	5,000	0%
Accounting Services	1,333	1,333	16,000	8%
Assessment Roll Services	1,333	1,333	16,000	8%
Arbitrage Rebate Services	500	500	500	100%
<b>Other Contractual Services</b>				
Legal Advertising	275	275	3,000	9%
Trustee Services	-	-	2,400	0%
Dissemination Agent Services	417	417	5,000	8%
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	26	26	350	7%
<b>Communications &amp; Freight Services</b>				

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	13	13	200	6%
<b>Computer Services - Website Development</b>	-	-	2,000	0%
<b>Insurance</b>	5,435	5,435	5,500	99%
<b>Printing &amp; Binding</b>		-	200	0%
<b>Subscription &amp; Memberships</b>	175	175	175	100%
<b>Legal Services</b>				
Legal - General Counsel	-	-	15,000	0%
Legal - Series 2020 Bonds	-	-	-	N/A
Legal - Validation	-	-	-	N/A
<b>Other General Government Services</b>				
Engineering Services	-	-	2,500	0%
Contingencies	-	-	-	N/A
Other Current Charges	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	N/A
Discounts/Collection Fees		-	-	
<b>Sub-Total:</b>	<b>12,840</b>	<b>12,840</b>	<b>113,825</b>	<b>11%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 12,840</b>	<b>\$ 12,840</b>	<b>\$ 113,825</b>	<b>11%</b>
Net Increase/ (Decrease) in Fund Balance	(12,840)	(12,840)	-	
Fund Balance - Beginning	12,254	12,254	-	
<b>Fund Balance - Ending</b>	<b>\$ (586)</b>	<b>\$ (586)</b>	<b>\$ -</b>	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Interest Account	-	-	-	N/A
Principal Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	1	1	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	-	-	-	N/A
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	-	-	406,705	N/A
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
<b>Debt Proceeds</b>	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 406,705</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2020	-	-	140,000	N/A
<b>Principal Debt Service - Early Redemptions</b>				
Series 2020	-	-	-	N/A
<b>Interest Expense</b>				
Series 2020	-	-	267,825	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 407,825</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1	1	(1,120)	
Fund Balance - Beginning	207,305	207,305	-	
<b>Fund Balance - Ending</b>	<b>\$ 207,305</b>	<b>207,305</b>	<b>\$ (1,120)</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Interest Account	-	-	-	N/A
Principal Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Reserve Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Capitalized Interest Account	-	-	-	N/A
<b>Special Assessments - Prepayments</b>				
Special Assessments - On Roll	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
<b>Debt Proceeds</b>	686,393	686,393	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 686,393</b>	<b>\$ 686,393</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2021	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>				
Series 2021	-	-	-	N/A
<b>Interest Expense</b>				
Series 2021	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	686,393	686,393	-	
Fund Balance - Beginning	-	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 686,393</b>	<b>686,393</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Construction Account	-	-	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	3,759,090	3,759,090	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 3,759,090	\$ 3,759,090	\$ -	N/A
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	\$ -	\$ -	\$ -	N/A
<b>Other Contractual Services</b>				
Trustee Services	-	\$ -	\$ -	N/A
<b>Legal Services</b>	-	\$ -	\$ -	N/A
<b>Printing &amp; Binding</b>	-	\$ -	\$ -	N/A
<b>Other General Government Services</b>				
Engineering Services	-	\$ -	\$ -	
<b>Capital Outlay</b>				
Electrical	-	\$ -	\$ -	
Water-Sewer Combination	-	\$ -	\$ -	N/A
Stormwater Management	-	\$ -	\$ -	N/A
Landscaping	-	\$ -	\$ -	N/A
Roadway Improvement	-	\$ -	\$ -	N/A
<b>Cost of Issuance</b>				
Legal - Series 2020 Bonds	-	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>	-	\$ -	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 3,759,090	\$ 3,759,090	-	
Fund Balance - Beginning	\$ (3,759,084)	\$ (3,759,084)	\$ -	
<b>Fund Balance - Ending</b>	\$ 5	\$ 5	\$ -	

Prepared by:

**JPWARD and Associates, LLC**

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

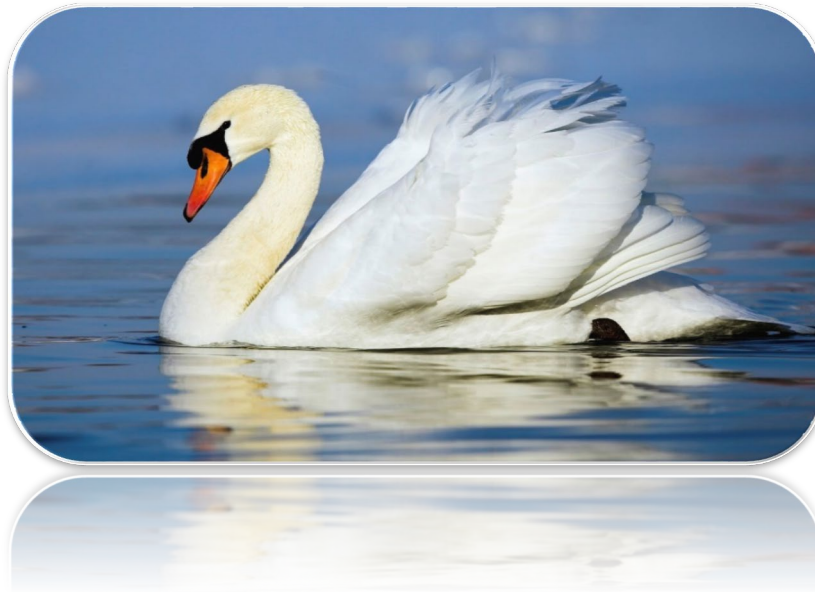
Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>				
Construction Account	-	-	\$ -	N/A
Cost of Issuance	-	-	\$ -	N/A
<b>Debt Proceeds</b>	20,008,607	20,008,607	\$ -	N/A
<b>Developer Contributions</b>	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	\$ 20,008,607	\$ 20,008,607	\$ -	N/A
<b>Expenditures and Other Uses</b>				
<b>Executive</b>				
Professional Management	\$ 50,000	\$ 50,000	\$ -	N/A
<b>Other Contractual Services</b>				
Trustee Services	8,375	\$ 8,375	\$ -	N/A
<b>Legal Services</b>				
Series 2021 Bonds	191,250	\$ 191,250	\$ -	N/A
<b>Printing &amp; Binding</b>	2,000	\$ 2,000	\$ -	N/A
<b>Other General Government Services</b>				
Engineering Services	1,020	\$ 1,020	\$ -	
<b>Capital Outlay</b>				
Electrical	-	\$ -	\$ -	
Water-Sewer Combination	-	\$ -	\$ -	N/A
Stormwater Management	-	\$ -	\$ -	N/A
Landscaping	-	\$ -	\$ -	N/A
Roadway Improvement	-	\$ -	\$ -	N/A
<b>Cost of Issuance</b>				
Legal - Series 2020 Bonds	-	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>	413,900	\$ 413,900	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	3,759,090	\$ 3,759,090	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	\$ 4,425,635	\$ 4,425,635	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 15,582,973	\$ 15,582,973	-	
Fund Balance - Beginning	\$ -	\$ -	\$ -	
<b>Fund Balance - Ending</b>	\$ 15,582,973	\$ 15,582,973	\$ -	

Prepared by:

**JPWARD and Associates, LLC**

# TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - NOVEMBER 2021

FISCAL YEAR 2022

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PREPARED BY:

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

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



*Timber Creek Southwest Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

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

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2020	Debt Service Funds Series 2021	Capital Project Fund Series 2020	Capital Project Fund Series 2021			
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 170,846	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,846
<b>Debt Service Fund</b>								
Interest Account		0	109,860					\$ 109,860
Principal Account		0	-					\$ 0
Sinking Fund Account		-	-					\$ -
Reserve Account		207,301	576,533					\$ 783,833
Revenue Account		0	-					\$ 0
Capitalized Interest								\$ -
Prepayment Account								\$ -
Construction Account				11	15,973,119			\$ 15,973,129
Cost of Issuance Account						5,405		\$ 5,405
<b>Due from Other Funds</b>								
General Fund	-	158,160	-	-	-	-	-	158,160
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>								
Assessments Receivable	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>								
Amount to be Provided by Debt Service Funds	-	-	-	-	-	365,462		365,462
<b>Total Assets</b>	<b>\$ 170,846</b>	<b>\$ 365,462</b>	<b>\$ 686,393</b>	<b>\$ 11</b>	<b>\$ 15,978,524</b>	<b>\$ 27,830,000</b>		<b>\$ 45,031,235</b>

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

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds		Capital Project Fund			
	General Fund	Series 2020	Series 2021	Series 2020	Series 2021	Series 2021		
<b>Liabilities</b>								
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$	-	\$	-	\$	-	\$	-
<b>Due to Fiscal Agent</b>								
<b>Due to Other Funds</b>		-						-
General Fund		-		-		-		-
Debt Service Fund(s)		158,160		-		-		158,160
<b>Due to Developer</b>	\$	18,672			\$	-		18,672
<b>Bonds Payable</b>								
Current Portion						\$140,000		140,000
Long Term						\$27,690,000		27,690,000
Unamortized Prem/Discount on Bds Pyb					-	395,524	\$0	395,524
<b>Total Liabilities</b>	<b>\$</b>	<b>176,832</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>395,524</b>
						<b>\$</b>	<b>27,830,000</b>	<b>\$</b>
								<b>\$</b>
								<b>28,402,356</b>
<b>Fund Equity and Other Credits</b>								
<b>Investment in General Fixed Assets</b>		-		-		-		-
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2021 (Unaudited)		-	207,305		-	(3,759,084)		-
Results from Current Operations		-	158,157	686,393	3,759,095	15,583,000		-
<b>Unassigned</b>								
Beginning: October 1, 2021 (Unaudited)		12,254						-
Results from Current Operations		(18,240)						-
<b>Total Fund Equity and Other Credits</b>	<b>\$</b>	<b>(5,986)</b>	<b>\$</b>	<b>365,462</b>	<b>\$</b>	<b>686,393</b>	<b>\$</b>	<b>11</b>
						<b>\$</b>	<b>15,583,000</b>	<b>\$</b>
								<b>\$</b>
								<b>16,628,879</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$</b>	<b>170,846</b>	<b>\$</b>	<b>365,462</b>	<b>\$</b>	<b>686,393</b>	<b>\$</b>	<b>11</b>
						<b>\$</b>	<b>15,978,524</b>	<b>\$</b>
								<b>\$</b>
								<b>27,830,000</b>
								<b>\$</b>
								<b>45,031,235</b>

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward		\$ -	-	\$ -	N/A
<b>Interest</b>					
Interest - General Checking	0	1	1	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	-	6,788	6,788	113,825	N/A
Special Assessments - Off-Roll	-	-	-	-	N/A
Developer Contribution			-	-	#DIV/0!
Developer Contribution			-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 6,788</b>	<b>6,789</b>	<b>\$ 113,825</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	3,333	3,333	6,667	40,000	17%
<b>Financial and Administrative</b>					
Audit Services	-	-	-	5,000	0%
Accounting Services	1,333	1,333	2,667	16,000	17%
Assessment Roll Services	1,333	1,333	2,667	16,000	17%
Arbitrage Rebate Services	500	-	500	500	100%
<b>Other Contractual Services</b>					
Legal Advertising	275	-	275	3,000	9%
Trustee Services	-	4,031	4,031	2,400	168%
Dissemination Agent Services	417	417	833	5,000	17%
Property Appraiser Fees	-	578	578	-	N/A
Bank Service Fees	26	26	52	350	15%
<b>Communications &amp; Freight Services</b>					

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	13	13	25	200	13%
<b>Computer Services - Website Development</b>	-	-	-	2,000	0%
<b>Insurance</b>	5,435	-	5,435	5,500	99%
<b>Printing &amp; Binding</b>	-	-	-	200	0%
<b>Subscription &amp; Memberships</b>	175	-	175	175	100%
<b>Legal Services</b>					
Legal - General Counsel	-	1,124	1,124	15,000	7%
Legal - Series 2020 Bonds	-	-	-	-	N/A
Legal - Validation	-	-	-	-	N/A
<b>Other General Government Services</b>					
Engineering Services	-	-	-	2,500	0%
Contingencies	-	-	-	-	N/A
Other Current Charges	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	
<b>Sub-Total:</b>	<b>12,840</b>	<b>12,188</b>	<b>25,029</b>	<b>113,825</b>	<b>22%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 12,840</b>	<b>\$ 12,188</b>	<b>\$ 25,029</b>	<b>\$ 113,825</b>	<b>22%</b>
Net Increase/ (Decrease) in Fund Balance	(12,840)	(5,400)	(18,240)	-	
Fund Balance - Beginning	12,254	-	12,254	-	
<b>Fund Balance - Ending</b>	<b>\$ (586)</b>	<b>\$ (5,400)</b>	<b>\$ (5,986)</b>	<b>\$ -</b>	

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>					
Interest Account	-	-	-	-	N/A
Principal Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	1	1	2	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>					
Special Assessments - On Roll	-	24,248	24,248	406,705	N/A
Special Assessments - Off Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
<b>Developer Contributions</b>	-	133,912	133,912	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 158,161</b>	<b>\$ 158,162</b>	<b>\$ 406,705</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2020	-	-	-	140,000	N/A
<b>Principal Debt Service - Early Redemptions</b>					
Series 2020	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2020	-	-	-	267,825	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	5	5	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 5</b>	<b>\$ 5</b>	<b>\$ 407,825</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1	158,156	158,157	(1,120)	
Fund Balance - Beginning	207,305	207,305	207,305	-	
<b>Fund Balance - Ending</b>	<b>\$ 207,305</b>	<b>\$ 365,462</b>	<b>365,462</b>	<b>\$ (1,120)</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>					
Interest Account	-	0	0	-	N/A
Principal Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Reserve Account	-	1	1	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>					
Special Assessments - On Roll	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
<b>Debt Proceeds</b>	686,393	-	686,393	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 686,393</b>	<b>\$ 1</b>	<b>\$ 686,394</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2021	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>					
Series 2021	-	-	-	-	N/A
<b>Interest Expense</b>					
Series 2021	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	1	1	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	686,393	0	686,393	-	
Fund Balance - Beginning	-	686,393	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 686,393</b>	<b>\$ 686,393</b>	<b>686,393</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>					
Construction Account	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>	-	-	-	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	3,759,090	5	3,759,095	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ 3,759,090</u>	<u>\$ 5</u>	<u>\$ 3,759,095</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other Contractual Services</b>					
Trustee Services	-	-	\$ -	\$ -	N/A
<b>Legal Services</b>	-	-	\$ -	\$ -	N/A
<b>Printing &amp; Binding</b>	-	-	\$ -	\$ -	N/A
<b>Other General Government Services</b>					
Engineering Services	-	-	\$ -	\$ -	-
<b>Capital Outlay</b>					
Electrical	-	-	\$ -	\$ -	-
Water-Sewer Combination	-	-	\$ -	\$ -	N/A
Stormwater Management	-	-	\$ -	\$ -	N/A
Landscaping	-	-	\$ -	\$ -	N/A
Roadway Improvement	-	-	\$ -	\$ -	N/A
<b>Cost of Issuance</b>					
Legal - Series 2020 Bonds	-	-	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>	-	-	\$ -	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 3,759,090	\$ 5	\$ 3,759,095	-	
Fund Balance - Beginning	\$ (3,759,084)	\$ 5	\$ (3,759,084)	\$ -	
<b>Fund Balance - Ending</b>	<u>\$ 5</u>	<u>\$ 11</u>	<u>\$ 11</u>	<u>\$ -</u>	

Prepared by:

**JPWARD and Associates, LLC**

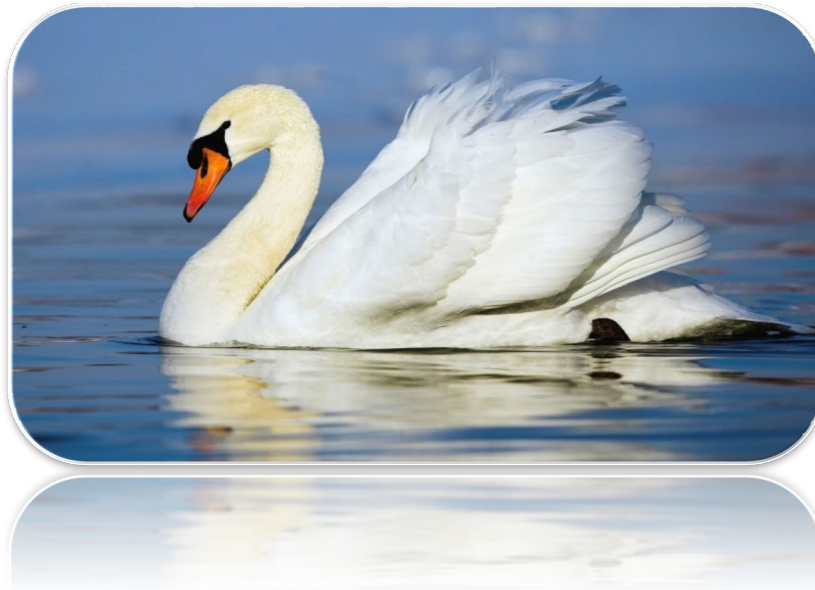


**Timber Creek Southwest Community Development District**  
**Capital Projects Fund - Series 2021**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>					
Construction Account	-	26	26	\$ -	N/A
Cost of Issuance	-	0	0	\$ -	N/A
<b>Debt Proceeds</b>	20,008,607		20,008,607	\$ -	N/A
<b>Developer Contributions</b>	-	-	-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	1	1	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<u>\$ 20,008,607</u>	<u>\$ 27</u>	<u>\$ 20,008,635</u>	<u>\$ -</u>	<u>N/A</u>
<b>Expenditures and Other Uses</b>					
<b>Executive</b>					
Professional Management	\$ 50,000	\$ -	\$ 50,000	\$ -	N/A
<b>Other Contractual Services</b>					
Trustee Services	8,375	-	\$ 8,375	\$ -	N/A
<b>Legal Services</b>					
Series 2021 Bonds	191,250	-	\$ 191,250	\$ -	N/A
<b>Printing &amp; Binding</b>	2,000	-	\$ 2,000	\$ -	N/A
<b>Other General Government Services</b>					
Engineering Services	1,020	-	\$ 1,020	\$ -	
<b>Capital Outlay</b>					
Electrical	-	-	\$ -	\$ -	
Water-Sewer Combination	-	-	\$ -	\$ -	N/A
Stormwater Management	-	-	\$ -	\$ -	N/A
Landscaping	-	-	\$ -	\$ -	N/A
Roadway Improvement	-	-	\$ -	\$ -	N/A
<b>Cost of Issuance</b>					
Legal - Series 2020 Bonds	-	-	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>	413,900	-	\$ 413,900	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	3,759,090	-	\$ 3,759,090	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<u>\$ 4,425,635</u>	<u>\$ -</u>	<u>\$ 4,425,635</u>	<u>\$ -</u>	<u>N/A</u>
Net Increase/ (Decrease) in Fund Balance	\$ 15,582,973	\$ 27	\$ 15,583,000	-	
Fund Balance - Beginning	\$ -	\$ 15,582,973	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<u>\$ 15,582,973</u>	<u>\$ 15,583,000</u>	<u>\$ 15,583,000</u>	<u>\$ -</u>	

# TIMBER CREEK SOUTHWEST COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - DECEMBER 2021

FISCAL YEAR 2022

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PREPARED BY:

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

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*Timber Creek Southwest Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

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

	Governmental Funds							Account Groups	Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds		Capital Project Fund		General Long Term Debt		
	General Fund	Series 2020	Series 2021	Series 2020	Series 2021	Series 2021			
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 92,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,961
<b>Debt Service Fund</b>									
Interest Account		-	1						\$ 1
Principal Account		0	-						\$ 0
Sinking Fund Account		-	-						\$ -
Reserve Account		207,302	576,533						\$ 783,834
Revenue Account		394,477	-						\$ 394,477
Capitalized Interest									\$ -
Prepayment Account									\$ -
Construction Account					11	15,973,187			\$ 15,973,197
Cost of Issuance Account						5,405			\$ 5,405
<b>Due from Other Funds</b>									
General Fund	-	3,774	-	-	-	-	-	-	3,774
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>									
<b>Assessments Receivable</b>									
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	-	-	605,553		605,553
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	-	-	27,224,447		27,224,447
<b>Total Assets</b>	<b>\$ 92,961</b>	<b>\$ 605,553</b>	<b>\$ 576,533</b>	<b>\$ 11</b>	<b>\$ 15,978,592</b>	<b>\$ 27,830,000</b>			<b>\$ 45,083,649</b>

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

	Governmental Funds						Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Debt Service Funds		Capital Project Fund			
	General Fund	Series 2020	Series 2021	Series 2020	Series 2021	Series 2021		
<b>Liabilities</b>								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Fiscal Agent								
Due to Other Funds	-							-
General Fund	-							-
Debt Service Fund(s)	3,774							3,774
Due to Developer	\$ -				\$ -	\$ -		-
<b>Bonds Payable</b>								
Current Portion							\$140,000	140,000
Long Term							\$27,690,000	27,690,000
Unamortized Prem/Discount on Bds Pyb					-	395,524	\$0	395,524
<b>Total Liabilities</b>	<b>\$ 3,774</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 395,524</b>	<b>\$ 27,830,000</b>	<b>\$ 28,229,298</b>
<b>Fund Equity and Other Credits</b>								
Investment in General Fixed Assets	-	-	-	-	-	-	-	-
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2021 (Unaudited)	-	207,305	-	(3,759,084)	-	-	-	(3,551,780)
Results from Current Operations	-	398,248	576,533	3,759,095	15,583,068	-	-	20,316,944
<b>Unassigned</b>								
Beginning: October 1, 2021 (Unaudited)	12,254						-	12,254
Results from Current Operations	76,932						-	76,932
<b>Total Fund Equity and Other Credits</b>	<b>\$ 89,187</b>	<b>\$ 605,553</b>	<b>\$ 576,533</b>	<b>\$ 11</b>	<b>\$ 15,583,068</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,854,351</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 92,961</b>	<b>\$ 605,553</b>	<b>\$ 576,533</b>	<b>\$ 11</b>	<b>\$ 15,978,592</b>	<b>\$ 27,830,000</b>	<b>\$ -</b>	<b>\$ 45,083,649</b>

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>		\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>						
Interest - General Checking	0	1	2	3	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	-	6,788	104,690	111,478	113,825	N/A
Special Assessments - Off-Roll	-	-		-	-	N/A
<b>Developer Contribution</b>			-	-	-	#DIV/0!
<b>Developer Contribution</b>			-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 0</b>	<b>\$ 6,788</b>	<b>\$ 104,692</b>	<b>111,481</b>	<b>\$ 113,825</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	3,333	3,333	3,333	10,000	40,000	25%
<b>Financial and Administrative</b>						
Audit Services	-	-	1,500	1,500	5,000	30%
Accounting Services	1,333	1,333	1,333	4,000	16,000	25%
Assessment Roll Services	1,333	1,333	1,333	4,000	16,000	25%
Arbitrage Rebate Services	500	-	-	500	500	100%
<b>Other Contractual Services</b>						
Legal Advertising	275	-	294	569	3,000	19%
Trustee Services	-	4,031	-	4,031	2,400	168%
Dissemination Agent Services	417	417	417	1,250	5,000	25%
Property Appraiser Fees	-	578	-	578	-	N/A
Bank Service Fees	26	26	28	80	350	23%
<b>Communications &amp; Freight Services</b>						

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	13	13	29	55	200	27%
<b>Computer Services - Website Development</b>	-	-	-	-	2,000	0%
<b>Insurance</b>	5,435	-	-	5,435	5,500	99%
<b>Printing &amp; Binding</b>	-	-	194	194	200	97%
<b>Subscription &amp; Memberships</b>	175	-	-	175	175	100%
<b>Legal Services</b>						
Legal - General Counsel	-	1,124	-	1,124	15,000	7%
Legal - Series 2020 Bonds	-	-	-	-	-	N/A
Legal - Validation	-	-	-	-	-	N/A
<b>Other General Government Services</b>						
Engineering Services	-	-	1,059	1,058.75	2,500	42%
Contingencies	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>	-	-	-	-	-	N/A
Discounts/Collection Fees	-	-	-	-	-	-
<b>Sub-Total:</b>	<b>12,840</b>	<b>12,188</b>	<b>9,520</b>	<b>34,549</b>	<b>113,825</b>	<b>30%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 12,840</b>	<b>\$ 12,188</b>	<b>\$ 9,520</b>	<b>\$ 34,549</b>	<b>\$ 113,825</b>	<b>30%</b>
Net Increase/ (Decrease) in Fund Balance	(12,840)	(5,400)	95,172	76,932	-	
Fund Balance - Beginning	12,254	-	-	12,254	-	
<b>Fund Balance - Ending</b>	<b>\$ (586)</b>	<b>\$ (5,400)</b>	<b>\$ 95,172</b>	<b>\$ 89,187</b>	<b>\$ -</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	-	-	-	-	N/A
Principal Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	1	1	1	3	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	-	24,248	374,003	398,251	406,705	N/A
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Developer Contributions	-	133,912	-	133,912	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1</b>	<b>\$ 158,161</b>	<b>\$ 374,003</b>	<b>\$ 532,166</b>	<b>\$ 406,705</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2020	-	-	-	-	140,000	N/A
<b>Principal Debt Service - Early Redemptions</b>						
Series 2020	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2020	-	-	133,913	133,913	267,825	N/A
Operating Transfers Out (To Other Funds)	-	5	-	5	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 5</b>	<b>\$ 133,913</b>	<b>\$ 133,918</b>	<b>\$ 407,825</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1	158,156	240,091	398,248	(1,120)	
Fund Balance - Beginning	207,305	207,305	365,462	207,305	-	
<b>Fund Balance - Ending</b>	<b>\$ 207,305</b>	<b>\$ 365,462</b>	<b>\$ 605,553</b>	<b>605,553</b>	<b>\$ (1,120)</b>	

Prepared by:

**JPWARD and Associates, LLC**



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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Interest Account	-	0	0	1	-	N/A
Principal Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Reserve Account	-	1	2	3	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	N/A
Capitalized Interest Account	-	-	-	-	-	N/A
<b>Special Assessments - Prepayments</b>						
Special Assessments - On Roll	-	-	-	-	-	N/A
Special Assessments - Off Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
<b>Debt Proceeds</b>	686,393	-	-	686,393	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 686,393</b>	<b>\$ 1</b>	<b>\$ 3</b>	<b>\$ 686,397</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2021	-	-	-	-	-	N/A
<b>Principal Debt Service - Early Redemptions</b>						
Series 2021	-	-	-	-	-	N/A
<b>Interest Expense</b>						
Series 2021	-	-	109,860	109,860	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	1	2	3	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 109,863</b>	<b>\$ 109,864</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	686,393	0	(109,860)	576,533	-	
Fund Balance - Beginning	-	686,393	686,393	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 686,393</b>	<b>\$ 686,393</b>	<b>\$ 576,533</b>	<b>576,533</b>	<b>\$ -</b>	

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Construction Account	-	-	-	-	\$ -	N/A
Cost of Issuance	-	-	-	-	\$ -	N/A
<b>Debt Proceeds</b>						
Developer Contributions	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)	3,759,090	5	-	3,759,095	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,759,090</b>	<b>\$ 5</b>	<b>\$ -</b>	<b>\$ 3,759,095</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Other Contractual Services</b>						
Trustee Services	-	-	-	\$ -	\$ -	N/A
<b>Legal Services</b>						
Printing & Binding	-	-	-	\$ -	\$ -	N/A
<b>Other General Government Services</b>						
Engineering Services	-	-	-	\$ -	\$ -	-
<b>Capital Outlay</b>						
Electrical	-	-	-	\$ -	\$ -	-
Water-Sewer Combination	-	-	-	\$ -	\$ -	N/A
Stormwater Management	-	-	-	\$ -	\$ -	N/A
Landscaping	-	-	-	\$ -	\$ -	N/A
Roadway Improvement	-	-	-	\$ -	\$ -	N/A
<b>Cost of Issuance</b>						
Legal - Series 2020 Bonds	-	-	-	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>						
Operating Transfers Out (To Other Funds)	-	-	-	\$ -	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 3,759,090	\$ 5	\$ -	\$ 3,759,095	-	
Fund Balance - Beginning	\$ (3,759,084)	\$ 5	\$ 11	\$ (3,759,084)	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 5</b>	<b>\$ 11</b>	<b>\$ 11</b>	<b>\$ 11</b>	<b>\$ -</b>	

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>						
Construction Account	-	26	66	92	\$ -	N/A
Cost of Issuance	-	0	0	0	\$ -	N/A
<b>Debt Proceeds</b>	20,008,607		-	20,008,607	\$ -	N/A
<b>Developer Contributions</b>	-	-		-	\$ -	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	1	2	3	\$ -	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 20,008,607</b>	<b>\$ 27</b>	<b>\$ 68</b>	<b>\$ 20,008,703</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Executive</b>						
Professional Management	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	N/A
<b>Other Contractual Services</b>						
Trustee Services	8,375	-	-	\$ 8,375	\$ -	N/A
<b>Legal Services</b>						
Series 2021 Bonds	191,250	-	-	\$ 191,250	\$ -	N/A
<b>Printing &amp; Binding</b>	2,000	-	-	\$ 2,000	\$ -	N/A
<b>Other General Government Services</b>						
Engineering Services	1,020	-	-	\$ 1,020	\$ -	
<b>Capital Outlay</b>						
Electrical	-	-	-	\$ -	\$ -	
Water-Sewer Combination	-	-	-	\$ -	\$ -	N/A
Stormwater Management	-	-	-	\$ -	\$ -	N/A
Landscaping	-	-	-	\$ -	\$ -	N/A
Roadway Improvement	-	-	-	\$ -	\$ -	N/A
<b>Cost of Issuance</b>						
Legal - Series 2020 Bonds	-	-	-	\$ -	\$ -	N/A
<b>Underwriter's Discount</b>	413,900	-	-	\$ 413,900	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	3,759,090	-	-	\$ 3,759,090	\$ -	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,425,635</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,425,635</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	\$ 15,582,973	\$ 27	\$ 68	\$ 15,583,068	-	
Fund Balance - Beginning	\$ -	\$ 15,582,973	\$ 15,583,000	\$ -	\$ -	
<b>Fund Balance - Ending</b>	<b>\$ 15,582,973</b>	<b>\$ 15,583,000</b>	<b>\$ 15,583,068</b>	<b>\$ 15,583,068</b>	<b>\$ -</b>	