

Timber Creek Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
James M Chin, Vice Chairperson
David Hutchinson, Assistant Secretary
Sherika Dixon, Assistant Secretary
Nicolas Dister, Assistant Secretary

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

Regular Meeting Agenda

Thursday, June 01, 2023, at 2:00 p.m.

The Regular Meeting of the Timber Creek Community Development District will be held on **June 01, 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=eTc3Z3llUmtDUkdvZ0VlZjhodE4rZz09>

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. Consideration of Resolution 2023-08; Approving FY 2024 Proposed Budget
& Setting Public Hearing..... Tab 01
- B. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
May 04, 2023,Tab 02
- B. Consideration of Operation and Maintenance Expenditures April 2023..... Tab 03
- C. Review of Financial Statements Month Ending April 30, 2023,Tab 04

5. STAFF REPORTS

- A. District Counsel
- B. District ManagerTab 05
 - 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

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Timber Creek Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 3, 2023
HOUR: 2:00 pm
LOCATION: Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 1ST , 2023.

Attest:

**Timber Creek Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

2024

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET

June 01, 2023



TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

PROPOSED ANNUAL OPERATING

BUDGET

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June 01, 2023

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Timber Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

TIMBER CREEK

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	282,395.00	253,962.00	4,931.00	258,893.00	(23,502.00)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$282,395.00	\$253,962.00	\$4,931.00	\$258,893.00	(\$23,502.00)
RESERVES					
Miscellaneous	0.00	125.00	0.00	125.00	125.00
TOTAL RESERVES	\$0.00	\$125.00	\$0.00	\$125.00	\$125.00
TOTAL REVENUES	\$282,395.00	\$254,087.00	\$4,931.00	\$259,018.00	(\$23,377.00)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	8,000.00	1,800.00	6,200.00	8,000.00	0.00
TOTAL LEGISLATIVE	\$8,000.00	\$1,800.00	\$6,200.00	\$8,000.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Management	27,000.00	11,250.00	15,750.00	27,000.00	0.00
District Engineer	4,000.00	0.00	4,000.00	4,000.00	0.00
Disclosure Report	4,200.00	3,500.00	700.00	4,200.00	0.00
Trustees Fees	6,900.00	5,051.00	1,849.00	6,900.00	0.00
Auditing Services	5,700.00	0.00	5,700.00	5,700.00	0.00
Postage, Phone, Faxes, Copies	150.00	109.00	41.00	150.00	0.00
Annual Mailing	0.00	496.00	0.00	496.00	496.00
Public Officials Insurance	3,007.00	2,694.00	313.00	3,007.00	0.00
Legal Advertising	2,000.00	2,159.00	0.00	2,159.00	159.00
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	250.00	175.00	75.00	250.00	0.00
Office Supplies	500.00	0.00	500.00	500.00	0.00
ADA Website Compliance	1,800.00	1,500.00	300.00	1,800.00	0.00
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$57,207.00	\$27,559.00	\$30,303.00	\$57,862.00	\$655.00
LEGAL COUNSEL					
District Counsel	3,500.00	2,991.00	509.00	3,500.00	0.00
TOTAL DISTRICT COUNSEL	\$3,500.00	\$2,991.00	\$509.00	\$3,500.00	\$0.00
UTILITY SERVICES					
Street Lights	43,700.00	20,681.00	23,019.00	43,700.00	0.00
Other Electric Services	11,000.00	1,011.00	9,989.00	11,000.00	0.00
Water Utility Services	4,000.00	1,947.00	2,053.00	4,000.00	0.00
TOTAL UTILITY SERVICES	\$58,700.00	\$23,639.00	\$35,061.00	\$58,700.00	\$0.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,500.00	0.00	2,500.00	2,500.00	0.00
TOTAL GARBAGE COLLECTION	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Mulch & Tree Trimming	6,000.00	0.00	6,000.00	6,000.00	0.00
ProfServ - Field Management Onsite Staff	20,000.00	5,000.00	15,000.00	20,000.00	0.00
Pool Monitors	0.00	0.00	0.00	0.00	0.00
Field Management	12,000.00	0.00	12,000.00	12,000.00	0.00
Janitorial Service	7,200.00	2,625.00	4,575.00	7,200.00	0.00
Pool Maintenance	12,900.00	4,605.00	8,295.00	12,900.00	0.00
Waterway Management System	4,560.00	1,900.00	2,660.00	4,560.00	0.00
Irrigation Maintenance	5,000.00	50.00	4,950.00	5,000.00	0.00
General Liability & Property Casualty Insurance	15,385.00	14,131.00	1,254.00	15,385.00	0.00
Club Facility Maintenance	10,540.00	4,058.00	6,482.00	10,540.00	0.00
Landscape Maintenance	37,800.00	20,285.00	17,515.00	37,800.00	0.00
Key Card Maintenance	0.00	0.00	0.00	0.00	0.00
Security Monitoring	0.00	0.00	0.00	0.00	0.00
Office Internet / Phone	0.00	0.00	0.00	0.00	0.00
Gate Service and Maintenance	1,500.00	250.00	1,250.00	1,500.00	0.00
Miscellaneous Repairs & Maintenance	10,000.00	5,531.00	4,469.00	10,000.00	0.00
Plant Replacement Program	1,000.00	0.00	1,000.00	1,000.00	0.00
Landscape Maintenance - Other	8,603.00	150.00	8,453.00	8,603.00	0.00
Undesignated Reserves	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$152,488.00	\$58,585.00	\$93,903.00	\$152,488.00	\$0.00
TOTAL EXPENDITURES	\$282,395.00	\$114,574.00	\$168,476.00	\$283,050.00	\$655.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$139,513.00	(\$163,545.00)	(\$24,032.00)	(\$24,032.00)

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

TIMBER CREEK

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Proposed Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES							
SPECIAL ASSESSMENTS - SERVICE CHARGES							
Operations & Maintenance Assmts-Tax Roll	282,395.00	253,962.00	4,931.00	258,893.00	(23,502.00)	321,250.00	38,855.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$282,395.00	\$253,962.00	\$4,931.00	\$258,893.00	(\$23,502.00)	\$321,250.00	\$38,855.00
RESERVES							
Miscellaneous	0.00	125.00	0.00	125.00	125.00	0.00	0.00
TOTAL RESERVES	\$0.00	\$125.00	\$0.00	\$125.00	\$125.00	\$0.00	\$0.00
TOTAL REVENUES	\$282,395.00	\$254,087.00	\$4,931.00	\$259,018.00	(\$23,377.00)	\$321,250.00	\$38,855.00
EXPENDITURES							
LEGISLATIVE							
Supervisor Fees	8,000.00	1,800.00	6,200.00	8,000.00	0.00	12,000.00	4,000.00
TOTAL LEGISLATIVE	\$8,000.00	\$1,800.00	\$6,200.00	\$8,000.00	\$0.00	\$12,000.00	\$4,000.00
FINANCIAL & ADMINISTRATIVE							
District Management	27,000.00	11,250.00	15,750.00	27,000.00	0.00	30,000.00	3,000.00
District Engineer	4,000.00	0.00	4,000.00	4,000.00	0.00	4,000.00	0.00
Disclosure Report	4,200.00	3,500.00	700.00	4,200.00	0.00	4,200.00	0.00
Trustees Fees	6,900.00	5,051.00	1,849.00	6,900.00	0.00	6,900.00	0.00
Auditing Services	5,700.00	0.00	5,700.00	5,700.00	0.00	5,700.00	0.00
Postage, Phone, Faxes, Copies	150.00	109.00	41.00	150.00	0.00	200.00	50.00
Annual Mailing	0.00	496.00	0.00	496.00	496.00	0.00	0.00
Public Officials Insurance	3,007.00	2,694.00	313.00	3,007.00	0.00	3,000.00	(7.00)
Legal Advertising	2,000.00	2,159.00	0.00	2,159.00	159.00	2,000.00	0.00
Bank Fees	200.00	0.00	200.00	200.00	0.00	200.00	0.00
Dues, Licenses & Fees	250.00	175.00	75.00	250.00	0.00	250.00	0.00
Office Supplies	500.00	0.00	500.00	500.00	0.00	500.00	0.00
ADA Website Compliance	1,800.00	1,500.00	300.00	1,800.00	0.00	1,500.00	(300.00)
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$57,207.00	\$27,559.00	\$30,303.00	\$57,862.00	\$655.00	\$59,950.00	\$2,743.00
LEGAL COUNSEL							
District Counsel	3,500.00	2,991.00	509.00	3,500.00	0.00	5,000.00	1,500.00
TOTAL DISTRICT COUNSEL	\$3,500.00	\$2,991.00	\$509.00	\$3,500.00	\$0.00	\$5,000.00	\$1,500.00
UTILITY SERVICES							
Street Lights	43,700.00	20,681.00	23,019.00	43,700.00	0.00	43,700.00	0.00
Other Electric Services	11,000.00	1,011.00	9,989.00	11,000.00	0.00	2,000.00	(9,000.00)
Water Utility Services	4,000.00	1,947.00	2,053.00	4,000.00	0.00	4,000.00	0.00
TOTAL UTILITY SERVICES	\$58,700.00	\$23,639.00	\$35,061.00	\$58,700.00	\$0.00	\$49,700.00	(\$9,000.00)
GARBAGE/SOLID WASTE CONTROL SERVICES							
Garbage Collection	2,500.00	0.00	2,500.00	2,500.00	0.00	2,500.00	0.00
TOTAL GARBAGE COLLECTION	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$0.00
OTHER PHYSICAL ENVIRONMENT							
Mulch & Tree Trimming	6,000.00	0.00	6,000.00	6,000.00	0.00	6,000.00	0.00
ProfServ - Field Management Onsite Staff	20,000.00	5,000.00	15,000.00	20,000.00	0.00	30,000.00	10,000.00
Pool Monitors	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
Field Management	12,000.00	0.00	12,000.00	12,000.00	0.00	12,000.00	0.00
Janitorial Service	7,200.00	2,625.00	4,575.00	7,200.00	0.00	8,000.00	800.00
Pool Maintenance	12,900.00	4,605.00	8,295.00	12,900.00	0.00	13,200.00	300.00
Waterway Management System	4,560.00	1,900.00	2,660.00	4,560.00	0.00	4,600.00	40.00
Irrigation Maintenance	5,000.00	50.00	4,950.00	5,000.00	0.00	3,000.00	(2,000.00)
General Liability & Property Casualty Insurance	15,385.00	14,131.00	1,254.00	15,385.00	0.00	18,500.00	3,115.00
Club Facility Maintenance	10,540.00	4,058.00	6,482.00	10,540.00	0.00	9,000.00	(1,540.00)
Landscape Maintenance	37,800.00	20,285.00	17,515.00	37,800.00	0.00	45,000.00	7,200.00
Key Card Maintenance	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Security Monitoring	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Office Internet / Phone	0.00	0.00	0.00	0.00	0.00	1,800.00	1,800.00
Gate Service and Maintenance	1,500.00	250.00	1,250.00	1,500.00	0.00	0.00	(1,500.00)
Miscellaneous Repairs & Maintenance	10,000.00	5,531.00	4,469.00	10,000.00	0.00	10,000.00	0.00
Plant Replacement Program	1,000.00	0.00	1,000.00	1,000.00	0.00	1,000.00	0.00
Landscape Maintenance - Other	8,603.00	150.00	8,453.00	8,603.00	0.00	8,000.00	(603.00)
Undesignated Reserves	0.00	0.00	0.00	0.00	0.00	12,000.00	12,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$152,488.00	\$58,585.00	\$93,903.00	\$152,488.00	\$0.00	\$192,100.00	\$39,612.00
TOTAL EXPENDITURES	\$282,395.00	\$114,574.00	\$168,476.00	\$283,050.00	\$655.00	\$321,250.00	\$38,855.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$139,513.00	(\$163,545.00)	(\$24,032.00)	(\$24,032.00)	\$0.00	\$0.00
*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST							
*** EXCLUDES 4% EARLY PAYMENT DISCOUNT							

TIMBER CREEK

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

TIMBER CREEK

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the Districts official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

TIMBER CREEK

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

TIMBER CREEK

DEBT SERVICE FUND SERIES 2018

REVENUES		
CDD Debt Service Assessments	\$	463,025
TOTAL REVENUES	\$	463,025
EXPENDITURES		
Series 2018 May Bond Interest Payment	\$	161,513
Series 2018 November Bond Principal Payment	\$	140,000
Series 2018 November Bond Interest Payment	\$	161,513
TOTAL EXPENDITURES	\$	463,025
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2023	\$	6,680,000
Principal Payment Applied Toward Series 2018 Bonds	\$	140,000
Bonds Outstanding - Period Ending 11/1/2024	\$	6,540,000

TIMBER CREEK

DEBT SERVICE FUND SERIES 2020

REVENUES		
CDD Debt Service Assessments	\$	22,625
TOTAL REVENUES	\$	22,625
EXPENDITURES		
Series 2020 May Bond Principal Payment	\$	5,000
Series 2020 May Bond Interest Payment	\$	8,875
Series 2020 November Bond Interest Payment	\$	8,750
TOTAL EXPENDITURES	\$	22,625
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2023	\$	360,000
Principal Payment Applied Toward Series 2020 Bonds	\$	5,000
Bonds Outstanding - Period Ending 11/1/2024	\$	355,000

TIMBER CREEK

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2018 - PHASES 1, 2A & 2B, PHASE 2C (4 LOTS)									
Single Family 40'	1.00	226	\$1,250.00	\$720.00	\$1,970.00	\$1,250.00	\$819.07	\$2,069.07	\$99.07
Single Family 50'	1.25	137	\$1,562.50	\$900.00	\$2,462.50	\$1,562.50	\$1,023.83	\$2,586.33	\$123.83
Subtotal		363							
SERIES 2020 - PHASE 2C									
Single Family 50'	1.25	16	\$1,595.75	\$900.00	\$2,495.75	\$1,595.75	\$1,023.83	\$2,619.58	\$123.83
Subtotal		16							
TOTAL		379							

Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

May 04, 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, May 04, 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, May 04, 2023, at 2:10 p.m.**

Board Members Present and Constituting a Quorum:

Nicholas "Nick" Dister	Chairman	
Carlos de la Ossa	Vice-Chairman	<i>(designated as Chairman during the meeting)</i>
Sherika Dixon	Supervisor	
Ryan Motko	Supervisor	
James Shin	Supervisor	<i>(designated as Vice-Chair during the meeting)</i>

Staff Members Present:

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

There were no audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no residents present.

3. BUSINESS ITEMS

A. Discussion of Board Resignations

The Board Approved the resignation of Ryan Motko, seat 3, from the Board of Supervisor of Timber Creek CDD.

MOTION TO:	Accept the resignation of Ryan Motko for seat 3 of the Board of Supervisor from Timber Creek CDD.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Discussion of Board Appointments and Redesignating Officers

The Board Approved a motion to Appoint David Hutchinson to the Board of Supervisors of Timber Creek CDD. Mr. Hutchinson accepted compensation.

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

C. Consideration of Resolution 2023-07; Re - Designation of Officers

The Board Adopted Resolution 2023-07; Redesignating Officers with Carlos De La Ossa serving as Chairman and James Chin serving as Vice Chair.

MOTION TO:	Approve Resolution 2023-07 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

D. Annual Notice of Qualified Elector

Mr. Radcliff informed the Board that the District has 574 qualified electors as of April 15, 2023.

E. Discussion on Review of Fiscal Year 2024 Proposed Budget

Mr. Radcliff informed the Board that work is continuing with the FY 23/24 Budget and that a meeting is scheduled for May 12th of 2023 to put final adjustments in place in advance of our Proposed Budget meeting in June.

F. General Matters of the District

There were no general matters of the district at this time.

4. CONSENT AGENDA ITEMS

A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting April 06, 2023

B. Consideration of Operation and Maintenance Expenditure March 2023,

C. Review of Financial Statements Month Ending March 31, 2023

The Board Approved Consent Agenda Items A through C (Meeting Minutes from the meeting held on 04/06/2023, O & M Expenditures for March 2023 and the Financial Statements for the month ending 03/31/2023).

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

5. STAFF REPORTS

A. District Counsel

B. District Manager

i. Community Inspection Report

C. District Engineer

There were no vendor or staff reports currently.

The Community Inspection Report was provided to the Board for review.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests or comments currently.

7. ADJOURNMENT

MOTION TO:	Adjourn the meeting at 2:14 P.M.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
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

Printed Name

Title:

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

Signature

Printed Name

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
Monthly Contract				
CHARTER COMMUNICATIONS	0131287040623	\$197.96		INTERNET SERVICES 04/06/23-05/05/23
SITEX AQUATICS	7665	\$380.00		LAKE MAINT - 4 WATERWAYS APRIL 2023
Monthly Contract Subtotal		\$577.96		
Variable Contract				
CARLOS DE LA OSSA	CDLO 40623	\$200.00		SUPERVISOR FEE 04/06/23
KELLY ANN EVANS	KE 040623	\$200.00		SUPERVISOR FEE 04/06/23
NICHOLAS J. DISTER	ND 040623	\$200.00		SUPERVISOR FEE 04/06/23
RYAN MOTKO	RM 040623	\$200.00		SUPERVISOR FEE 04/06/23
STEVEN K. LUCE	SL 040623	\$200.00		SUPERVISOR FEE 04/06/23
Variable Contract Subtotal		\$1,000.00		
Utilities				
BOCC	6143684734 032423	\$242.20		WATER SERVICE 02/22/23-03/23/23
TAMPA ELECTRIC	211018485063 040623	\$3,414.61		ELECTRICITY SERVICES 03/03/23-03/31/23
TAMPA ELECTRIC	221007623665 040623	\$13.63		ELECTRICITY SERVICES 03/03/23-03/31/23
TAMPA ELECTRIC	221007683099 040623	\$993.70		ELECTRICITY SERVICES 03/03/23-03/31/23
TAMPA ELECTRIC	221007708326 040623	\$99.75		ELECTRICITY SERVICES 03/03/23-03/31/23
TAMPA ELECTRIC	221007724737 040623	\$27.84	\$4,549.53	ELECTRICITY SERVICES 03/03/23-03/31/23
Utilities Subtotal		\$4,791.73		
Regular Services				
CORNERSTONE SOLUTIONS GROUP	10-150230	\$125.00		REMOVE CONCRETE FROM BEDS
SPEAREM ENTERPRISES	5695	\$650.00		LABOR - 03/24/23-04/14/23 - CLEANING SERVICE
TIMBER CREEK CDD	04052023-1	\$2,755.07		SERIES 2018 FY23 TAX DIST ID 616
TIMBER CREEK CDD	04052023-2	\$132.77	\$2,887.84	SERIES 2020 FY23 TAX DIST ID 616
Regular Services Subtotal		\$3,662.84		
Additional Services				
CORNERSTONE SOLUTIONS GROUP	10-150043	\$1,500.00		FILL IN EROSION

TIMBER CREEK CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
FLORIDA FOUNTAINS & EQUIPMENT LLC	2023-139	\$171.50		FOUNTAIN SERVICE CALL
Additional Services Subtotal		\$1,671.50		
TOTAL		\$11,704.03		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

April 6, 2023
Invoice Number: 0131287040623
Account Number: 8338 12 028 0131287
Security Code: 2302
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Received
APR 13 2023

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary Service from 04/06/23 through 05/05/23
details on following pages

Previous Balance	197.96
Payments Received -Thank You!	-197.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	29.99
Current Charges	\$197.96
Total Due by 04/23/23	\$197.96

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.

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 5/4/2023, updates will be made to our billing system. As a result of this update, you will receive a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

When you receive your new account number, please keep it accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.spectrumbusiness.net/support/category/my-account or call 1-800-314-7195.

NEW! Get a second mobile unlimited line **FREE** when you buy one mobile unlimited line! Call 1-833-539-1794 to learn how.

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



April 6, 2023

TIMBER CREEK CDD

Invoice Number: 0131287040623
Account Number: 8338 12 028 0131287
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Total Due by 04/23/23 **\$197.96**
Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 0131287040623
 Account Number: 8338 12 028 0131287
 Security Code: 2302

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8338 1200 NO RP 06 04072023 NNNNNNNN 01 000136 0001

Charge Details

Previous Balance	197.96
Payment - Thank You	03/30 -197.96
Remaining Balance	\$0.00

Payments received after 04/06/23 will appear on your next bill.

Service from 04/06/23 through 05/05/23

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
	\$167.97

Spectrum Business™ Internet Total \$167.97

Spectrum Business™ Voice

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

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$29.99

Current Charges \$197.96

Total Due by 04/23/23 \$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 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.

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 \$1.52, 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

(My Account login required)

Payment Options

Pay Online - Visit us at 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**.



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

Date	Invoice #
4/1/2023	7665

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-April	380.00	380.00
		Balance Due	\$380.00

TIMBER CREEK CDD

MEETING DATE: April 06, 2023

DMS: Bryan Maxwell

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills 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 040623

TIMBER CREEK CDD

MEETING DATE: April 06, 2023

DMS: Bryan Maxwell

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills 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 040623

TIMBER CREEK CDD

MEETING DATE: April 06, 2023

DMS: Bryan Maxwell

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills 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 040623

TIMBER CREEK CDD

MEETING DATE: April 06, 2023

DMS: Bryan Rixler

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills 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 040623

TIMBER CREEK CDD

MEETING DATE: April 06, 2023

DMS: Bryan Maxwell

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills 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 040623



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	03/24/2023	04/14/2023

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

Received
MAR 31 2023



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	02/22/2023	8368	03/23/2023	8488	12000 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$36.24
Water Base Charge	\$35.14
Water Usage Charge	\$10.80
Sewer Base Charge	\$86.22
Sewer Usage Charge	\$68.52

Summary of Account Charges

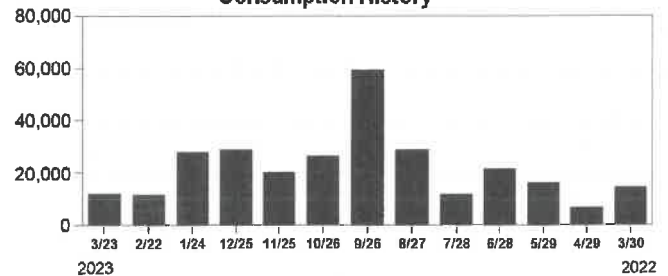
Previous Balance	\$238.35
Net Payments - Thank You	\$-238.35
Total Account Charges	\$242.20

AMOUNT DUE	\$242.20
------------	----------

Important Message

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help you conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54142.

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



TIMBER CREEK CDD
C/O MERITUS
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

2,058 8

DUE DATE	04/14/2023
AMOUNT DUE	\$242.20
AMOUNT PAID	

Rec'd 4.12.23

Statement Date: 04/06/2023
Account: 211018485063

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



Current month's charges: \$3,428.48
Total amount due: \$3,414.61
Payment Due By: 04/27/2023

Your Account Summary

Previous Amount Due	\$3,657.97
Payment(s) Received Since Last Statement	-\$3,657.97
Miscellaneous Credits	-\$13.87
Credit balance after payments and credits	-\$13.87
Current Month's Charges	\$3,428.48
Total Amount Due	\$3,414.61

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- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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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: \$3,428.48
Total amount due: \$3,414.61
Payment Due By: 04/27/2023

Amount Enclosed \$

664964055708

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: 04/06/2023
Current month's charges due 04/27/2023


Details of Charges – Service from 03/03/2023 to 03/31/2023

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 @ \$0.05169/kWh	\$3.93
Storm Protection Charge	76 kWh @ \$0.01466/kWh	\$1.11
Clean Energy Transition Mechanism	76 kWh @ \$0.00036/kWh	\$0.03
Storm Surcharge	76 kWh @ \$0.00326/kWh	\$0.25
Florida Gross Receipt Tax		\$0.20
State Tax		\$0.69

Lighting Charges
\$185.32
Details of Charges – Service from 03/03/2023 to 03/31/2023

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 @ \$0.05169/kWh	\$68.75
Storm Protection Charge	1330 kWh @ \$0.01466/kWh	\$19.50
Clean Energy Transition Mechanism	1330 kWh @ \$0.00036/kWh	\$0.48
Storm Surcharge	1330 kWh @ \$0.00326/kWh	\$4.34
Florida Gross Receipt Tax		\$3.58
State Tax		\$12.11

Lighting Charges
\$3,243.16
Total Current Month's Charges
\$3,428.48
Miscellaneous Credits

Sales Tax Credit

-\$13.87

Total Current Month's Credits
-\$13.87

00000059-0000617-Page 13 of 28

Statement Date: 04/06/2023

Account: 221007623665

2nd 4/12/23

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



Current month's charges:	\$27.45
Total amount due:	\$13.63
Payment Due By:	04/27/2023

Your Account Summary

Previous Amount Due	\$177.38
Payment(s) Received Since Last Statement	-\$177.38
Miscellaneous Credits	-\$13.82
Credit balance after payments and credits	-\$13.82
Current Month's Charges	\$27.45
Total Amount Due	\$13.63

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- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

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

Yard project? Avoid damage and fines

Learn more at TampaElectric.com/811



CALL



WAIT two
business days



Start
DIGGING!

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: 221007623665

Current month's charges:	\$27.45
Total amount due:	\$13.63
Payment Due By:	04/27/2023

Amount Enclosed \$ _____
660025825897

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: 04/06/2023
Current month's charges due 04/27/2023



Details of Charges – Service from 03/03/2023 to 03/31/2023

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	03/31/2023	65,047		65,046		1 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1 kWh @ \$0.07990/kWh	\$0.08
Fuel Charge	1 kWh @ \$0.05239/kWh	\$0.05
Storm Surcharge	1 kWh @ \$0.01061/kWh	\$0.01
Florida Gross Receipt Tax		\$0.56

Electric Service Cost

\$22.45

Other Fees and Charges

Electric Late Payment Fee		\$5.00
---------------------------	--	--------

Total Other Fees and Charges

\$5.00

Total Current Month's Charges

\$27.45

Miscellaneous Credits

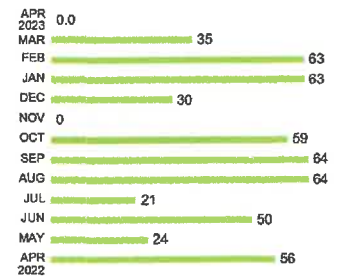
Sales Tax Credit		-\$13.82
------------------	--	----------

Total Current Month's Credits

-\$13.82

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 04/06/2023

Account: 221007683099

Rec'd 4.12.23

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



Current month's charges: \$1,094.15
Total amount due: \$993.70
Payment Due By: 04/27/2023

Your Account Summary

Previous Amount Due	\$1,257.06
Payment(s) Received Since Last Statement	-\$1,257.06
Miscellaneous Credits	-\$100.45
Credit balance after payments and credits	-\$100.45
Current Month's Charges	\$1,094.15
Total Amount Due	\$993.70

A one-stop shop to manage your account.



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- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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

Yard project?
Avoid damage and fines

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CALL
811



WAIT two
business days



Start
DIGGING!

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: 221007683099

Current month's charges: \$1,094.15
Total amount due: \$993.70
Payment Due By: 04/27/2023

Amount Enclosed \$
660025825898

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: 04/06/2023
Current month's charges due 04/27/2023



Details of Charges – Service from 03/03/2023 to 03/31/2023

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	03/31/2023	81,332		76,195		5,137 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	5,137 kWh @ \$0.07990/kWh	\$410.45
Fuel Charge	5,137 kWh @ \$0.05239/kWh	\$269.13
Storm Protection Charge	5,137 kWh @ \$0.00400/kWh	\$20.55
Clean Energy Transition Mechanism	5,137 kWh @ \$0.00427/kWh	\$21.93
Storm Surcharge	5,137 kWh @ \$0.01061/kWh	\$54.50
Florida Gross Receipt Tax		\$20.47

Electric Service Cost

\$818.78

Other Fees and Charges

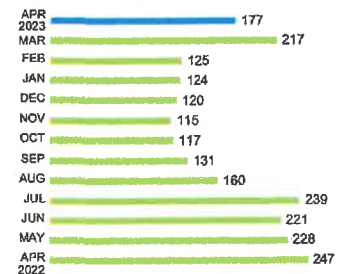
Electric Late Payment Fee	\$13.22
---------------------------	---------

Total Other Fees and Charges

\$13.22

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 03/03/2023 to 03/31/2023

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 @ \$0.05169/kWh	\$6.98
Storm Protection Charge	135 kWh @ \$0.01466/kWh	\$1.98
Clean Energy Transition Mechanism	135 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	135 kWh @ \$0.00326/kWh	\$0.44
Florida Gross Receipt Tax		\$0.36

Lighting Charges

\$257.15

Other Fees and Charges

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

Total Other Fees and Charges

\$5.00

Total Current Month's Charges

\$1,094.15

Miscellaneous Credits

Statement Date: 04/06/2023
Account: 221007708326

Rec'd 4.12.23

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



Current month's charges: \$104.21
Total amount due: \$99.75
Payment Due By: 04/27/2023

Your Account Summary

Previous Amount Due	\$57.28
Payment(s) Received Since Last Statement	-\$57.28
Miscellaneous Credits	-\$4.46
Credit balance after payments and credits	-\$4.46
Current Month's Charges	\$104.21
Total Amount Due	\$99.75

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WAIT two
business days



Start
DIGGING!

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: 221007708326

Current month's charges: \$104.21
Total amount due: \$99.75
Payment Due By: 04/27/2023

Amount Enclosed \$
660025825900

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: 04/06/2023
Current month's charges due 04/27/2023



Details of Charges – Service from 03/03/2023 to 03/31/2023

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	03/31/2023	13,326		12,830		496 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	496 kWh @ \$0.07990/kWh	\$39.63
Fuel Charge	496 kWh @ \$0.05239/kWh	\$25.99
Storm Protection Charge	496 kWh @ \$0.00400/kWh	\$1.98
Clean Energy Transition Mechanism	496 kWh @ \$0.00427/kWh	\$2.12
Storm Surcharge	496 kWh @ \$0.01061/kWh	\$5.26
Florida Gross Receipt Tax		\$2.48
Electric Service Cost		\$99.21
Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$104.21**

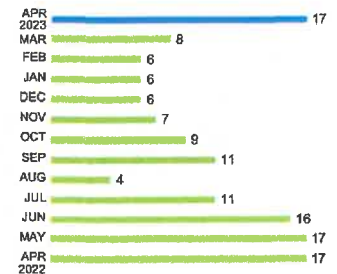
Miscellaneous Credits

Sales Tax Credit -\$4.46

Total Current Month's Credits **-\$4.46**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 04/06/2023

Account: 221007724737

Rec'd 4.12.23

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



Current month's charges: \$29.94
Total amount due: \$27.84
Payment Due By: 04/27/2023

Your Account Summary

Previous Amount Due	\$26.93
Payment(s) Received Since Last Statement	-\$26.93
Miscellaneous Credits	-\$2.10
Credit balance after payments and credits	-\$2.10
Current Month's Charges	\$29.94
Total Amount Due	\$27.84

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Learn more at TampaElectric.com/811



WAIT two business days



Start DIGGING!

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: \$29.94
Total amount due: \$27.84
Payment Due By: 04/27/2023

Amount Enclosed \$
660025825901

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: 04/06/2023
Current month's charges due 04/27/2023



Details of Charges – Service from 03/03/2023 to 03/31/2023

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	03/31/2023	927		910		17 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	17 kWh @ \$0.07990/kWh	\$1.36
Fuel Charge	17 kWh @ \$0.05239/kWh	\$0.89
Storm Protection Charge	17 kWh @ \$0.00400/kWh	\$0.07
Clean Energy Transition Mechanism	17 kWh @ \$0.00427/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.01061/kWh	\$0.18
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.94
Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$29.94**

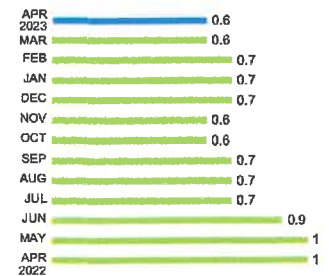
Miscellaneous Credits

Sales Tax Credit -\$2.10

Total Current Month's Credits **-\$2.10**

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





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



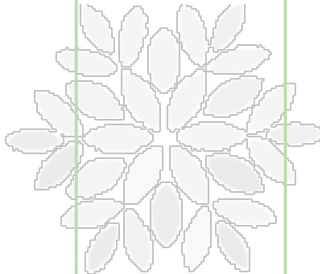
Invoice

Date	Invoice #
3/31/2023	10-150230

Invoice Created By

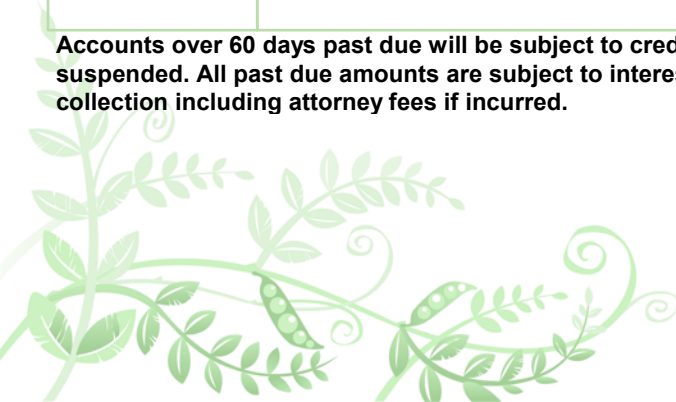
Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

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	Remove Concrete from beds				125.00	3/15/2023	125.00
<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.

Total	\$125.00
Payments/Credits	\$0.00
Balance Due	\$125.00



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 5695
DATE 04/17/2023
TERMS Net 15
DUE DATE 05/02/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 3/24/-2023 thru 4/14/2023 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:	4/7/2023
Invoice#:	04052023-1
Vendor#:	V00036
Vendor Name:	Timber Creek
Pay From:	Truist Acct# 9163
Description:	Series 2018 - FY 23 Tax Dist. ID 616
Code to:	201.103200.1000
Amount:	\$2,755.07
Requested By:	<div>4/7/2023</div> <div><u>Teresa Farlow</u></div>

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 4/5/2023
Check Amount \$2,755.07
Payable To Timber Creek CDD
Check Description Series 2018 - FY 23 Tax Dist. ID 616
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>

Fiscal Year 2023, Tax Year 2022

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%	33.15%	63.77%	63.77%	0.00%	0.00%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Rounded 2020 Debt Service Revenue			
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
1/23/2023	332.60	110.26	110.26	212.11	212.11	10.22	10.22	0.01	Int	
2/3/2023	6,014.42	1,993.91	1,993.91	3,835.67	3,835.67	184.84	184.84	-	610	726
3/2/2023	3,950.23	1,309.59	1,309.59	2,519.24	2,519.24	121.40	121.40	0.00	613	749
4/5/2023	4,320.02	1,432.18	1,432.18	2,755.07	2,755.07	132.77	132.77	-	616	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	768,456.17	254,759.71	254,759.72	490,079.57	490,079.56	23,616.89	23,616.88	0.01		
Net Total on Roll	780,924.58		258,893.25		498,031.25		24,000.08			
Collection Surplus / (Deficit)	(12,468.41)		(4,133.53)		(7,951.69)		(383.20)			

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 03-01-2023 to 03-31-2023 dated 04-06-2023 - Run 04/05/2023 10:04AM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
616	DN022134	FNSD 00134	RESERVE AT PRADERA CDD	8,624.71	0.00	0.00	0.00	0.00	8,624.71	172.49	8,452.22
616	DN022135	FNSD 00135	CARLTON LAKES CDD	14,034.16	0.00	0.00	0.00	0.00	14,034.16	280.69	13,753.47
616	DN022136	FNSD 00136	SUMMITAT FERN HILL CDD	637.28	0.00	0.00	0.00	0.00	637.28	12.74	624.54
616	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	10,608.88	0.00	0.00	0.00	0.00	10,608.88	212.18	10,396.70
616	DN022138	FNSD 00138	RIVERBEND WEST CDD	10,006.11	0.00	0.00	0.00	-23.45	9,982.66	199.66	9,783.00
616	DN022139	FNSD 00139	WYNNMERE EAST CDD	2,444.28	0.00	0.00	0.00	0.00	2,444.28	48.89	2,395.39
616	DN022140	FNSD 00140	SOUTH FORK III	26,374.99	0.00	0.00	0.00	0.00	26,374.99	527.50	25,847.49
616	DN022141	FNSD 00141	K-BAR II CDD	42,395.73	0.00	0.00	0.00	0.00	42,395.73	847.91	41,547.82
616	DN022142	FNSD 00142	WATERSET CENTRAL CDD	35,958.55	0.00	0.00	0.00	0.00	35,958.55	719.17	35,239.38
616	DN022143	FNSD 00143	TOUCHSTONE CDD	21,324.28	0.00	0.00	0.00	0.00	21,324.28	426.48	20,897.80
616	DN022144	FNSD 00144	VENTANA CDD	24,004.34	0.00	0.00	0.00	0.00	24,004.34	480.08	23,524.26
616	DN022145	FNSD 00145	TIMBER CREEK CDD	4,408.18	0.00	0.00	0.00	0.00	4,408.18	88.16	4,320.02
616	DN022147	FNSD 00147	BOYETTE PARK CDD	5,981.23	0.00	0.00	0.00	8.55	5,989.78	119.79	5,869.99
616	DN022149	FNSD 00149	CYPRESS MILL CDD	10,500.96	0.00	0.00	0.00	0.00	10,500.96	210.02	10,290.94
616	DN022150	FNSD 00150	SPENCER CREEK	757.99	0.00	0.00	0.00	0.00	757.99	15.16	742.83
616	DN022151	FNSD 00151	SHELL POINT CDD	15,553.00	0.00	0.00	0.00	0.00	15,553.00	311.06	15,241.94
616	DN022152	FNSD 00152	CREEK PRESERVE CDD	15,473.65	0.00	0.00	0.00	0.00	15,473.65	309.47	15,164.18
616	DN022153	FNSD 00153	BELMONT II CDD	5,714.31	0.00	0.00	0.00	0.00	5,714.31	114.28	5,600.03
616	DN022154	FNSD 00154	FISHHAWK RANCH CDD	116,629.98	0.00	0.00	0.00	-20.16	116,609.82	2,332.20	114,277.62
616	DN022155	FNSD 00155	LYNWOOD CDD	3,492.68	0.00	0.00	0.00	0.00	3,492.68	69.85	3,422.83
616	DN022156	FNSD 00156	RHODINE ROAD NORTH CDD	5,599.55	0.00	0.00	0.00	0.00	5,599.55	111.99	5,487.56
616	DN022158	FNSD 00158	BELMOND RESERVE CDD	11,334.92	0.00	0.00	0.00	0.00	11,334.92	226.70	11,108.22

CHECK REQUEST FORM
Timber Creek

Date:

4/7/2023

Invoice#:

04052023-2

Vendor#:

V00036

Vendor Name:

Timber Creek

Pay From:

Truist Acct# 9163

Description:

Series 2020 - FY 23 Tax Dist. ID 616

Code to:

202.103200.1000

Amount:

\$132.77

Requested By:

Teresa Farlow

4/7/2023

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 4/5/2023
Check Amount \$132.77
Payable To Timber Creek CDD
Check Description Series 2020 - FY 23 Tax Dist. ID 616
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
1/23/2023	332.60	110.26	110.26	212.11	212.11	10.22	10.22	0.01	Int	
2/3/2023	6,014.42	1,993.91	1,993.91	3,835.67	3,835.67	184.84	184.84	-	610	726
3/2/2023	3,950.23	1,309.59	1,309.59	2,519.24	2,519.24	121.40	121.40	0.00	613	749
4/5/2023	4,320.02	1,432.18	1,432.18	2,755.07	2,755.07	132.77	132.77	-	616	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	768,456.17	254,759.71	254,759.72	490,079.57	490,079.56	23,616.89	23,616.88	0.01		
Net Total on Roll	780,924.58		258,893.25		498,031.25		24,000.08			
Collection Surplus / (Deficit)	(12,468.41)		(4,133.53)		(7,951.69)		(383.20)			

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 03-01-2023 to 03-31-2023 dated 04-06-2023 - Run 04/05/2023 10:04AM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
616	DN022134	FNSD 00134	RESERVE AT PRADERA CDD	8,624.71	0.00	0.00	0.00	0.00	8,624.71	172.49	8,452.22
616	DN022135	FNSD 00135	CARLTON LAKES CDD	14,034.16	0.00	0.00	0.00	0.00	14,034.16	280.69	13,753.47
616	DN022136	FNSD 00136	SUMMITAT FERN HILL CDD	637.28	0.00	0.00	0.00	0.00	637.28	12.74	624.54
616	DN022137	FNSD 00137	OAKS AT SHADY CREEK CDD	10,608.88	0.00	0.00	0.00	0.00	10,608.88	212.18	10,396.70
616	DN022138	FNSD 00138	RIVERBEND WEST CDD	10,006.11	0.00	0.00	0.00	-23.45	9,982.66	199.66	9,783.00
616	DN022139	FNSD 00139	WYNNMERE EAST CDD	2,444.28	0.00	0.00	0.00	0.00	2,444.28	48.89	2,395.39
616	DN022140	FNSD 00140	SOUTH FORK III	26,374.99	0.00	0.00	0.00	0.00	26,374.99	527.50	25,847.49
616	DN022141	FNSD 00141	K-BAR II CDD	42,395.73	0.00	0.00	0.00	0.00	42,395.73	847.91	41,547.82
616	DN022142	FNSD 00142	WATERSET CENTRAL CDD	35,958.55	0.00	0.00	0.00	0.00	35,958.55	719.17	35,239.38
616	DN022143	FNSD 00143	TOUCHSTONE CDD	21,324.28	0.00	0.00	0.00	0.00	21,324.28	426.48	20,897.80
616	DN022144	FNSD 00144	VENTANA CDD	24,004.34	0.00	0.00	0.00	0.00	24,004.34	480.08	23,524.26
616	DN022145	FNSD 00145	TIMBER CREEK CDD	4,408.18	0.00	0.00	0.00	0.00	4,408.18	88.16	4,320.02
616	DN022147	FNSD 00147	BOYETTE PARK CDD	5,981.23	0.00	0.00	0.00	8.55	5,989.78	119.79	5,869.99
616	DN022149	FNSD 00149	CYPRESS MILL CDD	10,500.96	0.00	0.00	0.00	0.00	10,500.96	210.02	10,290.94
616	DN022150	FNSD 00150	SPENCER CREEK	757.99	0.00	0.00	0.00	0.00	757.99	15.16	742.83
616	DN022151	FNSD 00151	SHELL POINT CDD	15,553.00	0.00	0.00	0.00	0.00	15,553.00	311.06	15,241.94
616	DN022152	FNSD 00152	CREEK PRESERVE CDD	15,473.65	0.00	0.00	0.00	0.00	15,473.65	309.47	15,164.18
616	DN022153	FNSD 00153	BELMONT II CDD	5,714.31	0.00	0.00	0.00	0.00	5,714.31	114.28	5,600.03
616	DN022154	FNSD 00154	FISHHAWK RANCH CDD	116,629.98	0.00	0.00	0.00	-20.16	116,609.82	2,332.20	114,277.62
616	DN022155	FNSD 00155	LYNWOOD CDD	3,492.68	0.00	0.00	0.00	0.00	3,492.68	69.85	3,422.83
616	DN022156	FNSD 00156	RHODINE ROAD NORTH CDD	5,599.55	0.00	0.00	0.00	0.00	5,599.55	111.99	5,487.56
616	DN022158	FNSD 00158	BELMONT RESERVE CDD	11,334.92	0.00	0.00	0.00	0.00	11,334.92	226.70	11,108.22



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



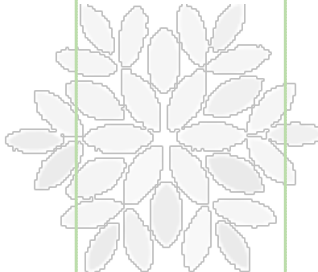
Invoice

Date	Invoice #
3/31/2023	10-150043

Invoice Created By

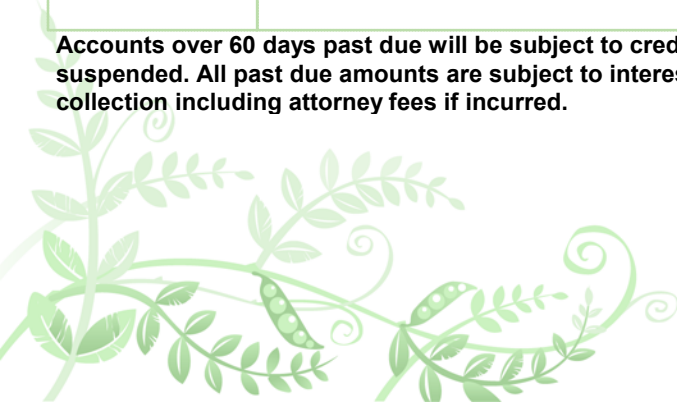
Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

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	Fill in erosion hole with 3 ½ yards of fill dirt			562.00	3/15/2023	562.00
1	Install 1500 SF of Bahia Sod for erosion control & stabilization.			938.00	3/15/2023	938.00
<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.

Total	\$1,500.00
Payments/Credits	\$0.00
Balance Due	\$1,500.00





17252 Alico Center Rd. Suite 2
Fort Myers, FL 33967
(239) 567-3030

admin@flfountains.com

Invoice

Date	Invoice #
4/6/2023	2023-139

Florida Fountains & Equipment, LLC

Bill To
Timber Creek CDD 2005 Pan Am Circle, Ste 300 Tampa, FL 33607

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

Other	Warranty Expires	Technician	Customer PO	Due Date
		JoshV		5/5/2023

Serviced	Description	Qty	U/M	Rate	Amount
3/30/2022	This is a service call invoice to Timber Creek for the diagnosis and repair of fountain that was reported down. Our techs discovered that the fountain was running under poor conditions. They attempted to flip the fountain and pull it to shore but could not proceed as it was stuck at the bottom of the lake in mud. The best option was to turn off the fountain and wait for the rain to increase the water levels.	1		159.00	159.00
	Fuel Surcharge	1		12.50	12.50

Thank you for your business.

Terms and Conditions

Please send payment within 30 days of receiving this invoice. There will be a 4.0% service charge on Credit Card payments. Please be sure to include invoice number on the check.

Subtotal \$171.50

Sales Tax (0.00) \$0.00

Total \$171.50

Payments/Credits \$0.00

Balance Due 5 \$171.50

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 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 April 30, 2023
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2020							TOTAL						
	GENERAL	SERIES 2018	SERIES 2020	CAPITAL	GENERAL	GENERAL								
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM								
		FUND	FUND	FUND	FUND	DEBT FUND								
ASSETS														
Cash - Operating Account	\$	205,054	\$	-	\$	-	\$	205,054						
Cash in Transit		-		2,755		-		2,888						
Due From Other Funds		-		3,964		-		4,169						
Investments:														
Acquisition & Construction Account		-		-		17		17						
Capitalized Interest Account		-		164,297		-		164,297						
Interest Account		-		-		9,000		9,000						
Prepayment Account		-		103		-		103						
Reserve Fund		-		233,001		5,000		238,001						
Revenue Fund		-		329,076		11,755		340,831						
Sinking fund		-		-		5,000		5,000						
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						
TOTAL ASSETS	\$	209,874	\$	733,196	\$	31,093	\$	6,774,838	\$	7,003,532	\$	14,752,550		
LIABILITIES														
Accounts Payable	\$	13,405	\$	-	\$	-	\$	-	\$	-	\$	13,405		
Due To Developer		5,252		-		-		-		-		5,252		
Bonds Payable		-		-		-		-		7,003,531		7,003,531		
Due To Other Funds		4,167		-		-		2		-		4,169		
TOTAL LIABILITIES		22,824		-		-		2		-		7,003,531	7,026,357	
FUND BALANCES														
Restricted for:														
Debt Service		-		733,196		31,093		-		-		-	764,289	
Capital Projects		-		-		-		15		-		-	15	
Unassigned:		187,050		-		-		-		6,774,838		1	6,961,889	
TOTAL FUND BALANCES		187,050		733,196		31,093		15		6,774,838		1	7,726,193	
TOTAL LIABILITIES & FUND BALANCES	\$	209,874	\$	733,196	\$	31,093	\$	17	\$	6,774,838	\$	7,003,532	\$	14,752,550

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 282,395	\$ 256,710	\$ (25,685)	90.90%
Other Miscellaneous Revenues	-	175	175	0.00%
TOTAL REVENUES	282,395	256,885	(25,510)	90.97%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	8,000	3,200	4,800	40.00%
ProfServ-Trustee Fees	6,900	7,745	(845)	112.25%
Disclosure Report	4,200	4,900	(700)	116.67%
District Counsel	3,500	3,634	(134)	103.83%
District Engineer	4,000	219	3,781	5.48%
District Manager	27,000	15,750	11,250	58.33%
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	133	17	88.67%
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	875	625	58.33%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	175	75	70.00%
Total Administration	68,707	43,480	25,227	63.28%
<u>Utility Services</u>				
Utility - Water	4,000	2,434	1,566	60.85%
Utility - Electric	11,000	3,195	7,805	29.05%
Utility - StreetLights	43,700	28,286	15,414	64.73%
Total Utility Services	58,700	33,915	24,785	57.78%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,500	-	2,500	0.00%
Total Garbage/Solid Waste Services	2,500	-	2,500	0.00%

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>Other Physical Environment</u>				
Waterway Management	4,560	2,660	1,900	58.33%
ProfServ - Field Management Onsite Staff	20,000	7,000	13,000	35.00%
Field Manager	12,000	25	11,975	0.21%
Janitorial Services & Supplies	7,200	3,925	3,275	54.51%
Insurance -Property & Casualty	15,385	14,131	1,254	91.85%
R&M-Clubhouse	10,540	4,704	5,836	44.63%
R&M-Other Landscape	8,603	2,910	5,693	33.83%
R&M-Pools	12,900	9,630	3,270	74.65%
Landscape Maintenance	37,800	26,585	11,215	70.33%
Plant Replacement Program	1,000	-	1,000	0.00%
Mulch & Tree Trimming	6,000	-	6,000	0.00%
Miscellaneous Maintenance	10,000	7,722	2,278	77.22%
Gatehouse Repair & Maintenance	1,500	310	1,190	20.67%
Irrigation Maintenance	5,000	50	4,950	1.00%
Total Other Physical Environment	152,488	79,652	72,836	52.23%
TOTAL EXPENDITURES	282,395	157,047	125,348	55.61%
Excess (deficiency) of revenues				
Over (under) expenditures	-	99,838	99,838	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		87,212		
FUND BALANCE, ENDING		\$ 187,050		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 303	\$ 303	0.00%
Special Assmnts- Tax Collector	464,325	493,831	29,506	106.35%
Special Assmnts- CDD Collected	-	2,755	2,755	0.00%
TOTAL REVENUES	464,325	496,889	32,564	107.01%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	135,000	-	100.00%
Interest Expense	329,325	167,094	162,231	50.74%
Total Debt Service	464,325	302,094	162,231	65.06%
TOTAL EXPENDITURES	464,325	302,094	162,231	65.06%
Excess (deficiency) of revenues				
Over (under) expenditures	-	194,795	194,795	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		538,401		
FUND BALANCE, ENDING		\$ 733,196		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12	\$ 12	0.00%
Special Assmnts- Tax Collector	24,375	23,810	(565)	97.68%
Special Assmnts- CDD Collected	-	133	133	0.00%
TOTAL REVENUES	24,375	23,955	(420)	98.28%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	5,000	-	5,000	0.00%
Interest Expense	19,375	9,000	10,375	46.45%
Total Debt Service	24,375	9,000	15,375	36.92%
TOTAL EXPENDITURES	24,375	9,000	15,375	36.92%
Excess (deficiency) of revenues				
Over (under) expenditures	-	14,955	14,955	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,138		
FUND BALANCE, ENDING		\$ 31,093		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		15		
FUND BALANCE, ENDING		<u><u>\$ 15</u></u>		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		6,774,838		
FUND BALANCE, ENDING		<u>\$ 6,774,838</u>		

TIMBER CREEK CDD

Bank Reconciliation

Bank Account No. 9163 TRUIST - GF Operating
Statement No. 4-23
Statement Date 4/30/2023

G/L Balance (LCY)	205,054.11	Statement Balance	209,673.57
G/L Balance	205,054.11	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	209,673.57
Subtotal	205,054.11	Outstanding Checks	4,619.46
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	205,054.11	Ending Balance	205,054.11
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
3/30/2023	Payment	759	TAMPA ELECTRIC		1,518.65	1,518.65	0.00
4/6/2023	Payment	760	BOCC		242.20	242.20	0.00
4/6/2023	Payment	761	CORLIN SERVICES LLC		60.00	60.00	0.00
4/6/2023	Payment	762	CORNERSTONE SOLUTIONS GROUP		3,150.00	3,150.00	0.00
4/13/2023	Payment	763	ACTION SECURITY, INC		125.00	125.00	0.00
4/13/2023	Payment	764	CORNERSTONE SOLUTIONS GROUP		3,150.00	3,150.00	0.00
4/13/2023	Payment	765	INFRAMARK LLC		4,087.45	4,087.45	0.00
4/13/2023	Payment	766	SITEX AQUATICS		380.00	380.00	0.00
4/13/2023	Payment	767	TIMBER CREEK CDD		2,887.84	2,887.84	0.00
4/20/2023	Payment	768	TAMPA ELECTRIC		4,549.53	4,549.53	0.00
Total Checks					20,150.67	20,150.67	0.00
Deposits							
4/5/2023		JE000148	Debt Service/Tax Revenue	G/L	4,320.02	4,320.02	0.00
4/11/2023		JE000149	Debt Service/Tax Revenue	G/L	20.15	20.15	0.00
4/12/2023		JE000127	CK#5156### - Pool Key	G/L	25.00	25.00	0.00
Total Deposits					4,365.17	4,365.17	0.00
Outstanding Checks							
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
4/27/2023	Payment	769	CARLOS DE LA OSSA		200.00	0.00	200.00
4/27/2023	Payment	770	CHARTER COMMUNICATIONS		197.96	0.00	197.96
4/27/2023	Payment	771	CORNERSTONE SOLUTIONS GROUP		1,625.00	0.00	1,625.00
4/27/2023	Payment	772	FLORIDA FOUNTAINS & EQUIPMENT LLC		171.50	0.00	171.50
4/27/2023	Payment	773	KELLY ANN EVANS		200.00	0.00	200.00
4/27/2023	Payment	774	NICHOLAS J. DISTER		200.00	0.00	200.00
4/27/2023	Payment	775	RYAN MOTKO		200.00	0.00	200.00
4/27/2023	Payment	776	SPEAREM ENTERPRISES		650.00	0.00	650.00
4/27/2023	Payment	777	STEVEN K. LUCE		200.00	0.00	200.00

TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	4,619.46		4,619.46



Community Association Management Service, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: _____

Date: _____

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

LANDSCAPE MAINTENANCE

TURF	5	5	0	
TURF FERTILITY	10	10	0	
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	5	0	
WEED CONTROL - BED AREAS	5	5	0	
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	100	0	100%
-----	-----	---	------

Contractor Signature: _____

Manager's Signature: _____

Supervisor's Signature: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	15	-5	Filamentous algae & duckweed noticed.
INVASIVE MATERIAL (SUBMERSED)	20	19	-1	Marginal submersed material in 1 pond
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good

AMENITIES

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	8	-2	Good except for the exit light at the Amenity Center is hanging down and needs to be fixed or replaced
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Mens bathroom sink was vandilized & repaired
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	6	-2	Good

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	0	-40	Good
RECREATIONAL AREAS	30	20	-10	Plumbago plants died from the cold weather
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
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
LIGHTING ELEMENTS				
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
GATES				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
SCORE	700	640	-60	91%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

AQUATICS

**DEBRIS
INVASIVE MATERIAL (FLOATING)
INVASIVE MATERIAL (SUBMERSED)
FOUNTAINS/AERATORS
DESIRABLE PLANTS**

AMENITIES

**CLUBHOUSE INTERIOR
CLUBHOUSE EXTERIOR
POOL WATER
POOL TILES
POOL LIGHTS
POOL FURNITURE/EQUIPMENT
FIRST AID/SAFETY ITEMS
SIGNAGE (rules, pool, playground)
PLAYGROUND EQUIPMENT
RECREATIONAL FACILITIES
RESTROOMS
HARDSCAPE
ACCESS & MONITORING SYSTEM
IT/PHONE SYSTEM
TRASH RECEPTACLES
FOUNTAINS**

MONUMENTS AND SIGNS

**CLEAR VISIBILITY (Landscaping)
PAINTING
CLEANLINESS**

GENERAL CONDITION

HIGH IMPACT LANDSCAPING

**ENTRANCE MONUMENT
RECREATIONAL AREAS
SUBDIVISION MONUMENTS**

HARDSCAPE ELEMENTS

**WALLS/FENCING
SIDEWALKS
SPECIALITY MONUMENTS
STREETS
PARKING LOTS**

LIGHTING ELEMENTS

**STREET LIGHTING
LANDSCAPE UPLIGHTING
MONUMENT LIGHTING
AMENITY CENTER LIGHTING**

GATES

**ACCESS CONTROL PAD
OPERATING SYSTEM
GATE MOTORS
GATES**

Description

Garbage and other pollutants

pond fountains/aerators - are they working, are they blocked

check lighting, spider webs, does it need to be repainted

check lighting, spider webs, does it need to be repainted

Color, clean

broken, chipped

All working

working, clean

is it all there

are rules posted, is all signage up and readable

can the kids reach the swings, are they broken

other than clubhouse such as Gazebo

clean and supplied

monuments

Does the system work

any issues with the phone system/internet

Are they in the right place, have they been cleaned, changed

running, clean

Can you see the signs

Is the paint chipping, is it legible

overall good condition

plantings, stone, condition

tables clean, trash

plantings, stone, condition

Are the lights working, are they enough

Are the lights working, are they enough

Are the lights working, are they enough

Are the lights working, are they enough

pad clean with right information

System closing and opening properly

rusting

rusting



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Wednesday May 25 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	<u>Good overall</u>
TURF FERTILITY	10	8	-2	<u>Good overall some Zoyzia issues</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>Good</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	3	-2	<u>Multiple Plumbago plants did not recover from the cold weather</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Improvement noticed</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	92	-8	92%
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Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Timber Creek May 2022.



Amenity Center.



Pool is clean & blue.



Lounges & chairs look good.



Broken exit sign was replaced.



Mailbox pavilion is clean & looks good.



Bathrooms know have key card access.



Bathroom sink was vandalized & repaired.



Plants behind parking lot look good.



Zoyzia turf fertility looks good.



BB court is clean & looks good.



South entrance / exit of the Amenity Center looks good.



Heading East out of the South exit looks good.



N.W. Amenity Center entrance looks good.



S.E sidewalk view of the Amenity Center looks good.



Playground is clean & looks good.



S.W entrance on Miracle Mile & Tucker Jones



S.E. entrance on Miracle Mile & Tucker Jones.



N.W. entrance on Miracle Mile & Tucker Jones.



N.E entrance on Miracle Mile & Tucker Jones.



N.W entrance on Miracle Mile has missing plants due to construction. Cornerstone submitted an estimate for plant replacement for all entrances.



Missing plants on the N.E entrance on Miracle Mile.



Missing Plants on the S.E entrance on Miracle Mile.



Missing Plants on the S.W entrance on Miracle Mile.



Construction completed on the South end of Miracle Mile.



Mailbox pavilion looks good.



Zoyzia turf fertility needs improvement next to dog park.



Zoyzia turf and plants look good in front of the dog park.



The Plumbago plants have died due to the cold weather.



Plumbago die back.



Lights on during the daytime. D.M was notified.



Dog park is clean & looks good.



South side of the dog park is well maintained.



Ferns next to sidewalk are well maintained.



Ponds look good overall.



Pond looks good.



Pond has slight Filamentous algae but looks good overall.