

# Timber Creek Community Development District

## Board of Supervisors

Nicholas Dister, Chairman  
Carlos de la Ossa, Vice Chairperson  
Steve Luce, Assistant Secretary  
Kelly Evans, Assistant Secretary  
Ryan Motko, Assistant Secretary

Bryan Radcliff, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Gary Schwartz, Field Manager

## Regular Meeting Agenda

Thursday, April 06, 2023, at 2:00 p.m.

The Regular Meeting of the **Timber Creek Community Development District** will be held on **April 06, 2023, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### Join Zoom Meeting

<https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0V1ZjhodE4rZz09>

Call in Number: 1 305 224 1968 US

Meeting ID: 870 6131 3619

Passcode: 315865

*All cellular phones and pagers must be turned off during the meeting.*

## REGULAR MEETING OF BOARD OF SUPERVISORS

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENT

Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

### 3. BUSINESS ITEMS

- A. Discussion on Resident Resumes ..... Tab 01
- B. Discussion on Ponds Washout Proposal..... Tab 02
- C. Discussion on Fiscal Year 2024
- D. General Matters of the District

### 4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting  
February 02, 2023, ..... Tab 03
- B. Consideration of Operation and Maintenance Expenditures February 2023 ..... Tab 04
- C. Review of Financial Statements Month Ending February 28, 2023, ..... Tab 05

### 5. STAFF REPORTS

- A. District Counsel
- B. District Manager ..... Tab 06
  - i. Community Inspection Report
- C. District Engineer

### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 7. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

*Bryan Radcliff*

District Manager

District Office  
Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

Meeting Location:  
Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873-7300

## Contact

jamesmchin@gmail.com

[www.linkedin.com/in/jameschin925](http://www.linkedin.com/in/jameschin925)  
(LinkedIn)

## Top Skills

Occupational Health

Occupational Safety

Security

## Certifications

CIMS/CIMS-GB ISSA CIMS Expert  
(I.C.E) certification with Honors

Certified Hazard Control Manager  
(C.H.C.M.) - Master level Certificate  
#2038

Certified Safety & Security  
Professional (C.S.S.P.) Certificate  
#405

## Honors-Awards

2015 Safety Professional of the Year

## Publications

Essence of Lien Bu Chuan -  
Continuous Steps Form ... Northern  
Shaolin Long Fist

Safety and RTW Program Best  
Demonstrated Practices for Risk  
Management

Chinese Wrestling: A Tradition of  
Combat

# James Chin

Martial Arts Instructor and Author

New York, New York, United States

## Summary

- ◆ Retired as Sr. EHS Director for JPMChase - largest JLL Client in East and Mid-Atlantic Regions for Commercial Building Complexes, Critical Data Centers and Retail Operations.
- ◆ Subject Matter Expert (SME) for Health, Safety, Security & Environment (HSSE) & training solutions.
- ◆ Developed the safety culture and implement best demonstrated HSSE practices for Facilities Management Services; Corporate-Manufacturing-Industrial Sites; Educational & Healthcare Institutions; Airports (JFK, LaGuardia, Newark); Franchised Services; Event Center & Stadium.
- ◆ Managed Construction Contractor/HSE Vendor pre-qualifications, Scope of Work (SOW), and Industrial Hygiene services for regulatory compliance.
- ◆ Audit compliance for asbestos, generators, Universal Waste, EPA SPCC and Tier 2 programs, and NYC DOB Local Law 77 cooling towers.
- ◆ Provided HSSE services for major Clients: JLL, JPMChase, CBRE, Google, IBM, DOE, etc.
- ◆ Reduced Workers' Compensation Experience Modification Rate by 29% in less than 6 years.
- ◆ Achieved 77% reduction in the cost of claims & 50% reduction in claims frequency for DOE.
- ◆ Reduced WC premiums by \$500,000 and earned \$266,000 dividends.
- ◆ Implemented 150 safety and HR training programs, IIPP, JSA, CAPA, Sub Rosa investigations, and Return-To-Work Programs for controlling cost of human capital and achieved KPI targets.
- ◆ OSHA & EPA violation abatement and successfully contested citations.
- ◆ Managed Operational Compliance Program and Accident & Incident Management System and CMO Compliance Management metrics.

- ♦ Managed P/L for integrated facility management (IFM) services for sites up to 1,300,000 sf.
- ♦ M & A due diligence & organizational development for culture integration.
- ♦ Achieved CIMS-GB Certification with Honors for Higher Education and CMI Divisions
- ♦ Development of Supervisors, Managers and Directors for ISO 9001 Certification.
- ♦ Certified Safety & Security Professional (C.S.S.P.)  
Certificate #405
- ♦ Certified Hazard Control Manager (C.H.C.M.) Master level Certificate #2038
- ♦ Past President for the American Society of Safety Engineers – Long Island Chapter, NY.
- ♦ 2015 Safety Professional of the Year - American Society of Safety Engineers (ASSE) LI Chapter
- ♦ Road warrior – Safety & Health and HR operations in 24 States.

#### Top Skills

Environmental Health & Safety

Risk Management

Training

Program Development

Facilities Management

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## Experience

Chin's Martial Arts Academy CMAA and Taiji Mind-Balance-Motion

Martial Arts Instructor and Author

July 1973 - Present (49 years 9 months)

United States

Traditional Northern Shaolin Long Fist Kung Fu and Chinese Swai Jiao (Shuai Chiao) and Taiji Chuan

JLL

SENIOR DIRECTOR - ENVIRONMENTAL HEALTH & SAFETY

August 2018 - April 2022 (3 years 9 months)

Americas

Global Real Estate

Integrated Facilities Management

JPMorgan Chase account  
East and Mid-Atlantic Regions  
Commercial - Retail - Data Center Portfolios

Atallian Global Services (acquired Temco Service Industries, Inc. in 2016)

DIRECTOR of SAFETY & FIELD HR SERVICES and QUALITY  
March 2013 - August 2018 (5 years 6 months)

Corporate Headquarters

Atallian Global Services in the US is an independent leader of facility services in both the private and public sectors. Key services include Cleaning, Data Centers, Security, Technical Facility Management, Landscaping, and Energy Management in 24 States.

JBFCS

LIFE SAFETY COORDINATOR and CORPORATE FACILITIES  
PROJECT MANAGER

August 2011 - March 2013 (1 year 8 months)

New York, New York

The Jewish Board of Family and Children's Services (JBFCS) is one of the United States' largest nonprofit mental health and social service agencies. It serves over 43,000 New Yorkers annually at its 86 community-based programs, residential facilities, and day-treatment centers in NYC and Westchester County.

Taiji Mind-Balance-Motion

ENTREPRENEUR/FOUNDER AND CHIEF INSTRUCTOR

April 2009 - August 2011 (2 years 5 months)

Northern California

Applications of Taiji kinesiology and physiology concepts and techniques for Fall Prevention and Fall Risk Reduction programs to develop physical strength, balance, mobility and endurance.

Pulmonary Solutions, LLC

DIRECTOR of HR ADMINISTRATION and JCAHO/SAFETY  
COMPLIANCE

2009 - May 2010 (1 year)

Santa Rosa, California

Hired for short term HR & Facilities Administration restructuring process of a late stage Start-up Company to strengthen their financial stability and human capital, and transition their corporate operations to Nevada

Spartan Shops at SJSU

ASSISTANT DIRECTOR - SAFETY & RISK MANAGEMENT

2004 - 2009 (5 years)

San Jose State University -San Jose, California

501(c) (3) non-profit Auxiliary Organization with 14 business units on 154 acre university campus with owner-managed/franchised food & beverage services; catering and hospitality; retail; and sports stadium

OneBPO

COO & DIRECTOR: SAFETY & RISK MANAGEMENT. AND HR CONSULTING SERVICES

May 2002 - June 2004 (2 years 2 months)

Fremont and Newark, California

Business Process Outsourcing (BPO) Solutions for HR, IT, Safety, Risk Mgmt. and Payroll consulting services

SpinCircuit Inc./Cadence Design Systems

CORPORATE MANAGER OF HR AND FACILITIES/SAFETY COMPLIANCE

2001 - 2002 (1 year)

San Jose, CA and Bangalore, India

Supply chain Software-as-a-Service (SaaS) company funded & started up via Joint Venture with Flextronics, Avnet, and Cadence Design Systems

Flextronics Photonics Wave Optics, Inc.

CORPORATE MANAGER OF HR and FACILITIES, MIS, SAFETY & SECURITY

2000 - 2001 (1 year)

Mountain View and Santa Clara, California

Wave Optics was a late stage photonic components start-up company with two (2) manufacturing plants and clean room operations which were acquired by Flextronics in February 2001 and road mapped overseas.

MywebHR.com/American Management Partners, Inc.

DIRECTOR: HR CONSULTING SERVICES, SAFETY & RISK MANAGEMENT

1999 - 2000 (1 year)

Concord, California

Professional Employer Organization (PEO) - Business Process Outsourcing (BPO) with funding by Morgenthaler Ventures for outsourced HR, Benefits, Payroll, and Safety Consulting Services.

Control Building Services, Inc.

VP OPERATIONS and DIRECTOR of HR, SAFETY & RISK  
MANAGEMENT

1996 - 1999 (3 years)

Secaucus, New Jersey and Beverly Hills, California

Engineering Services, Building & Facilities Maintenance, Shopping Malls with  
Food Courts, Landscaping and Security Divisions in 12 states.

Facilities maintenance services and QA/TQM for sites ranging from 500,000 sf  
to 1,300,000 sf.

ISS INTERNATIONAL SERVICE SYSTEM LIMITED

Regional Safety Manager & HR Trainer - Northeast Region for 10,000  
employees

1993 - 1996 (3 years)

New York, NY

Aviation, Building Maintenance, Energy, Elevator, Landscaping, Retail,  
Security Divisions and High-Rise Window Cleaning

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## Education

John Jay College (CUNY)

Bachelor's degree, Criminal Justice/Police Science

City University of New York

BS

## SHERIKA DIXON

**SUMMARY** Creative and experienced leader in the military, workplace and community. Project leader and team player who is experienced collaborating with other community leaders, homeowners, teachers, school staff, county, city and government officials.

**SKILLS & ABILITIES** Leadership, Problem-solving, Organizational skills, Resource Management, Team building skills, Office skills, Fundraiser Coordinator

**EXPERIENCE**

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT HOA**  
2/15/2022 - Current  
President on Board of Directors

**ARIES ANGEL HOUSE INC**  
1/8/2016 - Current  
President/CEO of non-profit organization

**ST. Paul A.M.E Church**  
7/15/2009 - 9/1/2019  
Secretary/Youth Music Director/ Stewardess/Youth School Director

**EDUCATION**

**SCHOOL NAME, LOCATION, DEGREE**  
BA Degree, Elementary Education, USF St. Petersburg,  
General A.A. St. Petersburg College

**LEADERSHIP** President HOA Board, President/CEO of non-profit, Teacher in Hillsborough/Pinellas County Schools, Business owner, Philanthropist, Treasure student government club, Education Major Ambassador for USF

**REFERENCES** UPON REQUEST

# Proposal:



14620 Bellamy Brothers Boulevard Dade City, Florida 33525 (866) 617-2235 fax (866) 929-6998 www.cornerstonesolutionsgroup.com

**Date:** 3/2/2023

**TO:** Gary Schwartz

**From**

Cornerstone Solutions Group  
14620 Bellamy Brother Blvd.  
Dade City, FL 33525

**Project Name:** Timber Creek washout proposal

**Project Location:** Located behind 11605 Miracle Mile Dr, Riverview, FL 33578

**Scope of Work:**

*Excavate soil from around the outflow on the NW corner of the pond to allow better water flow. Replace soil around the outflow to repair damage. Place filter fabric and Rip Rap around the outflow and downstream from the outflow to the water line to prevent future erosion and creating a channel for water flows.* \$3,915

**Subtotal** \$ 3,915.00

**Fuel Surcharge (1.5%)** \$ 58.73

<b>TOTAL COST</b>	<b>\$ 3,973.73</b>
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**ACCEPTED BY:**

**Tree Farm 2, Inc.**

By: \_\_\_\_\_ By: \_\_\_\_\_



**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**February 02, 2023, Minutes of the Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meetings of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, February 02, 2023, at 2:00 p.m. at the Offices at Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

**1. CALL TO ORDER/ROLL CALL**

Bryan Radcliff called the Regular Meetings of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, February 02, 2023, at 2:30 p.m.**

**Board Members Present and Constituting a Quorum:**

Nicholas Dister	Vice-Chair
Kelly Evans	Supervisor
Ryan Motko	Supervisor
Steve Luce	Supervisor

**Staff Members Present:**

Bryan Radcliff	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were no audience questions or comments on agenda items.

**3. BUSINESS ITEMS**

**A. Acceptance of Board Resignation – Supervisor Hills**

The Board Approved the resignation of Jeff Hills from the Board of Supervisors at Timber Creek CDD.

MOTION TO:	Accept Jeff Hills resignation at Timber Creek CDD.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**B. Appointment of Supervisor to Open Board Seat – Seat 1**  
**ii. Confirmation of Board Compensation**

The Board Appointed Carlos De La Ossa to seat 1 of the Board of Supervisors at Timber Creek CDD. Mr. De La Ossa elected to receive compensation.

MOTION TO:	Appoint Carlos de la Ossa to Seat 1 of the Board of Supervisors for Timber Creek CDD.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**C. Consideration of Resolution 2023-06; Redesignating Officers**

The Board Adopted Resolution 2023-06; Redesignating Officers with the Chair being Nicholas Dister and the Vice Chair being Carlos De La Ossa. All other supervisors as Assistant Secretaries and Inframark staff will remain the same.

MOTION TO:	Approve the Resolution 2023-06; Re-Designating Officers as stated.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**D. General Matters of the District**

There were no general matters of the District.

**4. CONSENT AGENDA ITEMS**

**A. Consideration of Minutes of the Regular Meeting January 05, 2023**

**B. Consideration of Operations and Maintenance Expenditures December 2022**

**C. Review of Financial Statements for the Month Ending December 31, 2022**

The Board Approved Consent Agenda Items A through C (Meeting minutes of the Public Hearing & Regular Meeting held on 01-05-23, O&M Expenditures for the month ending December 2022 and Financials for the month ending 12-31-2022).

MOTION TO: Approve the Consent Agenda Items A through C.  
MADE BY: Supervisor de la Ossa  
SECONDED BY: Supervisor Luce  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

## 5. VENDOR AND STAFF REPORTS

### A. District Counsel

### B. District Engineer

There were no reports on behalf of the District Counsel or Engineer.

### C. District Manager

#### *i. Community Inspection Report*

The Board reviewed the management reports and had no questions.

## 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

The Board requested District Management to collect resumes for all 5 Board seats.

## 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

## 8. ADJOURNMENT

MOTION TO: Adjourn the meeting at 2:34 P.M.  
MADE BY: Supervisor de la Ossa  
SECONDED BY: Supervisor Evans  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
5/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

**TIMBER CREEK CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
CHARTER COMMUNICATIONS	0131287021023	\$197.96		INTERNET SERVICES 02/06/23-03/05/23
CORNERSTONE SOLUTIONS GROUP	10-140789	\$3,150.00		COMMON AREA - SEPTEMBER 2022
CORNERSTONE SOLUTIONS GROUP	10-147432	\$3,150.00	\$6,300.00	LANDSCAPE MAINT. FEBRUARY 2023
SITEX AQUATICS	7251B	\$380.00		LAKE MAINT - 4 WATERWAYS FEBRUARY 2023
<b>Monthly Contract Subtotal</b>		<b>\$6,877.96</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CO 020223	\$200.00		SUPERVISOR FEE 02/02/23
KELLY ANN EVANS	KE 020223	\$200.00		SUPERVISOR FEE 02/02/23
NICHOLAS J. DISTER	ND 020223	\$200.00		SUPERVISOR FEE 02/02/23
RYAN MOTKO	RM 020223	\$200.00		SUPERVISOR FEE 02/02/23
STEVEN K. LUCE	SL 020223	\$200.00		SUPERVISOR FEE 02/02/23
STRALEY ROBIN VERICKER	22608	\$728.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/15/23
<b>Variable Contract Subtotal</b>		<b>\$1,728.00</b>		
<b>Utilities</b>				
TAMPA ELECTRIC	211018485063 020723	\$3,456.69		ELECTRICITY SERVICES 01/04/23-02/01/23
TAMPA ELECTRIC	221007623665 020723	\$284.47		ELECTRICITY SERVICES 01/04/23-02/01/23
TAMPA ELECTRIC	221007683099 020723	\$799.20		ELECTRICITY SERVICES 01/04/23-02/01/23
TAMPA ELECTRIC	221007683412 020723	\$61.33		ELECTRICITY SERVICES 01/04/23-02/01/23
TAMPA ELECTRIC	221007708326 020723	\$50.39		ELECTRICITY SERVICES 01/04/23-02/01/23
TAMPA ELECTRIC	221007724737 020723	\$30.12	\$4,682.20	ELECTRICITY SERVICES 01/04/23-02/01/23
<b>Utilities Subtotal</b>		<b>\$4,682.20</b>		
<b>Regular Services</b>				
CORNERSTONE SOLUTIONS GROUP	10-140684	\$715.00		PRESSURE SENSOR REPLACED
SPEAREM ENTERPRISES	5634	\$650.00		LABOR - 01/27/23-02/17/23 - CLEANING SERVICES / MATERIAL
TIMBER CREEK CDD	02032023-1	\$184.84		SERIES 2020 FY23 TAX DIST ID 610
TIMBER CREEK CDD	02032023-2	\$3,835.67	\$4,020.51	SERIES 2018 FY23 TAX DIST ID 610
ZEBRA CLEANING TEAM	5179	\$25.25		CHEMICAL PUMP TUBE
<b>Regular Services Subtotal</b>		<b>\$5,410.76</b>		
<b>Additional Services</b>				
ACTION SECURITY, INC	22466	\$185.00		LABOR - 02/06/23 - SERVICE CONNECTION ISSUES - AMENITY CENTER
HAWKINS SERVICE COMPANY	222538	\$575.00		HVAC RPR

<b>TIMBER CREEK CDD</b>
<b>Summary of Operations and Maintenance Invoices</b>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
MHD COMMUNICATIONS	28956	\$83.75		3RD PARTY NEEDING ASSISTANCE
<b>Additional Services Subtotal</b>		<b>\$843.75</b>		
<b>TOTAL</b>		<b>\$19,542.67</b>		

Approved (with any necessary revisions noted):

Signature: \_\_\_\_\_

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

February 10, 2023  
Invoice Number: 0131287021023  
Account Number: 8338 12 028 0131287  
Security Code: 2302  
Service At: 10224 OPALINE SKY PL  
RIVERVIEW FL 33578-7668

Received

FEB 15 2023

NEWS AND INFORMATION

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

**Summary** Service from 02/06/23 through 03/05/23  
details on following pages

Previous Balance	197.96
Payments Received -Thank You!	-197.96
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	29.99
Current Charges	\$197.96
<b>Total Due by 02/27/23</b>	<b>\$197.96</b>

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**ACTION REQUIRED: Important Reminder about Your Bill.**

Our billing system update is complete. **You have received a new account number that is included on this statement and your payments must now be sent to a new remittance address:**

Spectrum Business  
P.O. Box 7186 Pasadena, CA 91109-7186

To ensure all of your payments are processed in an accurate and timely fashion, please make the following updates:

- **If you pay by mail**, you must update your account number and payment remittance address information.
- **If you use AutoPay** through your financial institution, credit card, or other third party provider, you will need to make them aware of your new account number in order to avoid missed payments. If you currently have AutoPay set up with Spectrum directly, we will automatically update your account and you do not need to take any action at this time.

Please note that all Spectrum Business websites, such as [SpectrumBusiness.net](http://SpectrumBusiness.net) have also been updated with your new account number, which may be required to login.

**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.



February 10, 2023

TIMBER CREEK CDD

Invoice Number: 0131287021023  
Account Number: 8338 12 028 0131287  
Service At: 10224 OPALINE SKY PL  
RIVERVIEW FL 33578-7668

<b>Total Due by 02/27/23</b>	<b>\$197.96</b>
Amount you are enclosing	\$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186





Invoice Number: TIMBER CREEK CDD  
 Account Number: 0131287021023  
 Security Code: 8338 12 028 0131287  
 2302

**Contact Us**  
 Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

8338 1200 NO RP 10 02112023 NNNNNYNN 01 000172 0001

## Charge Details

Previous Balance	197.96
Payment - Thank You 02/01	-197.96
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 02/10/23 will appear on your next bill.

Service from 02/06/23 through 03/05/23

## Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Bundle Discount	-60.00
Business WiFi	7.99
	<b>\$167.97</b>

**Spectrum Business™ Internet Total \$167.97**

## Spectrum Business™ Voice

Phone number (813) 609-4080	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
	<b>\$29.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

**Spectrum Business™ Voice Total \$29.99**

**Current Charges \$197.96**  
**Total Due by 02/27/23 \$197.96**

## Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

**Authorization to Convert your Check to an Electronic Funds Transfer Debit** - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

**The following taxes, fees and surcharges are included in the price of the applicable service** - FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.69, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.10.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

## Simplify your life with Auto Pay!

Spend less time paying your bill  
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office  
 It's Secure - Powerful technology keeps your information safe  
 It's Flexible - Use your checking, savings, debit or credit card  
 It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with Auto Pay!  
 Visit: [spectrumbusiness.net/payment](https://spectrumbusiness.net/payment)  
 (My Account login required)



## Payment Options

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](https://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.







**Tree Farm 2, Inc.**  
**DBA Cornerstone Solutions Group**  
14620 Bellamy Brothers Blvd Dade City, FL 33525  
Phone 866-617-2235 Fax 866-929-6998  
AR@CornerstoneSolutionsGroup.com  
Tax ID: 61-1632592  
www.CornerstoneSolutionsGroup.com



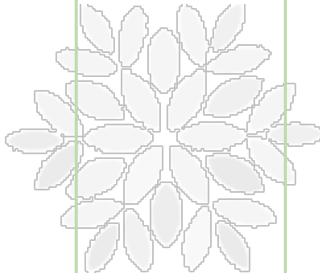
# Invoice

Date	Invoice #
9/1/2022	10-140789

Invoice Created By

Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	MER3124 - Timber Creek Riverview, FL

P.O. No.		W.O. No.	Account #	Cost Code	Terms	Project	
					Net 30	MER3124 - Timber Creek, #Maint.	
Quantity	Description			U/M	Rate	Serviced Date	Amount
1	Common Area and Cul de Sacs - September				3,150.00	9/1/2022	3,150.00
<div> Cornerstone</div>							

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

<b>Total</b>	\$3,150.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3,150.00





**Tree Farm 2, Inc.**  
**DBA Cornerstone Solutions Group**  
14620 Bellamy Brothers Blvd Dade City, FL 33525  
Phone 866-617-2235 Fax 866-929-6998  
AR@CornerstoneSolutionsGroup.com  
Tax ID: 61-1632592  
www.CornerstoneSolutionsGroup.com



# Invoice

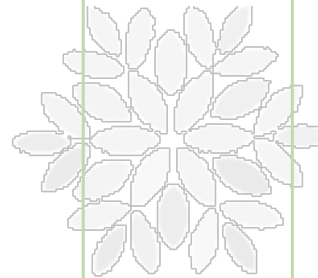
Date	Invoice #
2/1/2023	10-147432

Invoice Created By

Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	MER3124 - Timber Creek Riverview, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	MER3124 - Timber Creek, #Maint.	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Monthly Lawn Maintenance - Mow, edge, weed eat, trim bushes, and pull weeds at Common Area and Cul de Sacs			3,150.00	2/1/2023	3,150.00



# Cornerstone

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

<b>Total</b>	\$3,150.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3,150.00





Invoice

7643 Gate Parkway  
Suite# 104-167  
Jacksonville, FL 32256

Date	Invoice #
2/1/2023	7251B

Bill To

Timber Creek CDD  
2005 Pan AM Circle, Ste 300  
Tampa, FL 33607

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways-February	380.00	380.00
		<b>Balance Due</b>	<b>\$380.00</b>

**TIMBER CREEK CDD**

MEETING DATE: February 2, 2023

DMS: RYAN RANDCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> CARLOS DE LA OSSA	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

Cd10 020223

**TIMBER CREEK CDD**

MEETING DATE: **February 2, 2023**

DMS: RYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> CARLOS DE LA OSSA	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

KE 020223

**TIMBER CREEK CDD**MEETING DATE: February 2, 2023DMS: RYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> CARLOS DE LA OSSA	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

ND 020223

**TIMBER CREEK CDD**

MEETING DATE: February 2, 2023

DMS: RYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> CARLOS DE LA OSSA	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

Rm 020223

**TIMBER CREEK CDD**MEETING DATE: February 2, 2023DMS: RYAN RANDCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
<del>Jeff Hills</del> CARLOS DE LA OSSA	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

SL 020223



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 120

Tampa, FL 33607

January 27, 2023

Client: 001498

Matter: 000001

Invoice #: 22608

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/29/2022	VTS	RECEIPT AND REVIEW JANUARY BOARD MEETING AGENDA BOOK.	0.3	\$91.50
1/4/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$106.50
1/5/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$284.00
1/5/2023	VKB	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	\$106.50
1/6/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2022.	0.2	\$33.00
1/14/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY UPDATE TO CDD BOND DISSEMINATION AGENT.	0.3	\$106.50
Total Professional Services			2.2	\$728.00

January 27, 2023  
Client: 001498  
Matter: 000001  
Invoice #: 22608

Page: 2

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Total Services	\$728.00	
Total Disbursements	\$0.00	
Total Current Charges		\$728.00
Previous Balance		\$1,160.00
Less Payments		(\$1,160.00)
<b>PAY THIS AMOUNT</b>		<b>\$728.00</b>

*Please Include Invoice Number on all Correspondence*

Statement Date: 02/07/2023  
Account: 211018485063

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
10202 TUCKER JONES RD  
RIVERVIEW, FL 33578-7630

Current month's charges:	\$3,456.69
Total amount due:	\$3,456.69
Payment Due By:	02/28/2023

**Your Account Summary**

Previous Amount Due	\$3,284.65
Payment(s) Received Since Last Statement	-\$3,284.65
<b>Current Month's Charges</b>	<b>\$3,456.69</b>
<b>Total Amount Due</b>	<b>\$3,456.69</b>



**DOWNED IS  
DANGEROUS!**

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for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 211018485063

Current month's charges:	\$3,456.69
Total amount due:	\$3,456.69
Payment Due By:	02/28/2023

**Amount Enclosed** \$ \_\_\_\_\_  
679778810975

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 211018485063  
**Statement Date:** 02/07/2023  
**Current month's charges due** 02/28/2023



## Details of Charges – Service from 01/04/2023 to 02/01/2023

Service for: 10202 TUCKER JONES RD, RIVERVIEW, FL 33578-7630

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	76 kWh @ \$0.03511/kWh	\$2.67
Fixture & Maintenance Charge	4 Fixtures	\$65.28
Lighting Pole / Wire	4 Poles	\$111.16
Lighting Fuel Charge	76 kWh @ \$0.04767/kWh	\$3.62
Storm Protection Charge	76 kWh @ \$0.01466/kWh	\$1.11
Clean Energy Transition Mechanism	76 kWh @ \$0.00036/kWh	\$0.03
Florida Gross Receipt Tax		\$0.19

### Lighting Charges

**\$184.06**

### Other Fees and Charges

Lighting Late Payment Fee	\$5.00
---------------------------	--------

### Total Other Fees and Charges

**\$5.00**

## Details of Charges – Service from 01/04/2023 to 02/01/2023

Service for: 10202 TUCKER JONES RD, RIVERVIEW, FL 33578-7630

**Rate Schedule: Lighting Service**

### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1330 kWh @ \$0.03511/kWh	\$46.70
Fixture & Maintenance Charge	70 Fixtures	\$1142.40
Lighting Pole / Wire	70 Poles	\$1945.30
Lighting Fuel Charge	1330 kWh @ \$0.04767/kWh	\$63.40
Storm Protection Charge	1330 kWh @ \$0.01466/kWh	\$19.50
Clean Energy Transition Mechanism	1330 kWh @ \$0.00036/kWh	\$0.48
Florida Gross Receipt Tax		\$3.34

### Lighting Charges

**\$3,221.12**

### Other Fees and Charges

Lighting Late Payment Fee	\$46.51
---------------------------	---------

### Total Other Fees and Charges

**\$46.51**

## Total Current Month's Charges

**\$3,456.69**

Statement Date: 02/07/2023

Account: 221007623665

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
10208 CLOUDBURST CT, FOUNTAIN  
RIVERVIEW, FL 33578



Current month's charges:	\$284.47
Total amount due:	\$284.47
Payment Due By:	02/28/2023

## Your Account Summary

Previous Amount Due	\$308.42
Payment(s) Received Since Last Statement	-\$308.42
<b>Current Month's Charges</b>	<b>\$284.47</b>
<b>Total Amount Due</b>	<b>\$284.47</b>



## DOWNED IS DANGEROUS!

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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## More reliable and cleaner energy for you.

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Current month's charges:	\$284.47
Total amount due:	\$284.47
Payment Due By:	02/28/2023

**Amount Enclosed** \$ 636569101250

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 221007623665  
**Statement Date:** 02/07/2023  
**Current month's charges due** 02/28/2023



## Details of Charges – Service from 01/04/2023 to 02/01/2023

Service for: 10208 CLOUDBURST CT, FOUNTAIN, RIVERVIEW, FL 33578

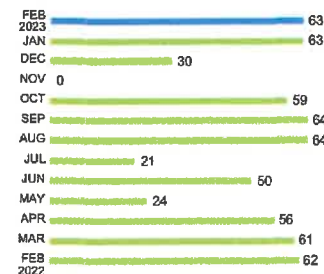
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000498720	02/01/2023	64,037	62,200	1,837 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,837 kWh @ \$0.07990/kWh	\$146.78
Fuel Charge	1,837 kWh @ \$0.04832/kWh	\$88.76
Storm Protection Charge	1,837 kWh @ \$0.00400/kWh	\$7.35
Clean Energy Transition Mechanism	1,837 kWh @ \$0.00427/kWh	\$7.84
Florida Gross Receipt Tax		\$6.99
<b>Electric Service Cost</b>		<b>\$279.47</b>
<b>Other Fees and Charges</b>		
Electric Late Payment Fee		\$5.00
<b>Total Other Fees and Charges</b>		<b>\$5.00</b>
<b>Total Current Month's Charges</b>		<b>\$284.47</b>

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [tampaelectric.com/solarsavingsforyou](http://tampaelectric.com/solarsavingsforyou). Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.



Statement Date: 02/07/2023

Account: 221007683099

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
10224 OPALINE CR, CLUBHSE  
RIVERVIEW, FL 33578



Current month's charges:	\$799.20
Total amount due:	\$799.20
Payment Due By:	02/28/2023

## Your Account Summary

Previous Amount Due	\$845.71
Payment(s) Received Since Last Statement	-\$845.71
<b>Current Month's Charges</b>	<b>\$799.20</b>
<b>Total Amount Due</b>	<b>\$799.20</b>



## DOWNED IS DANGEROUS!

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00000036-00000000-Pag 21 of 30

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## More reliable and cleaner energy for you.

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$799.20
Total amount due:	\$799.20
Payment Due By:	02/28/2023

**Amount Enclosed** \$ 604470417173

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Account: 221007683099  
 Statement Date: 02/07/2023  
 Current month's charges due 02/28/2023



## Details of Charges – Service from 01/04/2023 to 02/01/2023

Service for: 10224 OPALINE CR, CLUBHSE, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	02/01/2023	69,889		66,268		3,621 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	3,621 kWh @ \$0.07990/kWh	\$289.32
Fuel Charge	3,621 kWh @ \$0.04832/kWh	\$174.97
Storm Protection Charge	3,621 kWh @ \$0.00400/kWh	\$14.48
Clean Energy Transition Mechanism	3,621 kWh @ \$0.00427/kWh	\$15.46
Florida Gross Receipt Tax		\$13.23

### Electric Service Cost

**\$529.21**

### Other Fees and Charges

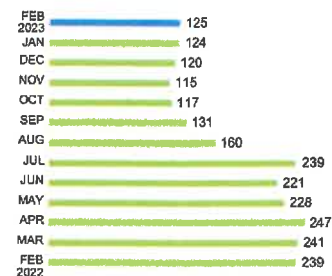
Electric Late Payment Fee	\$8.84
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### Total Other Fees and Charges

**\$8.84**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Details of Charges – Service from 01/04/2023 to 02/01/2023

Service for: 10224 OPALINE CR, CLUBHSE, RIVERVIEW, FL 33578

Rate Schedule: Lighting Service

### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	135 kWh @ \$0.03511/kWh	\$4.74
Fixture & Maintenance Charge	5 Fixtures	\$103.65
Lighting Pole / Wire	5 Poles	\$138.95
Lighting Fuel Charge	135 kWh @ \$0.04767/kWh	\$6.44
Storm Protection Charge	135 kWh @ \$0.01466/kWh	\$1.98
Clean Energy Transition Mechanism	135 kWh @ \$0.00036/kWh	\$0.05
Florida Gross Receipt Tax		\$0.34

### Lighting Charges

**\$256.15**

### Other Fees and Charges

Lighting Late Payment Fee	\$5.00
---------------------------	--------

### Total Other Fees and Charges

**\$5.00**

## Total Current Month's Charges

**\$799.20**



Statement Date: 02/07/2023

Account: 221007683412

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
10224 OPALINE SKY CT, WELL  
RIVERVIEW, FL 33578

Current month's charges:	\$61.33
Total amount due:	\$61.33
Payment Due By:	02/28/2023

## Your Account Summary

Previous Amount Due	\$61.65
Payment(s) Received Since Last Statement	-\$61.65
<b>Current Month's Charges</b>	<b>\$61.33</b>
<b>Total Amount Due</b>	<b>\$61.33</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683412

Current month's charges:	\$61.33
Total amount due:	\$61.33
Payment Due By:	02/28/2023

**Amount Enclosed** \$

604470417174

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 221007683412  
**Statement Date:** 02/07/2023  
**Current month's charges due** 02/28/2023



## Details of Charges – Service from 01/04/2023 to 02/01/2023

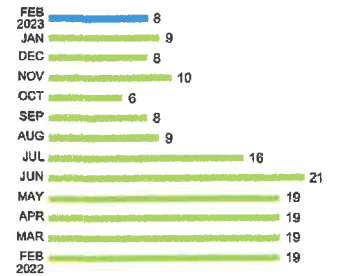
Service for: 10224 OPALINE SKY CT, WELL, RIVERVIEW, FL 33578

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	02/01/2023	16,573		16,330		243 kWh	1	29 Days

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	243 kWh @ \$0.07990/kWh	\$19.42
Fuel Charge	243 kWh @ \$0.04832/kWh	\$11.74
Storm Protection Charge	243 kWh @ \$0.00400/kWh	\$0.97
Clean Energy Transition Mechanism	243 kWh @ \$0.00427/kWh	\$1.04
Florida Gross Receipt Tax		\$1.41
<b>Electric Service Cost</b>		<b>\$56.33</b>
<b>Other Fees and Charges</b>		
Electric Late Payment Fee		\$5.00
<b>Total Other Fees and Charges</b>		<b>\$5.00</b>
<b>Total Current Month's Charges</b>		<b>\$61.33</b>

## Important Messages

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Statement Date: 02/07/2023

Account: 221007708326

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
10221 HAPPY HEART AVE  
RIVERVIEW, FL 33578



Current month's charges:	\$50.39
Total amount due:	\$50.39
Payment Due By:	02/28/2023

## Your Account Summary

Previous Amount Due	\$52.54
Payment(s) Received Since Last Statement	-\$52.54
<b>Current Month's Charges</b>	<b>\$50.39</b>
<b>Total Amount Due</b>	<b>\$50.39</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Current month's charges:	\$50.39
Total amount due:	\$50.39
Payment Due By:	02/28/2023

**Amount Enclosed** \$

604470417175

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

**Account:** 221007708326  
**Statement Date:** 02/07/2023  
**Current month's charges due** 02/28/2023



## Details of Charges – Service from 01/04/2023 to 02/01/2023

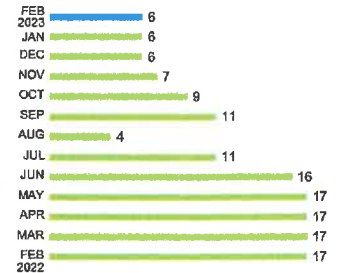
Service for: 10221 HAPPY HEART AVE, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	02/01/2023	12,612		12,447		165 kWh	1	29 Days

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	165 kWh @ \$0.07990/kWh	\$13.18
Fuel Charge	165 kWh @ \$0.04832/kWh	\$7.97
Storm Protection Charge	165 kWh @ \$0.00400/kWh	\$0.66
Clean Energy Transition Mechanism	165 kWh @ \$0.00427/kWh	\$0.70
Florida Gross Receipt Tax		\$1.13
<b>Electric Service Cost</b>		<b>\$45.39</b>
<b>Other Fees and Charges</b>		
Electric Late Payment Fee		\$5.00
<b>Total Other Fees and Charges</b>		<b>\$5.00</b>
<b>Total Current Month's Charges</b>		<b>\$50.39</b>

## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [tampaelectric.com/solarsavingsforyou](http://tampaelectric.com/solarsavingsforyou). Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.

Statement Date: 02/07/2023

Account: 221007724737

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
10251 TUCKER JONES RD  
RIVERVIEW, FL 33578



Current month's charges:	\$30.12
Total amount due:	\$30.12
Payment Due By:	02/28/2023

## Your Account Summary

Previous Amount Due	\$27.38
Payment(s) Received Since Last Statement	-\$27.38
<b>Current Month's Charges</b>	<b>\$30.12</b>
<b>Total Amount Due</b>	<b>\$30.12</b>



## DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



**More reliable and cleaner energy for you.**

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability) to learn more.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Current month's charges:	\$30.12
Total amount due:	\$30.12
Payment Due By:	02/28/2023

**Amount Enclosed** \$

604470417176

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318



**Account:** 221007724737  
**Statement Date:** 02/07/2023  
**Current month's charges due** 02/28/2023



## Details of Charges – Service from 01/04/2023 to 02/01/2023

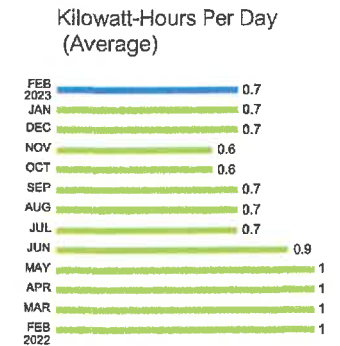
Service for: 10251 TUCKER JONES RD, RIVERVIEW, FL 33578

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	02/01/2023	892	872		20 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	20 kWh @ \$0.07990/kWh	\$1.60
Fuel Charge	20 kWh @ \$0.04832/kWh	\$0.97
Storm Protection Charge	20 kWh @ \$0.00400/kWh	\$0.08
Clean Energy Transition Mechanism	20 kWh @ \$0.00427/kWh	\$0.09
Florida Gross Receipt Tax		\$0.63
<b>Electric Service Cost</b>		<b>\$25.12</b>
<b>Other Fees and Charges</b>		
Electric Late Payment Fee		\$5.00
<b>Total Other Fees and Charges</b>		<b>\$5.00</b>
<b>Total Current Month's Charges</b>		<b>\$30.12</b>

### Tampa Electric Usage History



## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [tampaelectric.com/solarsavingsforyou](https://tampaelectric.com/solarsavingsforyou). Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.



**Tree Farm 2, Inc.**  
**DBA Cornerstone Solutions Group**  
14620 Bellamy Brothers Blvd Dade City, FL 33525  
Phone 866-617-2235 Fax 866-929-6998  
AR@CornerstoneSolutionsGroup.com  
Tax ID: 61-1632592  
www.CornerstoneSolutionsGroup.com



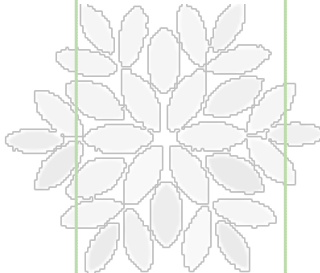
# Invoice

Date	Invoice #
8/31/2022	10-140684

Invoice Created By

Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	MER3124 - Timber Creek Riverview, FL

P.O. No.		W.O. No.	Account #	Cost Code	Terms	Project	
					Net 30	MER3124 - Timber Creek, #Maint.	
Quantity	Description			U/M	Rate	Serviced Date	Amount
1	Pressure Sensor Replacement, Labor and materials				715.00	8/8/2022	715.00
<div> Cornerstone</div>							

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

<b>Total</b>	\$715.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$715.00



Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139978101  
spearem.jmb@gmail.com



INVOICE

BILL TO  
Timber Creek CDD  
Meritus  
2005 Pan Am Circle, Suite 300  
Tampa , FL 33607

INVOICE 5634  
DATE 02/20/2023  
TERMS Net 15  
DUE DATE 03/07/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 1-27-2023 thru 2-17-2023 Cleaning services provided for clubhouse bathrooms back porch dumping trash at the basketball court and both mail pavilions along with servicing 5 dog waste cans 1 time per week	4	131.25	525.00
Machine Time paper Goods: Toilet Paper, paper towels, hand soap trash bags and mut mits	1	75.00	75.00
Fuel Surcharge Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.	1	50.00	50.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.  
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".  
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE \$650.00



**CHECK REQUEST FORM**  
**Timber Creek**

**Date:** 2/7/2023

**Invoice#:** 02032023-1

**Vendor#:** V00036

**Vendor Name:** Timber Creek

**Pay From:** Truist Acct# 9163

**Description:** Series 2020 - FY 23 Tax Dist. ID 610

**Code to:** 202.103200.1000

**Amount:** \$184.84

**Requested By:** Toni Campbell 2/7/2023

---

# TIMBER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 2/3/2023  
**Check Amount** \$184.84  
**Payable To** Timber Creek CDD  
**Check Description** Series 2020 - FY 23 Tax Dist. ID 610  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

*Eric*

\_\_\_\_\_  
Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

# TIMBER CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 258,893.25	33.15%	0.331500
Net DS 18	\$ 498,031.25	63.77%	0.637700
Net DS 20	\$ 24,000.08	3.07%	0.030700
Net Total	780,924.58	100.00%	0.999900

Date Received	Amount Received	33.15% Raw Numbers Operations Revenue	33.15% Rounded Operations Revenue	63.77% Raw Numbers 2018 Debt Service Revenue	63.77% Rounded 2018 Debt Service Revenue	0.00% Raw Numbers 2020 Debt Service Revenue	0.00% Rounded 2020 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/3/2022	5,529.61	1,833.18	1,833.18	3,526.48	3,526.48	169.94	169.94	0.01	595	687
11/16/2022	11,520.03	3,819.14	3,819.14	7,346.85	7,346.85	354.04	354.04	0.00	598	687
11/22/2022	13,855.32	4,593.34	4,593.34	8,836.17	8,836.17	425.81	425.81	(0.00)	599	687
11/28/2022	23,563.44	7,811.79	7,811.79	15,027.48	15,027.48	724.17	724.17	(0.00)	600	706
12/6/2022	669,951.03	222,103.14	222,103.14	427,258.35	427,258.35	20,589.54	20,589.54	0.00	602	696
12/13/2022	6,014.42	1,993.91	1,993.91	3,835.67	3,835.67	184.84	184.84	-	604	708
1/5/2023	23,405.05	7,759.28	7,759.28	14,926.47	14,926.47	719.31	719.31	(0.01)	606	720
2/3/2023	6,014.42	1,993.91	1,993.91	3,835.67	3,835.67	184.84	184.84	-	610	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
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		-	-	-	-	-	-	-		
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		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
<b>TOTAL</b>	<b>759,853.32</b>	<b>251,907.68</b>	<b>251,907.69</b>	<b>484,593.14</b>	<b>484,593.14</b>	<b>23,352.50</b>	<b>23,352.49</b>	<b>0.00</b>		
<b>Net Total on Roll Collection Surplus / (Deficit)</b>	<b>780,924.58</b>		<b>258,893.25</b>		<b>498,031.25</b>		<b>24,000.08</b>			
	(21,071.26)		(6,985.56)		(13,438.11)		(647.59)			

**CHECK REQUEST FORM**  
**Timber Creek**

**Date:** 2/7/2023

**Invoice#:** 02032023-2

**Vendor#:** V00036

**Vendor Name:** Timber Creek

**Pay From:** Truist Acct# 9163

**Description:** Series 2018 - FY 23 Tax Dist. ID 610

**Code to:** 201.103200.1000

**Amount:** \$3,835.67

**Requested By:** Toni Campbell 2/7/2023

---

# TIMBER CREEK CDD

## DISTRICT CHECK REQUEST

**Today's Date** 2/3/2023  
**Check Amount** \$3,835.67  
**Payable To** Timber Creek CDD  
**Check Description** Series 2018 - FY 23 Tax Dist. ID 610  
**Special Instructions** Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	<u>                    </u> Date <u>                    </u>

# TIMBER CREEK CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 258,893.25	33.15%	0.331500
Net DS 18	\$ 498,031.25	63.77%	0.637700
Net DS 20	\$ 24,000.08	3.07%	0.030700
Net Total	780,924.58	100.00%	0.999900

Date Received	Amount Received	33.15% Raw Numbers Operations Revenue	33.15% Rounded Operations Revenue	63.77% Raw Numbers 2018 Debt Service Revenue	63.77% Rounded 2018 Debt Service Revenue	0.00% Raw Numbers 2020 Debt Service Revenue	0.00% Rounded 2020 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/3/2022	5,529.61	1,833.18	1,833.18	3,526.48	3,526.48	169.94	169.94	0.01	595	687
11/16/2022	11,520.03	3,819.14	3,819.14	7,346.85	7,346.85	354.04	354.04	0.00	598	687
11/22/2022	13,855.32	4,593.34	4,593.34	8,836.17	8,836.17	425.81	425.81	(0.00)	599	687
11/28/2022	23,563.44	7,811.79	7,811.79	15,027.48	15,027.48	724.17	724.17	(0.00)	600	706
12/6/2022	669,951.03	222,103.14	222,103.14	427,258.35	427,258.35	20,589.54	20,589.54	0.00	602	696
12/13/2022	6,014.42	1,993.91	1,993.91	3,835.67	3,835.67	184.84	184.84	-	604	708
1/5/2023	23,405.05	7,759.28	7,759.28	14,926.47	14,926.47	719.31	719.31	(0.01)	606	720
2/3/2023	6,014.42	1,993.91	1,993.91	3,835.67	3,835.67	184.84	184.84	-	610	
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		-	-	-	-	-	-	-		
<b>TOTAL</b>	<b>759,853.32</b>	<b>251,907.68</b>	<b>251,907.69</b>	<b>484,593.14</b>	<b>484,593.14</b>	<b>23,352.50</b>	<b>23,352.49</b>	<b>0.00</b>		
<b>Net Total on Roll</b>	<b>780,924.58</b>		<b>258,893.25</b>		<b>498,031.25</b>		<b>24,000.08</b>			
<b>Collection Surplus / (Deficit)</b>	<b>(21,071.26)</b>		<b>(6,985.56)</b>		<b>(13,438.11)</b>		<b>(647.59)</b>			



**ACTION SECURITY, INC.**  
 1505 MANOR RD  
 ENGLEWOOD, FL 34223  
 Sales@ActionSecurityFL.com

## Invoice



BILL TO
Brian Howell Timber Creek CDD C/O Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22466	02/16/2023	\$185.00	03/16/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 2/6/2023 Provided service per customer request, to checkout connection problem to Amenity Center. Inspected equipment, resetting network and testing equipment. Found issue to be caused by internet problems. Communicated findings with customer to contact provider.	1	125.00	125.00
<b>Trip charge</b>	1	60.00	60.00

FL Contractor ES12001404

**BALANCE DUE**

**\$185.00**

Thank you, we appreciate your business!



# Hawkins Service Co.



10517 Riverview Dr  
Riverview, FL 33578

Fax # 813.871.6726

## Invoice

Date	Invoice #
1/30/2023	222538

Bill To
Timber Creek CDD 10224 Opalane Sky Ct Riverview, FL 33578

Project Address
Timber Creek CDD 10224 Opalane Sky Ct Riverview, FL 33578

P.O. No.	Terms
WO-0131	

Quantity	Description	Rate	Amount
1	HVAC REPAIR Installed flow switch Repaired small wire	575.00	575.00

	<b>Invoice Amount</b>	<b>\$575.00</b>
	<b>Balance Due</b>	<b>\$575.00</b>

**Thank you for Choosing Hawkins Service Company**



MHD Communications  
5808 Breckenridge Pkwy Ste G  
Tampa, FL 33610  
(813) 948-0202

Date	Invoice
02/21/2023	28956
Account	
Timber Creek CDD	

Bill To:
Timber Creek CDD Attn: District Invoices 10224 Opaline Sky Court Riverview, FL 33578 United States

Ship To
Timber Creek CDD 10224 Opaline Sky Court Riverview, FL 33578 United States

Terms	Due Date	PO Number	Reference	
NET15	03/08/2023			

Service Request Number	324970
Summary	3rd Party Needing Assistance
Billing Method	Actual Rates
Detail	<p>Wed 2/15/2023/2:37 PM UTC-05/ Bryan Radcliffe bryan.radcliff@inframark.com [This message originated from outside our organization. Do not click links or open attachments unless you know the content is safe]</p> <p>I'm currently out of the office attending a meeting. I will return all calls and emails when I return.</p> <p>Regards, Bryan Radcliff</p> <p>Wed 2/15/2023/2:22 PM UTC-05/ Nate Huitt (time)- Jahyra,</p> <p>I tried calling for Glenn but his voicemail box is full. Could you provide the IP of the new device for me to configure the virtual IP in the firewall? It appears the existing rule points to the IP of the old device: [image]</p> <p>Thank you, Nathan H.</p> <p>Wed 12/28/2022/8:07 AM UTC-05/ Nate Huitt (time)- Glen,</p> <p>I tried calling but couldn't reach you. The firewall should not be blocking communication on any ports. Could you get me more info on this device and what is happening when trying to connect? How are you trying to connect it through the firewall?</p> <p>Thank you, Nathan H.</p> <p>Tue 12/27/2022/1:39 PM UTC-05/ Luis Cisneros- Action Security is needing help with port forwarding on their device connecting to our firewall. Old IP was 192.168.1.40 on port 1040 WiFi and Ethernet connections are not working either</p> <p>CB: 727-612-5900 Glen Nguyen</p>
Resolution	

Company Name	Timber Creek CDD				
Contact Name	Jahyra Rivera				
Services	Work Type	Hours	Rate	Amount	
Billable Services					
Help Desk Technician	IT - Remote - Business Hours	0.25	150.00	\$37.50	
System Engineer	IT - Remote - Business Hours	0.25	185.00	\$46.25	
Total Services:				\$83.75	
We appreciate your business! MHD Communications accepts checks and all major credit cards.  A late payment charge of 5% per month will be applied to all unpaid balances.		Invoice Subtotal:		\$83.75	
		Sales Tax:		\$0.00	
		Invoice Total:		\$83.75	
		Payments:		\$0.00	
		Credits:		\$0.00	
		Balance Due:		\$83.75	

**Invoice Time Detail**

**Invoice Number:** 28956  
**Company:** Timber Creek CDD

**Charge To: Timber Creek CDD / 3rd Party Needing Assistance Location: Main**

<b>Date</b>	<b>Staff</b>	<b>Notes</b>	<b>Bill</b>	<b>Hours</b>	<b>Rate</b>	<b>Ext Amt</b>
02/13/2023	Nielsen, Josh	<b>Service Ticket:</b> 324970 <b>Summary:</b> 3rd Party Needing Assistance	Y	0.25	150.00	\$37.50
02/15/2023	Huitt, Nate	<b>Service Ticket:</b> 324970 <b>Summary:</b> 3rd Party Needing Assistance Jahyra,  I tried calling for Glenn but his voicemail box is full. Could you provide the IP of the new device for me to configure the virtual IP in the firewall? It appears the existing rule points to the IP of the old device: [image]  Thank you, Nathan H.	Y	0.25	185.00	\$46.25

**Subtotal: \$83.75**

<b>Invoice Time Total:</b>	<b>Billable Hours:</b>	<b>0.50</b>
----------------------------	------------------------	-------------

# **Timber Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>ASSETS</u></b>							
Cash - Operating Account	\$ 255,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 255,739
Cash in Transit	-	-	904	-	-	-	904
Accounts Receivable - Other	16	-	-	-	-	-	16
Due From Other Funds	-	3,951	202	-	-	-	4,153
Investments:							
Acquisition & Construction Account	-	-	-	15	-	-	15
Prepayment Account	-	206	-	-	-	-	206
Reserve Fund	-	232,898	5,000	-	-	-	237,898
Revenue Fund	-	487,808	24,587	-	-	-	512,395
Deposits	4,820	-	-	-	-	-	4,820
Fixed Assets							
Construction Work In Process	-	-	-	-	6,774,838	-	6,774,838
Amount Avail In Debt Services	-	-	-	-	-	311,222	311,222
Amount To Be Provided	-	-	-	-	-	6,692,310	6,692,310
<b>TOTAL ASSETS</b>	<b>\$ 260,575</b>	<b>\$ 724,863</b>	<b>\$ 30,693</b>	<b>\$ 15</b>	<b>\$ 6,774,838</b>	<b>\$ 7,003,532</b>	<b>\$ 14,794,516</b>
<b><u>LIABILITIES</u></b>							
Accounts Payable	\$ 24,428	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,428
Accounts Payable - Other	7	-	-	-	-	-	7
Due To Developer	5,252	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	7,003,531	7,003,531
Due To Other Funds	4,153	-	-	-	-	-	4,153
<b>TOTAL LIABILITIES</b>	<b>33,840</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,003,531</b>	<b>7,037,371</b>

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b><u>FUND BALANCES</u></b>							
Restricted for:							
Debt Service	-	724,863	30,693	-	-	-	755,556
Capital Projects	-	-	-	15	-	-	15
Unassigned:	226,735	-	-	-	6,774,838	1	7,001,574
<b>TOTAL FUND BALANCES</b>	<b>226,735</b>	<b>724,863</b>	<b>30,693</b>	<b>15</b>	<b>6,774,838</b>	<b>1</b>	<b>7,757,145</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 260,575</b>	<b>\$ 724,863</b>	<b>\$ 30,693</b>	<b>\$ 15</b>	<b>\$ 6,774,838</b>	<b>\$ 7,003,532</b>	<b>\$ 14,794,516</b>

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 282,395	\$ 253,962	\$ (28,433)	89.93%
Other Miscellaneous Revenues	-	125	125	0.00%
<b>TOTAL REVENUES</b>	<b>282,395</b>	<b>254,087</b>	<b>(28,308)</b>	<b>89.98%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	8,000	1,800	6,200	22.50%
ProfServ-Trustee Fees	6,900	5,051	1,849	73.20%
Disclosure Report	4,200	3,500	700	83.33%
District Counsel	3,500	2,991	509	85.46%
District Engineer	4,000	-	4,000	0.00%
District Manager	27,000	11,250	15,750	41.67%
Auditing Services	5,700	-	5,700	0.00%
Website Compliance	1,800	1,500	300	83.33%
Annual Mailing	-	496	(496)	0.00%
Postage, Phone, Faxes, Copies	150	109	41	72.67%
Public Officials Insurance	3,007	2,694	313	89.59%
Legal Advertising	2,000	2,159	(159)	107.95%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	625	875	41.67%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	175	75	70.00%
<b>Total Administration</b>	<b>68,707</b>	<b>32,350</b>	<b>36,357</b>	<b>47.08%</b>
<b><u>Utility Services</u></b>				
Utility - Water	4,000	1,947	2,053	48.68%
Utility - Electric	11,000	1,011	9,989	9.19%
Utility - StreetLights	43,700	20,681	23,019	47.32%
<b>Total Utility Services</b>	<b>58,700</b>	<b>23,639</b>	<b>35,061</b>	<b>40.27%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	2,500	-	2,500	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>



**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	4,560	1,900	2,660	41.67%
ProfServ - Field Management Onsite Staff	20,000	5,000	15,000	25.00%
Field Manager	12,000	-	12,000	0.00%
Janitorial Services & Supplies	7,200	2,625	4,575	36.46%
Insurance -Property & Casualty	15,385	14,131	1,254	91.85%
R&M-Clubhouse	10,540	4,058	6,482	38.50%
R&M-Other Landscape	8,603	150	8,453	1.74%
R&M-Pools	12,900	4,605	8,295	35.70%
Landscape Maintenance	37,800	20,285	17,515	53.66%
Plant Replacement Program	1,000	-	1,000	0.00%
Mulch & Tree Trimming	6,000	-	6,000	0.00%
Miscellaneous Maintenance	10,000	5,531	4,469	55.31%
Gatehouse Repair & Maintenance	1,500	250	1,250	16.67%
Irrigation Maintenance	5,000	50	4,950	1.00%
<b>Total Other Physical Environment</b>	<b>152,488</b>	<b>58,585</b>	<b>93,903</b>	<b>38.42%</b>
<b>TOTAL EXPENDITURES</b>	<b>282,395</b>	<b>114,574</b>	<b>167,821</b>	<b>40.57%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	139,513	139,513	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>87,222</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 226,735</b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
Series 2018 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 12	\$ 12	0.00%
Special Assmnts- Tax Collector	464,325	488,544	24,219	105.22%
<b>TOTAL REVENUES</b>	<b>464,325</b>	<b>488,556</b>	<b>24,231</b>	<b>105.22%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	135,000	135,000	-	100.00%
Interest Expense	329,325	167,094	162,231	50.74%
<b>Total Debt Service</b>	<b>464,325</b>	<b>302,094</b>	<b>162,231</b>	<b>65.06%</b>
<b>TOTAL EXPENDITURES</b>	<b>464,325</b>	<b>302,094</b>	<b>162,231</b>	<b>65.06%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	186,462	186,462	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>538,401</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 724,863</b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
Series 2020 Debt Service Fund (202)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 24,375	\$ 23,555	\$ (820)	96.64%
<b>TOTAL REVENUES</b>	<b>24,375</b>	<b>23,555</b>	<b>(820)</b>	<b>96.64%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	5,000	-	5,000	0.00%
Interest Expense	19,375	9,000	10,375	46.45%
<b>Total Debt Service</b>	<b>24,375</b>	<b>9,000</b>	<b>15,375</b>	<b>36.92%</b>
<b>TOTAL EXPENDITURES</b>	<b>24,375</b>	<b>9,000</b>	<b>15,375</b>	<b>36.92%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	14,555	14,555	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>16,138</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 30,693</b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
Series 2020 Capital Projects Fund (302)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>15</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 15</b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>6,774,838</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 6,774,838</u></b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2023  
General Long-Term Debt Fund (950)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		1		
<b>FUND BALANCE, ENDING</b>		<u><u>\$ 1</u></u>		

# TIMBER CREEK CDD

## Bank Reconciliation

Bank Account No. 9163 TRUIST - GF Operating  
Statement No. 02-23  
Statement Date 2/28/2023

G/L Balance (LCY)	255,738.76	Statement Balance	258,019.72
G/L Balance	255,738.76	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	258,019.72
Subtotal	255,738.76	Outstanding Checks	2,280.96
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	255,738.76	Ending Balance	255,738.76
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
1/27/2023	Payment	718	ACTION SECURITY, INC	660.00	660.00	0.00
2/2/2023	Payment	719	TAMPA ELECTRIC	4,580.35	4,580.35	0.00
2/3/2023	Payment	720	TIMBER CREEK CDD	15,645.78	15,645.78	0.00
2/10/2023	Payment	721	ACTION SECURITY, INC	530.00	530.00	0.00
2/10/2023	Payment	722	BOCC	491.89	491.89	0.00
2/10/2023	Payment	723	HARDSCAPES 2, INC.	3,150.00	3,150.00	0.00
2/10/2023	Payment	724	MHD COMMUNICATIONS	187.50	187.50	0.00
2/10/2023	Payment	725	SPEAREM ENTERPRISES	650.00	650.00	0.00
2/10/2023	Payment	726	TIMBER CREEK CDD	4,020.51	4,020.51	0.00
2/10/2023	Payment	727	ZEBRA CLEANING TEAM	1,100.00	1,100.00	0.00
2/16/2023	Payment	728	ACTION SECURITY, INC	125.00	125.00	0.00
2/16/2023	Payment	729	HAWKINS SERVICE COMPANY	575.00	575.00	0.00
2/16/2023	Payment	730	INFRAMARK LLC	5,475.00	5,475.00	0.00
2/16/2023	Payment	731	KELLY ANN EVANS	200.00	200.00	0.00
2/16/2023	Payment	732	NICHOLAS J. DISTER	200.00	200.00	0.00
2/16/2023	Payment	734	STEVEN K. LUCE	200.00	200.00	0.00
2/23/2023	Payment	735	CARLOS DE LA OSSA	200.00	200.00	0.00
2/23/2023	Payment	737	CORNERSTONE SOLUTIONS GROUP	3,150.00	3,150.00	0.00
2/23/2023	Payment	740	TAMPA ELECTRIC	4,682.20	4,682.20	0.00
Total Checks				45,823.23	45,823.23	0.00
<b>Deposits</b>						
2/28/2023		JE000118	Debt Service/ Tax Revenue	G/L Ac 6,014.42	6,014.42	0.00
Total Deposits				6,014.42	6,014.42	0.00
<b>Outstanding Checks</b>						
11/16/2022	Payment	681	HAWKINS SERVICE COMPANY	775.00	0.00	775.00
2/16/2023	Payment	733	RYAN MOTKO	200.00	0.00	200.00
2/23/2023	Payment	736	CHARTER COMMUNICATIONS	197.96	0.00	197.96
2/23/2023	Payment	738	SITEX AQUATICS	380.00	0.00	380.00
2/23/2023	Payment	739	STRALEY ROBIN VERICKER	728.00	0.00	728.00

**TIMBER CREEK CDD**

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Outstanding Checks.....				2,280.96		2,280.96



## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Tuesday March 28, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>LANDSCAPE MAINTENANCE</b>				
TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	8	-2	<u>Good overall</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Good overall</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	5	0	<u>Good</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Good overall</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	3	-2	<u>Some beds need more mulch</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

VIGOR/APPEARANCE	7	7	0	<u>NA</u>
INSECT/DISEASE CONTROL	7	7	0	<u>Good</u>
DEADHEADING/PRUNING	3	3	0	<u>Good</u>

**SCORE**

100	94	-6	94%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_

## Inframark, LLC

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Wednesday March 29, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	20	0	Good
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Marginal submersed invasive material in ponds
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good
<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	Good
CLUBHOUSE EXTERIOR	3	3	0	Good
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	8	0	Good
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Good
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	Good
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	8	0	Good
<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good

## Inframark, LLC

### MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Wednesday March 29, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	25	-5	Good overall, The Loropetalum plant fertility is
				deficient and will need to be monitored.
SUBDIVISION MONUMENTS	30	30	0	NA
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	NA
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
<b>SCORE</b>	<b>700</b>	<b>693</b>	<b>-7</b>	<b>99%</b>

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_

Timber Creek March 2023.



The Amenity Center is clean & looks good. All bathrooms are clean & fully functional.



The mailbox pavilion is clean & looks good.



The back of the Amenity Center looks good.





The pool is clear & blue but has leaves and debris within the pool due to a storm. The pool vendor is scheduled for service today.



The chaise lounges and umbrellas are clean & in good condition.





The table & chairs look good.



The plants & trees adjacent to the Amenity Center are healthy & look good.



The parking lot is clean & looks good.





The playground is weed free & looks good.



The turf and plants on the west side of the Amenity Center parking lot look good.





The plants, trees, & turf are healthy & look good on the East side of the Amenity Center parking lot.



All looks good on the Amenity Center Miracle Mile frontage.





The East entrance of the Amenity Center on Opaline sky looks good.





Heading East on the Opaline Sky sidewalk looks good.



Heading West on the Opaline Sky sidewalk looks good.





The playground looks good.



The N.W. entrance sign on Miracle Mile looks good.



The N.W. side of Miracle Mile looks good overall. The landscape vendor submitted an estimate to replace plants.





The N.E. side of Miracle Mile looks good overall. The landscape vendor submitted an estimate to replace plants.



The S.E. side of Miracle Mile looks good overall. There are some minor weeds that need to be removed.





The S.W. side of Miracle Mile looks good overall. The landscape vendor submitted an estimate to replace plants.





The S.W. entrance sign on Miracle Mile looks good overall. There are some minor weeds in the bed that need to be removed.



Heading West on Tucker Jones looks good.



The Mailbox pavilion next to the dog park is clean & looks good.





The park is clean & looks good.



Heading West on the Happy Heart sidewalk looks good overall. The turf fertility is improving.



The dog park is clean & looks good.





The Zoysia turf fertility is poor in front of the dog park. I asked the landscaper to check the irrigation.



The plants & trees within the park are healthy & look good.





This area of Zoysia turf will need to be replaced.



All looks good.





The Zoysia turf is lacking in fertility next to the sidewalk on Summer Kiss. The landscaper will check the irrigation coverage in this area.



The ponds look good.



The pond looks good.





The receded pond looks good overall.