

**TIMBER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 14, 2024

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Timber Creek Community Development District

Board of Supervisors

James Chin, Chairman
 Sherika Dixon, Vice Chairperson
 Carlos de la Ossa, Assistant Secretary
 Claude Neidlinger, Assistant Secretary
 David Hutchinson, Assistant Secretary

Lisa Castoria, District Manager
 John Vericker, District Counsel
 Tonja Stewart, District Engineer
 Gary Schwartz, Field Manager

Regular Meeting Agenda

Thursday, March 14, 2024, at 6:00 p.m.

The Regular Meeting of the **Timber Creek Community Development District** will be held March 14, 2024 at **6:00 p.m. at the located at 10224 Opaline Sky Court Riverview, FL 33578**. 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://zoom.us/j/92111519275?pwd=K0JEOEtiaVFqMDNVNElSdFBTdm1YUT09>

Meeting ID: 921 1151 9275 Passcode: 745020

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

REGULAR MEETING OF BOARD OF SUPERVISORS

CALL TO ORDER/ROLL CALL

1. **PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.
2. **BUSINESS ITEMS**
 - A. Consideration of Cornerstone Proposals - 9685/9686
 - B. Consideration of Resolution 2024-02; Authorizing Organization Attestation Form Credit Card (Truist Bank) and Spending Limits
 - C. Consideration of Cornerstone site Audit Proposals
 - D. Discussion on Resident Letter Pertaining to Recreational Facilities Policies
 - E. Ratification of Playground Repairs
3. **CONSENT AGENDA**
 - A. Approval of Minutes of the February 8, 2024, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures January 2023
 - C. Acceptance of the Financials and Approval of the Check Register for January 31, 2024
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspections Report
 - ii. Ethics Training

As of January 1, 2024, all Community Development Districts (CDD) Board Supervisors are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. This is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Florida Commission on Ethics' ("COE") training website: <https://ethics.state.fl.us/Training/Training.aspx>
5. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
6. **ADJOURNMENT**

***Next regularly scheduled meeting is April 11, 2024, at 6:00 P.M.

Second Order of Business

2A.

Tree Farm 2, Inc DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

P: 866-617-2235 www.cornerstonesolutionsgroup.com

Customer Information

Name: Timber Creek

Address:

Date 2/5/2024

Estimate # 9685

Requested by

Job Name:

Timber Creek – Trimming

Description	Qty	Rate	Total
Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:			
Trimming down to walk line on the three pond banks	1	900.00	900.00
The pond bank water has receded and weeds and other unwanted plant material is growing on the lake banks. Hand equipment will have to be used and labor/ mowers can not mow in these areas due to safety reasons			
A down payment of \$0 is required to initiate contract. Periodic invoices will be rendered as project progresses with Final Invoice upon completion of project. No Finance Charge will be imposed if the total of such purchases is paid in full within 15 days of invoice date. If not paid in full within 15 days, Then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1.5% per month (18% Annual) until paid and Tree Farm 2, Inc DBA Cornerstone Solutions Group shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event any or all of the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.			
ESCALATION CLAUSE- The parties agree that work commencing within One Hundred Eighty (180) days of the effective date of the Agreement shall not constitute a delay nor shall Contractor be entitled to a change in Contract Price. Any work commencing after One Hundred Eighty (180) days from the effective date of the Agreement may, but shall not automatically, constitute a delay that would allow Contractor to submit a claim for an adjustment in the Contract Price. For purposes of this provision work shall be defined as any quantifiable portion of the contract regardless of whether or not the contract is divided into phases, segments or any such division. Any work that is delayed for any reason that is not the fault of the contractor shall be considered not to have commenced until the date at which such work is no longer delayed.			
Total			900.00

Accepted Date _____ **Accepted Signature** _____

This Proposal is open for acceptance by client for 30 days from the date printed above, after which it will be withdrawn by Cornerstone Solutions Group and may be subject to re-negotiation.

Tree Farm 2, Inc DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

P: 866-617-2235 www.cornerstonesolutionsgroup.com

Agenda Page 6

Customer Information

Name: Timber Creek

Address:

Date 2/5/2024

Estimate # 9686

Requested by

Job Name:

Timber Creek – Trimming Dog Park

Description	Qty	Rate	Total
Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:			
Trim dead branches from the oak tree that is over the entrance to the dog park. Labor and removal	1	250.00	250.00
A down payment of \$0 is required to initiate contract. Periodic invoices will be rendered as project progresses with Final Invoice upon completion of project. No Finance Charge will be imposed if the total of such purchases is paid in full within 15 days of invoice date. If not paid in full within 15 days, Then a FINANCE CHARGE will be imposed from the invoice date on the balance of purchases at a periodic rate of 1.5% per month (18% Annual) until paid and Tree Farm 2, Inc DBA Cornerstone Solutions Group shall have the right to elect to stop work under this Contract until all outstanding amounts, including Finance Charges, are paid in full. Payments will be applied to the previously billed Finance Charges, and thereafter, in order, to the previous invoices and finally to the New Invoices. In the event any or all of the amounts due under this Agreement are collected by or through an attorney, the Purchaser/Owner agrees to pay all reasonable attorneys' fees.			
ESCALATION CLAUSE- The parties agree that work commencing within One Hundred Eighty (180) days of the effective date of the Agreement shall not constitute a delay nor shall Contractor be entitled to a change in Contract Price. Any work commencing after One Hundred Eighty (180) days from the effective date of the Agreement may, but shall not automatically, constitute a delay that would allow Contractor to submit a claim for an adjustment in the Contract Price. For purposes of this provision work shall be defined as any quantifiable portion of the contract regardless of whether or not the contract is divided into phases, segments or any such division. Any work that is delayed for any reason that is not the fault of the contractor shall be considered not to have commenced until the date at which such work is no longer delayed.			
Total			250.00

Accepted Date _____ **Accepted Signature** _____

This Proposal is open for acceptance by client for 30 days from the date printed above, after which it will be withdrawn by Cornerstone Solutions Group and may be subject to re-negotiation.

2B.

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A BUSINESS CREDIT CARD ACCOUNT RELATIONSHIP WITH TRUIST BANK; PROVIDING THE TREASURER AND THE OPERATIONS MANAGER WITH DISCRETIONARY SPENDING AUTHORITY UNDER LIMITED CONDITIONS AS SPECIFIED HEREIN; AUTHORIZING THE EXECUTION AN ORGANIZATION ATTESTATION FORM ON BEHALF OF THE DISTRICT IN CONNECTION WITH THE BUSINESS CREDIT CARD ACCOUNT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Timber Creek Community Development District (the “District”) is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and having those powers set forth in Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District has determined that it is appropriate to enter into and establish a business credit card account (“**Card Account**”) relationship with Truist Bank; and

WHEREAS, the Board of Supervisors of District has determined that it is appropriate to execute the Organization Attestation Form—Credit Card to establish the Card Account with Truist Bank, attached hereto as Exhibit A, and to provide both the Treasurer and the Operations Manager with certain discretionary authority to make certain expenditures with respect to services benefiting the District and the District’s clubhouse or recreational facilities, provided that such expenditures do not exceed established thresholds and that the expenditure is contemplated or within the funding designated for such service, as reflected in the applicable fiscal year budget for the District; and

WHEREAS, the Board of Supervisors has determined that it is in the best interest of the public and the residents of the District, will provide for greater efficiency in the delivery of services required by the District, and will therefore benefit those residing within the boundaries of the District, to delegate such discretionary spending authority to the Treasurer and Operations Manager in utilizing the Card Account; and

WHEREAS, the Board of Supervisors now desires to approve and authorize the District Manager, the Treasurer or the Chair to execute the Organization Attestation Form—Credit Card authorizing the establishment of the Card Account, designate the discretionary spending authority thresholds to be delegated to the Treasurer and Operations Manager, and authorize the designated individuals named herein to enter into, execute and deliver in the name of the District all agreements, documents, or instruments necessary to establish and administer the Card Account and to serve as program administrator(s) of the Card Account on behalf of the District.

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

Section 1. The above recitals true and correct and by this reference are hereby incorporated into and made an integral part of this Resolution.

Section 2. The establishment of the Card Account with Truist Bank is hereby authorized and the District Manager, the Treasurer or the Chair are hereby authorized to execute the Organization Attestation Form—Credit Card.

Section 3. The Treasurer and/or the Operations Manager of the District are hereby authorized to make certain expenditures utilizing the Card Account with respect to services benefiting the District, provided that each of the following conditions is satisfied:

A. The amount of an expenditure does not exceed Two Hundred Fifty Dollars (\$250.00) per transaction, not to exceed One Thousand Dollars (\$1,000.00) per month.

B. The expenditure for such goods or services does not exceed that which is contemplated or designated for such goods or service in the applicable fiscal year budget for the District.

C. The expenditure is within the District's power as reflected in the District Charter and in Chapter 190, Florida Statutes, and is not contrary to any applicable statute, regulation, or District Rule of Procedure.

Section 4. The following individuals are hereby authorized to enter into, execute and deliver in the name of the District all agreements, documents, or instruments necessary to establish and administer the Card Account and to serve as program administrator(s) of the Card Account on behalf of the District:

A. Eric Davidson, Treasurer.

B. Timber Creek On-Site Manager

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. If any clause, section or other part application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied it shall not affect the validity of the remaining portions or the applications of the Resolution.

Section 7. This Resolution shall take effect immediately and shall terminate when so directed by resolution of the Board of Supervisors.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT, THIS 14TH DAY OF MARCH, 2024.

ATTEST:

**TIMBER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
James Chin
Chair of the Board of Supervisors

2C.



Project 1/29/24, 11:32 AM

Monday, January 29, 2024

14 Issues Identified

14 Issues Incomplete

Rich Carroll

Cornerstone

1. West Side Entrance To Amenity Center

1. Rip out foxtail ferns \$40

Replace with Penta flowers. 12 1-gallon color? \$84.00

2. 16 Croton Petra 3 gallon. \$288.00

Totally \$412.00



2. Left Side Amenity Center

1. 12 crotons Petra \$216.00 this would be for 3-gallon plants.

2. 8 crotons Petra \$96.00 this would be for 3-gallon plants

3. Remove dead tree \$50

Totally: Going with Croton's \$362.00





3. Right Side Amenity Center

1. Remove dead tree. \$50.00



4. Right Side Entrance Amenity Center Parking Lot

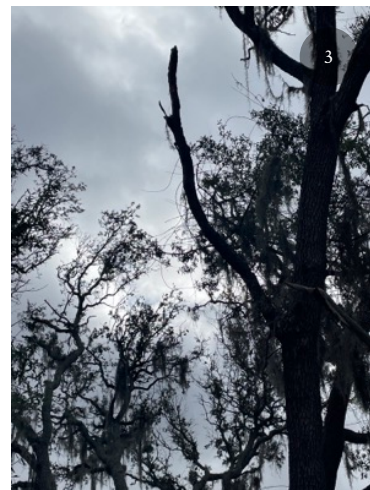
has been told to leave this area as is.

5. Wooded Area in Front of Amenity Center

There are many dead branches and some branches that are a risk of falling. We recommend cleaning this area up of Vines and removing the dead branches.

To cut just dead branches and branches hanging over parking lot \$2500.00 This includes Lift, dump fee, labor.

To come in and cut dead branches and removal all the vines: \$3500.00. This includes Lift, dump fee, labor.





6. Northwest Entrance Miracle Mile

78x8 625 square feet of Bahia sod needed. \$625.00

Rip out existing plants and level area. \$500.00

Irrigation will be capped

Other option is to cap off irrigation.

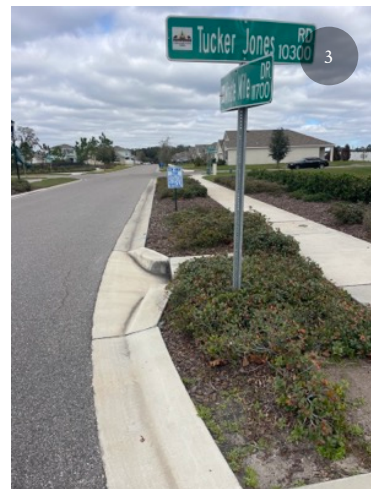


7. Northeast Entry Miracle Mile

82x8 660 Squared feet of Bahia sod \$660.00

Rip out existing plants and level dirt \$500.00.

Irrigation to be capped off.



8. Northeast Entrance Right Side of Sidewalk

7.5 x 59 443 squared feet of Bahia sod needed. \$443.00

2-4. Rip out Indian Hawthorne. \$400

Come in with color.

20 croton petra \$360.00

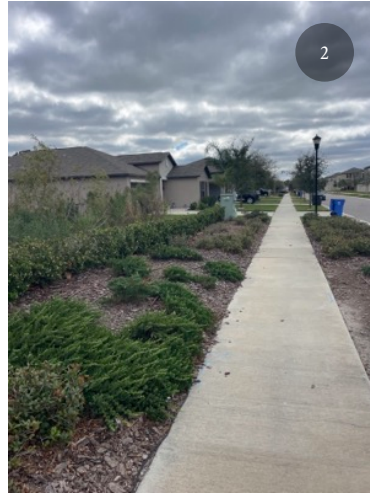
Total: \$1203.00



9. Southeast Side Left of Sidewalk

60 x 7.5 500 squared feet of Bahia sod. \$500.00

4. 20 crotons Petra 3 gallon \$360.00



10. Southeast Side Entrance, Miracle Mile

82x 7.9 650 squared feet of Bahia sod \$650.00

Rip out old plants and level dirt for sod. \$500.00

Irrigation to be Capped.



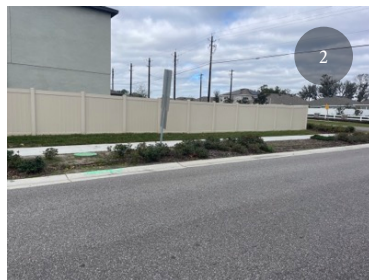
11. Southwest Side Entry, Miracle Mile

85x 7.9 sod 670 squared feet of Bahia sod. \$670.00

Rip out old plants and level dirt for sod. \$500.00

Irrigation to be capped off.

Total: \$1170.00



12. South Entrance of Monument Sign

12 dwarf ixora 3 gallon \$216.00

14.5 x 12 174 squared feet of sod 174.00

4x 8 flower bed 32 flowers \$160

12 Penta in planters 1 gallon \$84.00

Sod TBD

Total 634.00 NTE irrigation \$500.00



13. North Entrance Monument Sign

14 x 16 225 squared feet of Bahia sod \$225.00

4 x 8 flower bed 32 flowers \$160

12 dwarf ixora 3 gallons \$216

12 Penta in planters 1 gallon \$84.00

need to redo irrigation NTE: \$500

total: \$685.00 this doesn't include irrigation.





West Side Of Pool

Come in and remove tree limbs hanging over house. \$1400 this price is with having lift for other jobs on property.

2E.



Miracle Recreation Equip. Co.
878 E. US Hwy 60
Monett, MO 65708
1-888-458-2752

QUOTE: R0093248080

Prepared For:

LISA CASTORIA

INFRAMARK
2654 CYPRESS RIDGE BLVD.
SUITE 101
WESLEY CHAPEL, FL 33544
656-223-7011 (phone)
lisa.castoria@inframark.com

Project Name & Location:

Attn: TIMBER CREEK
COMMUNITY
10224 OPALINE SKY COURT
RIVERVIEW, FL 33578

Prepared by:

MILLER RECREATION EQUIPMENT
& DESIGN

7745 S.W. 193 LANE
CUTLER BAY, FL 33157 USA
(941)792-4580 (phone)
mrecfla@gmail.com

Ship To Address:

LISA CASTORIA
TIMBER CREEK COMMUNITY
10224 OPALINE SKY COURT
RIVERVIEW, FL 33578
656-223-7011 (phone)
lisa.castoria@inframark.com

End User:

LISA CASTORIA
INFRAMARK
2654 CYPRESS RIDGE BLVD.
SUITE 101
WESLEY CHAPEL, FL 33544
656-223-7011 (phone)
lisa.castoria@inframark.com

Quote Number: R0093248080
Quote Date: 3/6/2024
Valid For: 30 Days From Quote Date

PlayArea_Q1

Product line: Freestanding
Age group:

Components

Part Number	Description	Qty	Weight	Unit Price	Total
7146708L	CHAMII SPIRAL SLIDE LH (8' DK)	1	1,500.00	0.00	0.00
71483012	FULL WALL ENCLOSURE	2	60.00	0.00	0.00

Additional Items

Part Number	Description	Qty	Weight	Unit Price	Total
925961	THUMB DRIVE 2GB - MREC	1	0.00	0.00	0.00
INSTALL BOOK	INSTALL BOOK FOR PP ORDERS	1	0.00	0.00	0.00

Totals:

Equipment Weight:	0.00 lbs
Equipment List:	\$0.00
Equipment Price:	\$0.00
Installation:	\$2,700.00
SubTotal:	\$2,700.00
Grand Total:	\$2,700.00

Notes:
ORIGINAL WO 128947. GOODWILL PER BRIAN ROSS.

Third Order of Business

3A.

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

The regular meeting of the Board of Supervisors of the Timber Creek Community Development District was held on Thursday, February 8, 2024, at 6:00 p.m. at 10224 Opaline Sky Court Riverview, FL 33578.

Present and constituting a quorum were:

James Chin	Chairperson
Sherika Dixon	Vice Chairperson
Carlos de la Ossa	Assistant Secretary (<i>via conference call</i>)
Claude Neidlinger	Assistant Secretary
David Hutchinson	Assistant Secretary

Also, present were:

Bryan Radcliff	District Manager
Lisa Castoria	District Manager
Michael Broadus	District Counsel
Chris/Richard	Cornerstone Landscaping
Residents	

The following is a summary of the discussions and actions taken.

CALL TO ORDER/ROLL CALL

Mr. Radcliff called the meeting to order, and a quorum was established.

FIRST ORDER OF BUSINESS

Public Comment

There being none, the next order of business followed.

SECOND ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-01; Redesignating Officers

The Board reviewed and discussed the Resolution.

On MOTION by Mr. Chin seconded by Mr. Hutchinson, with all in favor, Resolution 2024-01, Redesignating Officers, was adopted. 5-0

B. Discussion on Pressure Washing Proposal

The Board reviewed and discussed the proposal.

On MOTION by Mr. Chin seconded by Ms. Dixon, with all in favor, proposal amount of \$2,216 for pressure washing, was approved. 5-0
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FEBRUARY 8, 2024,

TIMBER CREEK CDD

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the January 11, 2024, Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures December 2023**
- C. Acceptance of the Financials and Approval of the Check Register for December 2023**

The Board reviewed the Consent Agenda items as presented with no revisions.

On MOTION by Mr. Chin seconded by Ms. Dixon, with all in favor, the Consent Agenda was approved. 5-0

FOURTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Engineer**

There being no reports, the next order of business followed.

C. District Manager

i. Community Inspections Report

The Community Inspections Report was presented, a copy of which was included in the agenda package.

Mr. James will meet with Cornerstone on site for a walk through and provide proposals for March.

The playground will be repaired on February 22 & the basketball hoop repair the week of February 23rd.

FIFTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

- The Board requested and commented on the following items:
 - Mulch needed on the southside of Tucker Jones Road. Lennar side to be reviewed during walkthrough with James.
 - Discuss with Gary the need for detailed inspection reports that advise on community needs/concerns/current condition of environment.
 - Copy of Cornerstone contract.
 - TECO for solar lights, school bus light, light in back.
 - Monument chip repairs on the front of the clubhouse.
 - Additional town hall meeting.
 - Mailbox lights.

FEBRUARY 8, 2024,

TIMBER CREEK CDD

Residents expressed concerns on the landscaping company and fence. Photos have been sent to the District Manager and Mr. Gary should walk the perimeter during inspections.

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Chin seconded by Ms. Dixon, with all in favor, the meeting was adjourned at 6:48 p.m. 5-0

Bryan Radcliff
District Manager

James Chin
Chairperson

3B.

January 2024 Meeting

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
ACTION SECURITY, INC	24873	\$125.00		MONTHLY SERVICE - JANUARY 2024
CHARTER COMMUNICATIONS	2455305010624	\$211.91		INTERNET SERVICE - 01/06/24-02/05/24
CORNERSTONE SOLUTIONS GROUP	10-160003	\$3,150.00		LAWN MAINT. - JANUARY 2024
FLORIDA FOUNTAINS & EQUIPMENT LLC	CL-613	\$175.00		CLEANING - JANUARY 2024
INFRAMARK LLC	108630	\$4,075.00		DISTRICT INVOICE JANUARY 2024
SITEX AQUATICS	7842-B	\$380.00		LAKE MAINT. - JANUARY 2024
ZEBRA CLEANING TEAM	6751	\$1,650.00		POOL SERVICES - JANUARY 2024
Monthly Contract Subtotal		\$9,766.91		
Variable Contract				
CARLOS DE LA OSSA	CDLO 011124	\$200.00		SUPERVISOR FEE - 01/11/24
CLAUDE A. NEIDLINGER	CN 011124	\$200.00		SUPERVISOR FEE - 01/11/24
DAVID EVAN HUTCHINSON	DH 011124	\$200.00		SUPERVISOR FEE - 01/11/24
JAMES M. CHIN	JC 011124	\$200.00		SUPERVISOR FEE - 01/11/24
SHERIKA DIXON	SD 011124	\$200.00		SUPERVISOR FEE - 01/11/24
Variable Contract Subtotal		\$1,000.00		
Utilities				
BOCC	4734 012524 ACH	\$363.17		WATER - 12/20/23-12/24/24
BOCC	4734 122223 ACH	\$447.92	\$811.09	WATER - 11/21/23-12/20/23
TAMPA ELECTRIC	3099 010924 ACH	\$1,331.50		ELECTRICITY SERVICE - 12/02/23-01/03/23
TAMPA ELECTRIC	3099 120723 ACH	\$1,344.61		ELECTRICITY SERVICE - 11/01/23-12/01/23
TAMPA ELECTRIC	3412 010924 ACH	\$159.13		ELECTRICITY SERVICE - 12/02/23-01/03/23
TAMPA ELECTRIC	3412 120723 ACH	\$151.75		ELECTRICITY SERVICE - 11/01/23-12/01/23
TAMPA ELECTRIC	3665 010924 ACH	\$125.92		ELECTRICITY SERVICE - 12/02/23-01/03/23
TAMPA ELECTRIC	3665 120723 ACH	\$271.77		ELECTRICITY SERVICE - 11/01/23-12/01/23
TAMPA ELECTRIC	4737 010924 ACH	\$28.80		ELECTRICITY SERVICE - 12/02/23-01/03/23
TAMPA ELECTRIC	4737 120723 ACH	\$26.95		ELECTRICITY SERVICE - 11/01/23-12/01/23
TAMPA ELECTRIC	5063 010924 ACH	\$3,351.19		ELECTRICITY SERVICE - 12/02/23-01/03/23
TAMPA ELECTRIC	5063 120723 ACH	\$3,415.68		ELECTRICITY SERVICE - 11/01/23-12/01/23

January 2024 Meeting

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TAMPA ELECTRIC	8326 010924 ACH	\$96.87		ELECTRICITY SERVICE - 12/02/23-01/03/23
TAMPA ELECTRIC	8326 120723 ACH	\$105.56	\$10,409.73	ELECTRICITY SERVICE - 11/01/23-12/01/23
Utilities Subtotal		\$11,220.82		
Regular Services				
AFFORDABLE BACKFLOW	20619	\$50.00		BACKFLOW TEST
CORLIN SERVICES LLC	0000127	\$320.00		DEGREASING / CLEANING - LOUNGES & CHAIRS
SPEAREM ENTERPRISES	5952	\$650.00		CLEANING - LABOR
TIMBER CREEK CDD	01052024-01	\$1,130.60		SERIES 2018 FY24 TAX DIST ID 655
TIMBER CREEK CDD	01052024-02	\$58.13	\$1,188.73	SERIES 2020 FY24 TAX DIST ID 655
Regular Services Subtotal		\$2,208.73		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$24,196.46		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary

ACTION SECURITY, INC.
1505 Manor Rd
Englewood, FL 34223
Sales@ActionSecurityFL.com

Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24873	01/01/2024	\$125.00	01/01/2024	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Monthly billing for Service Agreement at Timber Creek Amenity Center as approved by customer. Includes database management.	1	125.00	125.00

Contact ACTION SECURITY, INC. to pay this invoice.
FL Contractor ES12001404

BALANCE DUE

\$125.00

Thank you, we appreciate your business!



January 6, 2024
 Invoice Number: 2455305010624
 Account Number: **8337 12 028 2455305**
 Security Code: **2302**
 Service At: 10224 OPALINE SKY PL
 RIVERVIEW FL 33578-7668

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

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.



Summary Service from 01/06/24 through 02/05/24 details on following pages

Previous Balance	627.83
Payments Received -Thank You!	-395.92
Past Due Balance - Due Now	\$231.91
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	34.99
One-Time Charges	8.95
Current Charges Due By 01/23/24	\$211.91
Total Due	\$443.82

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 NO RP 06 01072024 NNNNNYNN 01 000986 0003

TIMBER CREEK CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

Received

JAN 16

January 6, 2024

TIMBER CREEK CDD

Invoice Number: 2455305010624
 Account Number: 8337 12 028 2455305
 Service At: 10224 OPALINE SKY PL
 RIVERVIEW FL 33578-7668

Total Due \$443.82

Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833712028245530500443820

Invoice Number: TIMBER CREEK CDD
2455305010624
Account Number: 8337 12 028 2455305
Security Code: 2302

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 NO RP 06 01072024 NNNNNYNN 01 000986 0003

Charge Details

Previous Balance		627.83
Check Payment-thank You	12/21	-395.92
Past Due Balance - Due Now		\$231.91

Payments received after 01/06/24 will appear on your next bill.

Service from 01/06/24 through 02/05/24

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business	199.99
Internet Ultra	
Promotional 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	-15.00
	\$34.99

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$34.99

One-Time Charges

Late Fee	01/06	8.95
One-Time Charges Total		\$8.95

Current Charges Due By 01/23/24 \$211.91
Total Due \$443.82

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 \$2.08, Florida CST \$3.71, Sales Tax \$0.03, TRS Surcharge \$0.09.

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**.





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

Date

1/1/2024

Invoice #

10-160003

Invoice Created By

Bill To

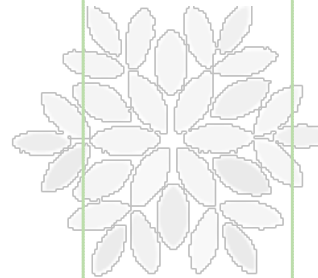
INFRAMARK
 2005 PAN AM CIRCLE
 Suite 300
 Tampa, FL 33607

Field Mgr/Super:

Ship To

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	1/1/2024	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.

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



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

Invoice

admin@flfountains.com

Date	Invoice #
1/11/2024	CL-613

Florida Fountains & Equipment, LLC

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

Location
Timber Creek 10237 Bright Crystal Avenue Riverview, FL 33578

Other	Warranty Expires	Technician	Customer PO	Due Date
Jan. Cleaning 2024		Jon V		2/10/2024

Serviced	Description	Qty	U/M	Rate	Amount
1/3/2024	<p>This invoice is to Timber Creek HOA for the regularly scheduled preventative maintenance as per approved proposal 2020-11294.</p> <p>Examine control panel Inspect all relays and contactors Inspect time clocks/photo cells to make sure they are functioning properly Meggar test motor and light cables (check cables for moisture)</p> <p>Clean (pressure wash) fountain, nozzle, screen and light fixtures</p> <p>Cleaning to be done: 4 times per year</p> <p>Next scheduled cleaning is April 2024</p> <p>Amp Levels: 5hp</p> <p>Red: NA Black: NA Yellow: NA</p> <p>The fountain was sitting on the bottom of the lake and barely spraying due to the low water levels of the lake.</p>	1		175.00	175.00

Thank you for your business.

Subtotal	\$175.00
Sales Tax (0.00)	\$0.00
Total	\$175.00
Payments/Credits	\$0.00
Balance Due	\$175.00

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Timber Creek CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

INVOICE#
#108630

CUSTOMER ID
C2316

PO#

DATE
1/24/2024

NET TERMS
Net 30

DUE DATE
2/23/2024

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	700.00		700.00
District Management	1	Ea	2,250.00		2,250.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					4,075.00

Subtotal	\$4,075.00
Tax	\$0.00
Total Due	\$4,075.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Timber Creek CDD

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

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

Invoice details
Invoice no.: 7842-B
Terms: Net 30
Invoice date: 01/01/2024
Due date: 01/31/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		LM- Timber Creek CDD Monthly Lake Maintenance- 4 Waterways		1	\$380.00	\$380.00
Total						\$380.00

Zebra Pool Cleaning Team INC.

Agenda Page 44

Invoice

P.O. BOX 3456
Apollo Beach, FL. 33572
813-279-0437

Date	Invoice #
1/2/2024	6751

Bill To
Timber Creek CDD 10224 Opaline Sky Court Riverview,, FL. 33569

Ship To
Timber Creek CDD 10224 Opaline Sky Court Riverview, FL 33569






P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		1/2/2024			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service January			1,650.00	1,650.00
We appreciate your prompt payment.					Total	\$1,650.00

TIMBER CREEK CDD
MEETING DATE: January 11, 2024

CDLO 011124

DMS: Bryan Radcliff








SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	 (PHONE)	Salary Accepted	\$200.00
James Chin		Salary Accepted	\$200.00
Sherika Dixon		Salary Accepted	\$200.00
David Hutchinson		Salary Accepted	\$200.00
Claude Neidlinger		Salary Accepted	\$200.00

TIMBER CREEK CDD
MEETING DATE: January 11, 2024

CN 011124

DMS: Bryan Radcliff








SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	 (PHONE)	Salary Accepted	\$200.00
James Chin		Salary Accepted	\$200.00
Sherika Dixon		Salary Accepted	\$200.00
David Hutchinson		Salary Accepted	\$200.00
Claude Neidlinger		Salary Accepted	\$200.00

TIMBER CREEK CDD
MEETING DATE: January 11, 2024

DH 011124

DMS: Bryan Radcliff








SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	 (PHONE)	Salary Accepted	\$200.00
James Chin		Salary Accepted	\$200.00
Sherika Dixon		Salary Accepted	\$200.00
David Hutchinson		Salary Accepted	\$200.00
Claude Neidlinger		Salary Accepted	\$200.00

TIMBER CREEK CDD
MEETING DATE: January 11, 2024

JC 011124

DMS: Bryan Radcliff








SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	 (PHONE)	Salary Accepted	\$200.00
James Chin		Salary Accepted	\$200.00
Sherika Dixon		Salary Accepted	\$200.00
David Hutchinson		Salary Accepted	\$200.00
Claude Neidlinger		Salary Accepted	\$200.00

TIMBER CREEK CDD
MEETING DATE: January 11, 2024

SD 011124

DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	 (PHONE)	Salary Accepted	\$200.00
James Chin		Salary Accepted	\$200.00
Sherika Dixon		Salary Accepted	\$200.00
David Hutchinson		Salary Accepted	\$200.00
Claude Neidlinger		Salary Accepted	\$200.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	01/25/2024	02/15/2024

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	12/20/2023	9981	01/24/2024	10198	21700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$65.53
Water Base Charge	\$37.44
Water Usage Charge	\$30.52
Sewer Base Charge	\$91.90
Sewer Usage Charge	\$132.15

Summary of Account Charges

Previous Balance	\$447.92
Net Payments - Thank You	\$-447.92
Total Account Charges	\$363.17

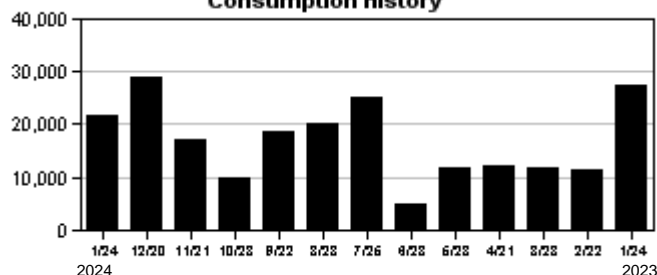
AMOUNT DUE	\$363.17
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Important Message

This account has ACH payment method

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on HCFLGov.net/WaterRestrictions or call (813) 275-7094.

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 INFRAMARK
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

1,576 8

DUE DATE	02/15/2024
AMOUNT DUE	\$363.17
AMOUNT PAID	

0061436847349 00000363176



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	12/22/2023	01/12/2024

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	11/21/2023	9692	12/20/2023	9981	28900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$87.28
Water Base Charge	\$37.44
Water Usage Charge	\$49.67
Sewer Base Charge	\$91.90
Sewer Usage Charge	\$176.00

Summary of Account Charges

Previous Balance	\$311.40
Net Payments - Thank You	\$-311.40
Total Account Charges	\$447.92

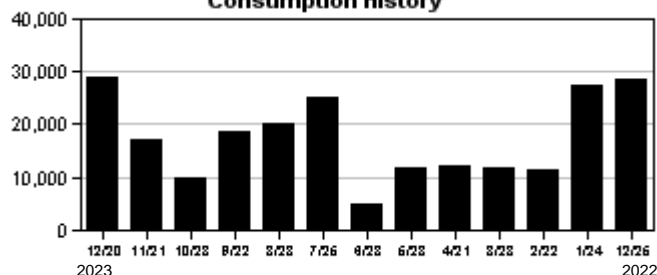
AMOUNT DUE	\$447.92
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Important Message

This account has ACH payment method

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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 INFRAMARK
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

1,823 8

DUE DATE	01/12/2024
AMOUNT DUE	\$447.92
AMOUNT PAID	

0061436847349 00000447920



TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10224 OPALINE SKY PL, CLUBHSE
RIVERVIEW, FL 33578-7668

Amount Due: \$1,331.50

Due Date: January 30, 2024

Account #: 221007683099

DO NOT PAY. Your account will be drafted on January 30, 2024

Your Energy Insight

Your average daily kWh used was **86.29% higher** than the same period last year.

Your average daily kWh used was **4.52% higher** than it was in your previous period.

Account Summary

Previous Amount Due	\$1,344.61
Payment(s) Received Since Last Statement	-\$1,344.61
Miscellaneous Credits	-\$8.67
Credit balance after payments and credits	-\$8.67
Current Month's Charges	\$1,340.17

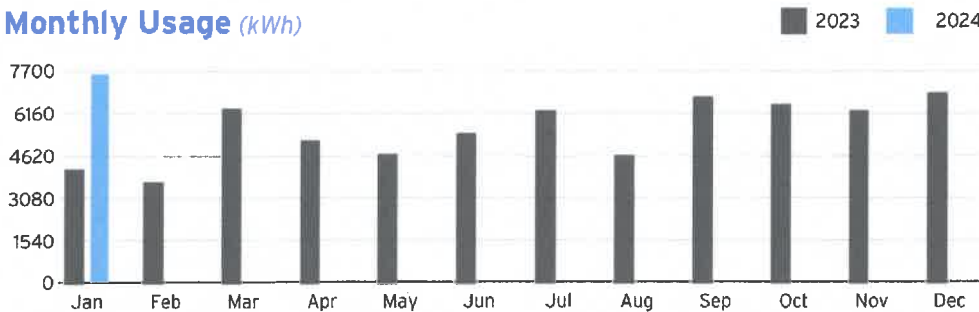
Amount Due by January 30, 2024 \$1,331.50

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



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

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

For more safety tips, visit TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Received

JAN 12 24

Account #: 221007683099

Due Date: January 30, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,331.50

Payment Amount: \$ _____

667433323430

Your account will be drafted on January 30, 2024

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

Account #: 221007683099
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Meter Read

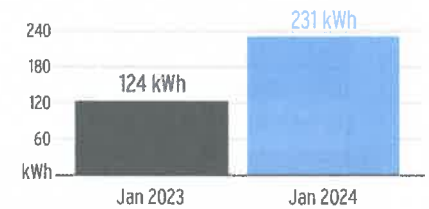
Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514614	01/03/2024	36,024	28,404	7,620 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	7,620 kWh @ \$0.08192/kWh	\$624.23
Fuel Charge	7,620 kWh @ \$0.03843/kWh	\$292.84
Storm Protection Charge	7,620 kWh @ \$0.00775/kWh	\$59.06
Clean Energy Transition Mechanism	7,620 kWh @ \$0.00427/kWh	\$32.54
Storm Surcharge	7,620 kWh @ \$0.00225/kWh	\$17.15
Florida Gross Receipt Tax		\$26.94

Electric Service Cost **\$1,077.51**

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Service For:
10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

Account #: 221007683099
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: Lighting Service

Charge Details



00000038-0001053-Page 5 of 30



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	135 kWh @ \$0.03406/kWh	\$4.60
Fixture & Maintenance Charge	5 Fixtures	\$105.55
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	135 kWh @ \$0.03806/kWh	\$5.14
Storm Protection Charge	135 kWh @ \$0.03877/kWh	\$5.23
Clean Energy Transition Mechanism	135 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	135 kWh @ \$0.00074/kWh	\$0.10
Florida Gross Receipt Tax		\$0.39

Lighting Charges **\$262.66**

Total Current Month's Charges

\$1,340.17



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$8.67

Total Current Month's Credits **-\$8.67**



Service For:
10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

Account #: 221007683099
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Statement Date: December 07, 2023



TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

10224 OPALINE SKY PL, CLUBHSE
RIVERVIEW, FL 33578-7668

Amount Due: \$1,344.61

Due Date: December 28, 2023

Account #: 221007683099

DO NOT PAY. Your account will be drafted on December 28, 2023


Account Summary


Previous Amount Due	\$1,242.14
Payment(s) Received Since Last Statement	-\$1,242.14
Current Month's Charges	\$1,344.61

Amount Due by December 28, 2023 \$1,344.61

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

Your Energy Insight

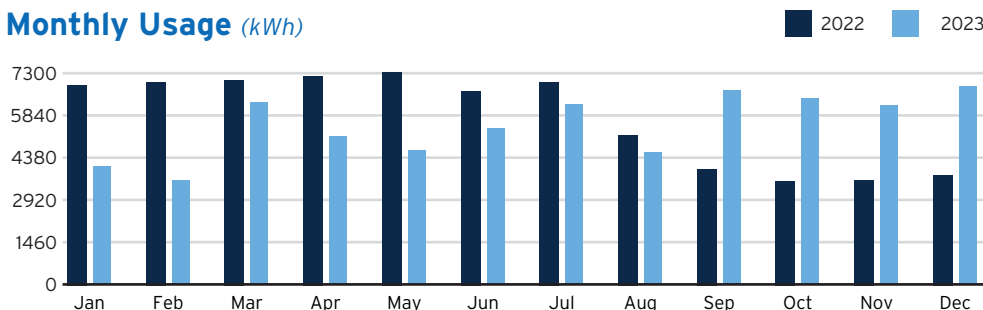
 Your average daily kWh used was **84.17% higher** than the same period last year.

 Your average daily kWh used was **3.27% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007683099

Due Date: December 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,344.61

Payment Amount: \$ _____

685951783081

Your account will be
drafted on December 28, 2023

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

Account #: 221007683099
Statement Date: December 07, 2023
Charges Due: December 28, 2023

Meter Read

Service Period: Nov 01, 2023 - Dec 01, 2023

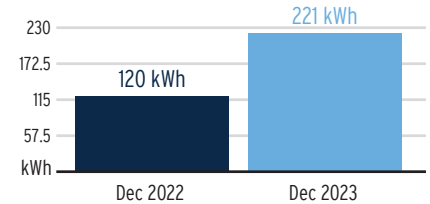
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	12/01/2023	28,404		21,544		6,860 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	6,860 kWh @ \$0.07990/kWh		\$548.11
Fuel Charge	6,860 kWh @ \$0.05239/kWh		\$359.40
Storm Protection Charge	6,860 kWh @ \$0.00400/kWh		\$27.44
Clean Energy Transition Mechanism	6,860 kWh @ \$0.00427/kWh		\$29.29
Storm Surcharge	6,860 kWh @ \$0.01061/kWh		\$72.78
Florida Gross Receipt Tax			\$27.19
Electric Service Cost			\$1,087.46

Avg kWh Used Per Day



Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Service For:
10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

Account #: 221007683099
Statement Date: December 07, 2023
Charges Due: December 28, 2023

Service Period: Nov 01, 2023 - Dec 01, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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**

Total Current Month's Charges

\$1,344.61

**Service For:**

10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

Account #: 221007683099**Statement Date: December 07, 2023****Charges Due: December 28, 2023****Important Messages**

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.



TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10224 OPALINE SKY PL, WELL
RIVERVIEW, FL 33578-7668

Statement Date: January 09, 2024

Amount Due: \$159.13

Due Date: January 30, 2024

Account #: 221007683412

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due	\$151.75
Payment(s) Received Since Last Statement	-\$151.75
Miscellaneous Credits	-\$4.05
Credit balance after payments and credits	-\$4.05
Current Month's Charges	\$163.18

Amount Due by January 30, 2024 **\$159.13**

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

Your Energy Insight



Your average daily kWh used was **233.33% higher** than the same period last year.



Your average daily kWh used was **11.11% higher** than it was in your previous period.



Scan here to view your account online.



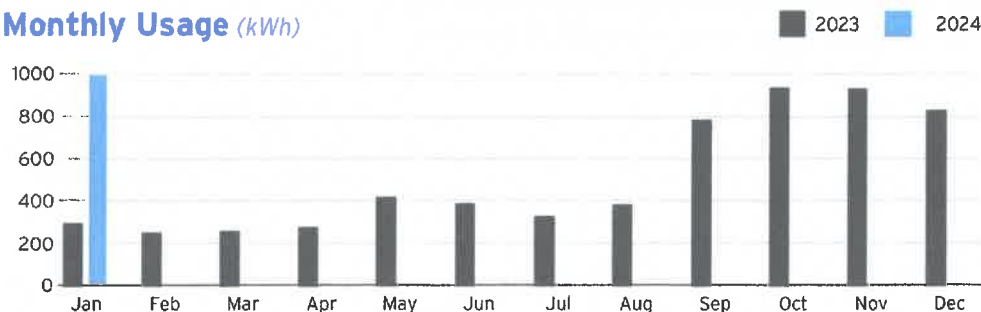
DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007683412

Due Date: January 30, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$159.13

Payment Amount: \$ _____

667433323431

Your account will be drafted on January 30, 2024

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
10224 OPALINE SKY PL
WELL, RIVERVIEW, FL 33578-7668

Account #: 221007683412
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Meter Read

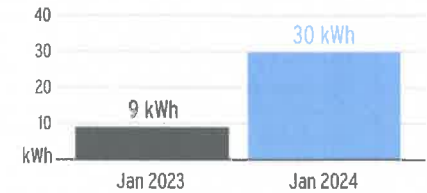
Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	01/03/2024	23,037	22,039		998 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	998 kWh @ \$0.08192/kWh	\$81.76
Fuel Charge	998 kWh @ \$0.03843/kWh	\$38.35
Storm Protection Charge	998 kWh @ \$0.00775/kWh	\$7.73
Clean Energy Transition Mechanism	998 kWh @ \$0.00427/kWh	\$4.26
Storm Surcharge	998 kWh @ \$0.00225/kWh	\$2.25
Florida Gross Receipt Tax		\$4.08

Electric Service Cost **\$163.18**

Total Current Month's Charges

\$163.18

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$4.05
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Total Current Month's Credits **-\$4.05**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

Contact Us

Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.	Online: TampaElectric.com Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909
Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.	Phone Toll Free: 866-689-6469	All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111		

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Statement Date: December 07, 2023



TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10224 OPALINE SKY PL, WELL
RIVERVIEW, FL 33578-7668

Amount Due: \$151.75

Due Date: December 28, 2023

Account #: 221007683412

DO NOT PAY. Your account will be drafted on December 28, 2023

Your Energy Insight



Your average daily kWh used was **237.5% higher** than the same period last year.



Your average daily kWh used was **15.63% lower** than it was in your previous period.



Scan here to view your account online.

Current Service Period: November 01, 2023 - December 01, 2023

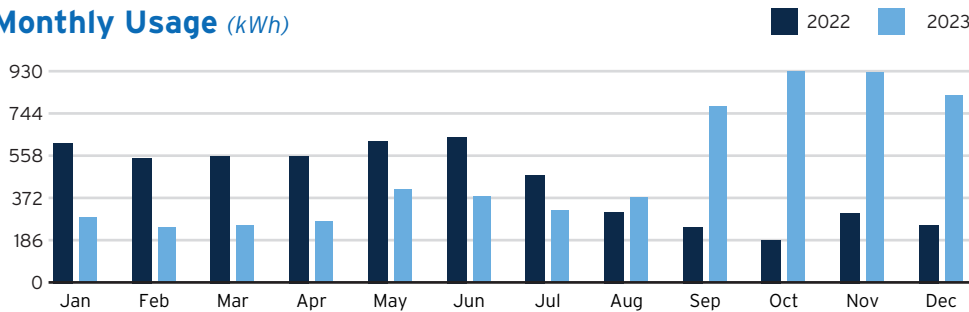
Previous Amount Due	\$165.87
Payment(s) Received Since Last Statement	-\$165.87

Current Month's Charges	\$151.75
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Amount Due by December 28, 2023 \$151.75

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

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221007683412

Due Date: December 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$151.75

Payment Amount: \$ _____

685951783082

Your account will be
drafted on December 28, 2023

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
10224 OPALINE SKY PL
WELL, RIVERVIEW, FL 33578-7668

Account #: 221007683412
Statement Date: December 07, 2023
Charges Due: December 28, 2023

Meter Read

Service Period: Nov 01, 2023 - Dec 01, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	12/01/2023	22,039		21,214		825 kWh	1	31 Days

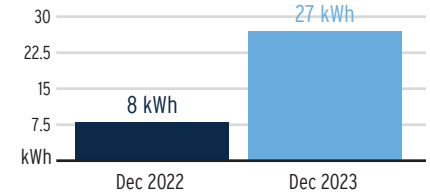
Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
	Energy Charge	825 kWh @ \$0.07990/kWh	\$65.92
	Fuel Charge	825 kWh @ \$0.05239/kWh	\$43.22
	Storm Protection Charge	825 kWh @ \$0.00400/kWh	\$3.30
	Clean Energy Transition Mechanism	825 kWh @ \$0.00427/kWh	\$3.52
	Storm Surcharge	825 kWh @ \$0.01061/kWh	\$8.75
	Florida Gross Receipt Tax		\$3.79
	Electric Service Cost		\$151.75

Total Current Month's Charges

\$151.75

Avg kWh Used Per Day



Important Messages

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P.O. Box 31318
Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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**Service For:**

10224 OPALINE SKY PL
WELL, RIVERVIEW, FL 33578-7668

Account #: 221007683412**Statement Date: December 07, 2023****Charges Due: December 28, 2023****Lower bills starting January 2024**

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.



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

Statement Date: January 09, 2024

Amount Due: \$125.92

Due Date: January 30, 2024

Account #: 221007623665

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due	\$271.77
Payment(s) Received Since Last Statement	-\$271.77
Miscellaneous Credits	-\$6.60
Credit balance after payments and credits	-\$6.60
Current Month's Charges	\$132.52

Amount Due by January 30, 2024 **\$125.92**

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

Your Energy Insight

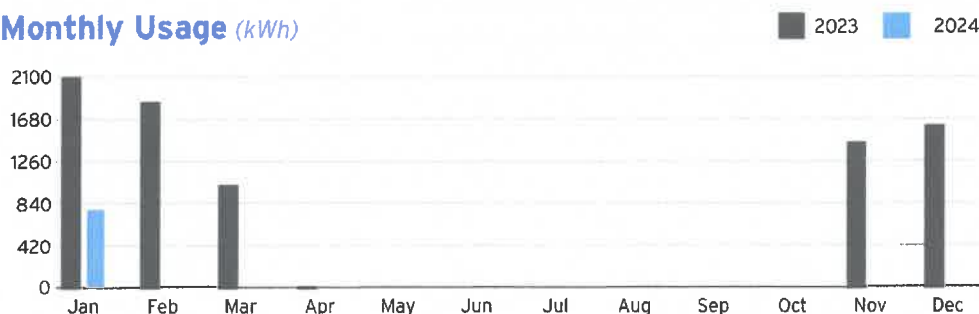
Your average daily kWh used was **61.9% lower** than the same period last year.

Your average daily kWh used was **53.85% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007623665

Due Date: January 30, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$125.92

Payment Amount: \$ _____

667433323429

Your account will be drafted on January 30, 2024

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221007623665
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Meter Read

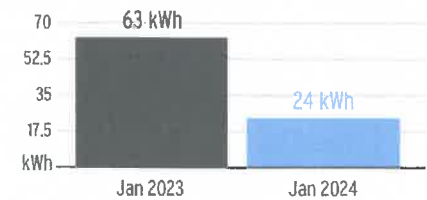
Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000498720	01/03/2024	68,855	68,079	776 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	776 kWh @ \$0.08192/kWh	\$63.57
Fuel Charge	776 kWh @ \$0.03843/kWh	\$29.82
Storm Protection Charge	776 kWh @ \$0.00775/kWh	\$6.01
Clean Energy Transition Mechanism	776 kWh @ \$0.00427/kWh	\$3.31
Storm Surcharge	776 kWh @ \$0.00225/kWh	\$1.75
Florida Gross Receipt Tax		\$3.31
Electric Service Cost		\$132.52

Total Current Month's Charges

\$132.52



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$6.60
Total Current Month's Credits	-\$6.60

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

<p>Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.</p>	<p>In-Person Find list of Payment Agents at TampaElectric.com</p>	<p>Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>	<p>Online: TampaElectric.com Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)</p>	<p>Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909</p>
<p>Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.</p>	<p>Phone Toll Free: 866-689-6469</p>			

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Statement Date: December 07, 2023



TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

10208 CLOUDBURST CT, FOUNTAIN
RIVERVIEW, FL 33578

Amount Due: \$271.77

Due Date: December 28, 2023

Account #: 221007623665

DO NOT PAY. Your account will be drafted on December 28, 2023

Your Energy Insight

Your average daily kWh used was **73.33% higher** than the same period last year.

Your average daily kWh used was **6.12% higher** than it was in your previous period.



Scan here to view your account online.

Current Service Period: November 01, 2023 - December 01, 2023

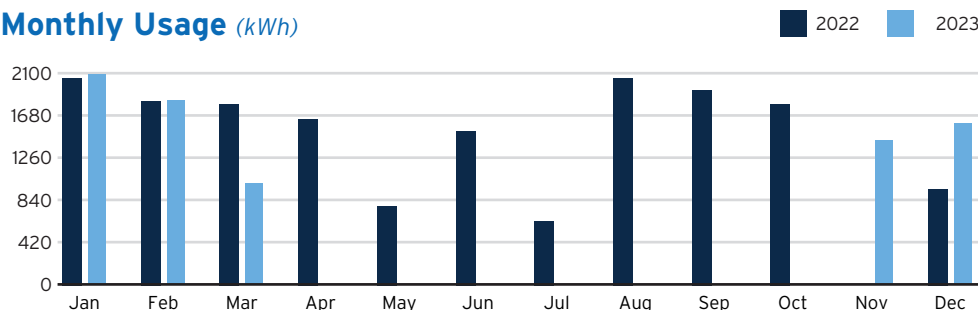
Previous Amount Due	\$244.48
Payment(s) Received Since Last Statement	-\$46.37
Miscellaneous Credits	-\$198.11

Current Month's Charges \$271.77

Amount Due by December 28, 2023 \$271.77

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

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221007623665

Due Date: December 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$271.77

Payment Amount: \$ _____

685951783080

Your account will be
drafted on December 28, 2023

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 221007623665
Statement Date: December 07, 2023
Charges Due: December 28, 2023

Meter Read

Service Period: Nov 01, 2023 - Dec 01, 2023

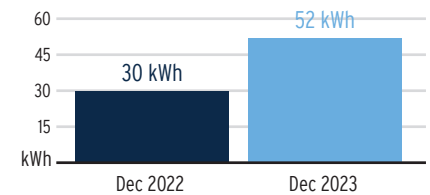
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	12/01/2023	68,079		66,480		1,599 kWh	1	31 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	1,599 kWh @ \$0.07990/kWh		\$127.76
Fuel Charge	1,599 kWh @ \$0.05239/kWh		\$83.77
Storm Protection Charge	1,599 kWh @ \$0.00400/kWh		\$6.40
Clean Energy Transition Mechanism	1,599 kWh @ \$0.00427/kWh		\$6.83
Storm Surcharge	1,599 kWh @ \$0.01061/kWh		\$16.97
Florida Gross Receipt Tax			\$6.79
Electric Service Cost			\$271.77

Avg kWh Used Per Day



Important Messages

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Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Total Current Month's Charges

\$271.77

	Miscellaneous Credits	
Deposit Refund		-\$193.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.		
Interest for Cash Security Deposit - Electric		-\$5.11
Total Current Month's Credits		-\$198.11

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

**Service For:**

10208 CLOUDBURST CT
FOUNTAIN, RIVERVIEW, FL 33578

Account #: 221007623665**Statement Date: December 07, 2023****Charges Due: December 28, 2023****Lower bills starting January 2024**

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.



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

Statement Date: January 09, 2024

Amount Due: \$28.80

Due Date: January 30, 2024

Account #: 221007724737

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due	\$26.95
Payment(s) Received Since Last Statement	-\$26.95
Miscellaneous Credits	-\$1.14
Credit balance after payments and credits	-\$1.14
Current Month's Charges	\$29.94

Amount Due by January 30, 2024 **\$28.80**

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

Your Energy Insight

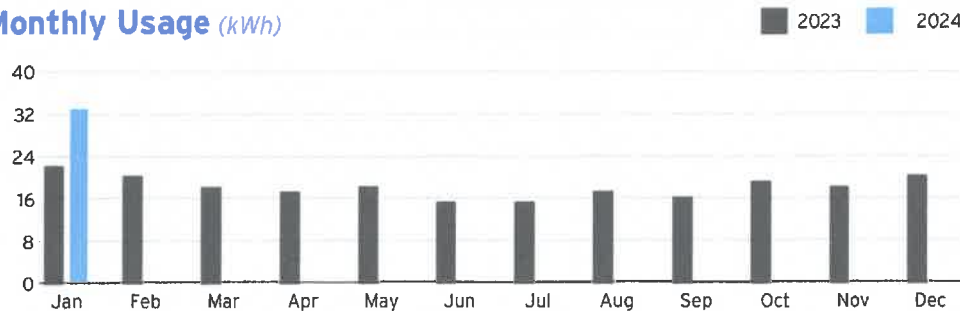
Your average daily kWh used was **42.86% higher** than the same period last year.

Your average daily kWh used was **66.67% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007724737

Due Date: January 30, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$28.80

Payment Amount: \$ _____

667433323433

Your account will be drafted on January 30, 2024

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Account #: 221007724737
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Meter Read

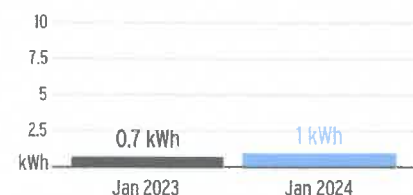
Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	01/03/2024	1,098	1,065		33 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	33 kWh @ \$0.08192/kWh	\$2.70
Fuel Charge	33 kWh @ \$0.03843/kWh	\$1.27
Storm Protection Charge	33 kWh @ \$0.00775/kWh	\$0.26
Clean Energy Transition Mechanism	33 kWh @ \$0.00427/kWh	\$0.14
Storm Surcharge	33 kWh @ \$0.00225/kWh	\$0.07
Florida Gross Receipt Tax		\$0.75

Electric Service Cost

\$29.94

Total Current Month's Charges

\$29.94

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$1.14
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Total Current Month's Credits

-\$1.14

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

<p>Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.</p>	<p>In-Person Find list of Payment Agents at TampaElectric.com</p>	<p>Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>	<p>Online: TampaElectric.com Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)</p>	<p>Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909</p>
<p>Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.</p>	<p>Phone Toll Free: 866-689-6469</p>			

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Statement Date: December 07, 2023



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

Amount Due: \$26.95

Due Date: December 28, 2023

Account #: 221007724737

DO NOT PAY. Your account will be drafted on December 28, 2023

Your Energy Insight



Your average daily kWh used was **14.29% lower** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Account Summary

Current Service Period: November 01, 2023 - December 01, 2023

Previous Amount Due	\$25.10
Payment(s) Received Since Last Statement	-\$25.10

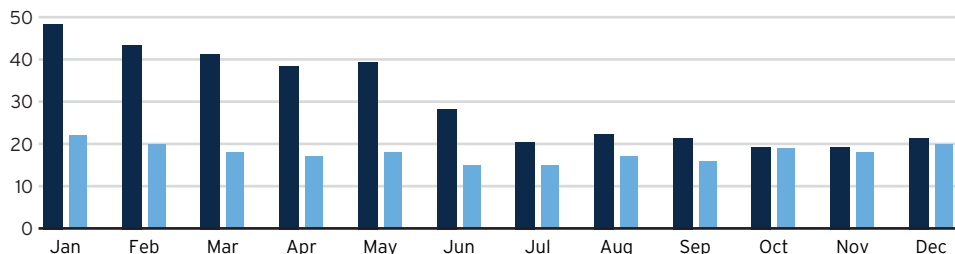
Current Month's Charges	\$26.95
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Amount Due by December 28, 2023	\$26.95
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)

2022 2023



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221007724737

Due Date: December 28, 2023



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$26.95

Payment Amount: \$ _____

687186333336

Your account will be
drafted on December 28, 2023

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Account #: 221007724737
Statement Date: December 07, 2023
Charges Due: December 28, 2023


Meter Read

Service Period: Nov 01, 2023 - Dec 01, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	12/01/2023	1,065		1,045		20 kWh	1	31 Days

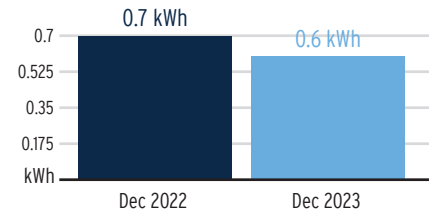
Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
	Energy Charge	20 kWh @ \$0.07990/kWh	\$1.60
	Fuel Charge	20 kWh @ \$0.05239/kWh	\$1.05
	Storm Protection Charge	20 kWh @ \$0.00400/kWh	\$0.08
	Clean Energy Transition Mechanism	20 kWh @ \$0.00427/kWh	\$0.09
	Storm Surcharge	20 kWh @ \$0.01061/kWh	\$0.21
	Florida Gross Receipt Tax		\$0.67
	Electric Service Cost		\$26.95

Total Current Month's Charges

\$26.95

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill



Bank Draft

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P.O. Box 31318
Tampa, FL 33631-3318
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Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Service For:
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Account #: 221007724737
Statement Date: December 07, 2023
Charges Due: December 28, 2023

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.

Statement Date: January 09, 2024



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

Amount Due: \$3,351.19

Due Date: January 30, 2024

Account #: 211018485063

DO NOT PAY. Your account will be drafted on January 30, 2024

Account Summary

Previous Amount Due	\$3,415.68
Payment(s) Received Since Last Statement	-\$3,415.68
Miscellaneous Credits	-\$135.13
Credit balance after payments and credits	-\$135.13
Current Month's Charges	\$3,486.32

Amount Due by January 30, 2024 \$3,351.19

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



Scan here to view your account online.



DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211018485063

Due Date: January 30, 2024



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$3,351.19

Payment Amount: \$ _____

68471723611

Your account will be drafted on January 30, 2024

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

00000038-0001063-Page 25 of 30



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

Account #: 211018485063
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	76 kWh @ \$0.03406/kWh	\$2.59
Fixture & Maintenance Charge	4 Fixtures	\$66.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	76 kWh @ \$0.03806/kWh	\$2.89
Storm Protection Charge	76 kWh @ \$0.03877/kWh	\$2.95
Clean Energy Transition Mechanism	76 kWh @ \$0.00036/kWh	\$0.03
Storm Surcharge	76 kWh @ \$0.00074/kWh	\$0.06
Florida Gross Receipt Tax		\$0.22

Lighting Charges

\$188.46

Billing information continues on next page →

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Account #: 211018485063
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1330 kWh @ \$0.03406/kWh	\$45.30
Fixture & Maintenance Charge	70 Fixtures	\$1162.70
Lighting Pole / Wire	70 Poles	\$1982.40
Lighting Fuel Charge	1330 kWh @ \$0.03806/kWh	\$50.62
Storm Protection Charge	1330 kWh @ \$0.03877/kWh	\$51.56
Clean Energy Transition Mechanism	1330 kWh @ \$0.00036/kWh	\$0.48
Storm Surcharge	1330 kWh @ \$0.00074/kWh	\$0.98
Florida Gross Receipt Tax		\$3.82

Lighting Charges **\$3,297.86**

Total Current Month's Charges

\$3,486.32



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$135.13

Total Current Month's Credits **-\$135.13**



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

Account #: 211018485063
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Important Messages

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Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

10202 TUCKER JONES RD
RIVERVIEW, FL 33578-7630

Statement Date: December 07, 2023

Amount Due: **\$3,415.68**

Due Date: December 28, 2023

Account #: 211018485063

DO NOT PAY. Your account will be drafted on December 28, 2023

Account Summary

Previous Amount Due	\$3,415.68
Payment(s) Received Since Last Statement	-\$3,415.68
Current Month's Charges	\$3,415.68

Amount Due by December 28, 2023 **\$3,415.68**

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



Scan here to view
your account online.



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211018485063

Due Date: December 28, 2023



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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: **\$3,415.68**

Payment Amount: \$ _____

682248099824

Your account will be
drafted on December 28, 2023

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211018485063
Statement Date: December 07, 2023
Charges Due: December 28, 2023

Service Period: Nov 01, 2023 - Dec 01, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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

Lighting Charges

\$184.63

Billing information continues on next page →

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All Other

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P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Account #: 211018485063
Statement Date: December 07, 2023
Charges Due: December 28, 2023

Service Period: Nov 01, 2023 - Dec 01, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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

Lighting Charges **\$3,231.05**

Total Current Month's Charges

\$3,415.68



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

Account #: 211018485063
Statement Date: December 07, 2023
Charges Due: December 28, 2023

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Statement Date: January 09, 2024



TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10221 HAPPY HEART AVE
RIVERVIEW, FL 33578-3427

Amount Due: \$96.87

Due Date: January 30, 2024

Account #: 221007708326

DO NOT PAY. Your account will be drafted on January 30, 2024

Your Energy Insight

Your average daily kWh used was **166.67% higher** than the same period last year.

Your average daily kWh used was **5.88% lower** than it was in your previous period.



Scan here to view your account online.



DOWNED IS DANGEROUS!

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Account Summary

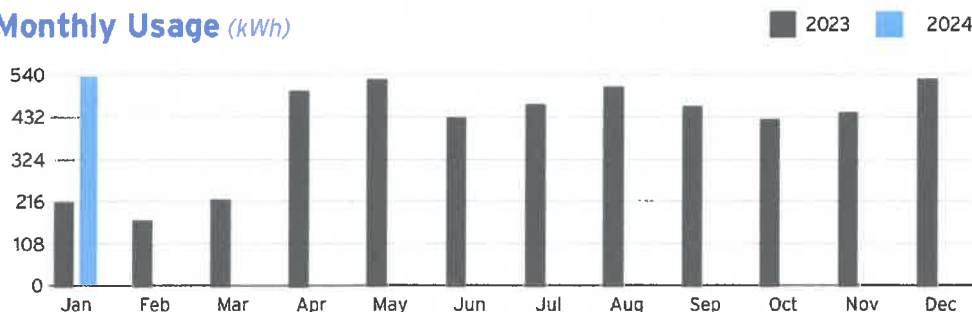
Current Service Period: December 02, 2023 - January 03, 2024

Previous Amount Due	\$105.56
Payment(s) Received Since Last Statement	-\$105.56
Miscellaneous Credits	-\$2.52
Credit balance after payments and credits	-\$2.52
Current Month's Charges	\$99.39

Amount Due by January 30, 2024 \$96.87

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

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 221007708326

Due Date: January 30, 2024

Amount Due: \$96.87

Payment Amount: \$ _____

667433323432

Your account will be drafted on January 30, 2024

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

00000038-0001061-Page 21 of 30



Service For:
10221 HAPPY HEART AVE
RIVERVIEW, FL 33578-3427

Account #: 221007708326
Statement Date: January 09, 2024
Charges Due: January 30, 2024

Meter Read

Service Period: Dec 02, 2023 - Jan 03, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	01/03/2024	17,625		17,089		536 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	536 kWh @ \$0.08192/kWh	\$43.91
Fuel Charge	536 kWh @ \$0.03843/kWh	\$20.60
Storm Protection Charge	536 kWh @ \$0.00775/kWh	\$4.15
Clean Energy Transition Mechanism	536 kWh @ \$0.00427/kWh	\$2.29
Storm Surcharge	536 kWh @ \$0.00225/kWh	\$1.21
Florida Gross Receipt Tax		\$2.48
Electric Service Cost		\$99.39

Total Current Month's Charges

\$99.39

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$2.52
Total Current Month's Credits	-\$2.52

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill

Contact Us

Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111	Online: TampaElectric.com Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909
Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com . Convenience fee will be charged.	Phone Toll Free: 866-689-6469			

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.


TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

 10221 HAPPY HEART AVE
 RIVERVIEW, FL 33578-3427

Statement Date: December 07, 2023

Amount Due: \$105.56

Due Date: December 28, 2023

Account #: 221007708326

DO NOT PAY. Your account will be drafted on December 28, 2023
Account Summary
Current Service Period: November 01, 2023 - December 01, 2023

Previous Amount Due	\$90.53
Payment(s) Received Since Last Statement	-\$90.53

Current Month's Charges	\$105.56
--------------------------------	-----------------

Amount Due by December 28, 2023	\$105.56
--	-----------------

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

Your Energy Insight

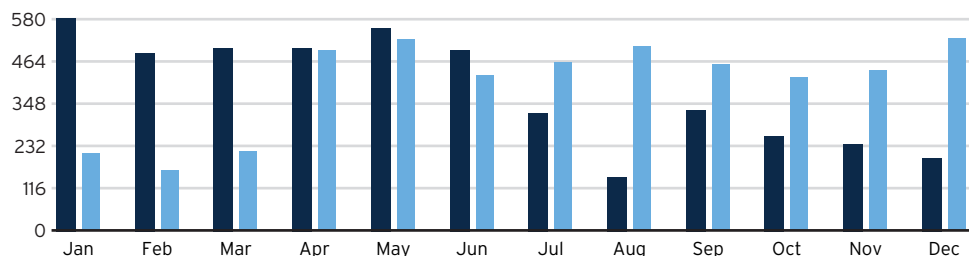
 Your average daily kWh used was **183.33% higher** than the same period last year.

 Your average daily kWh used was **13.33% higher** than it was in your previous period.


Scan here to view your account online.

Monthly Usage (kWh)

■ 2022 ■ 2023


 Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com


To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007708326

Due Date: December 28, 2023

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

 Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$105.56

Payment Amount: \$ _____

687186333335

 Your account will be
 drafted on December 28, 2023

 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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
10221 HAPPY HEART AVE
RIVERVIEW, FL 33578-3427

Account #: 221007708326
Statement Date: December 07, 2023
Charges Due: December 28, 2023


Meter Read

Service Period: Nov 01, 2023 - Dec 01, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	12/01/2023	17,089		16,562		527 kWh	1	31 Days

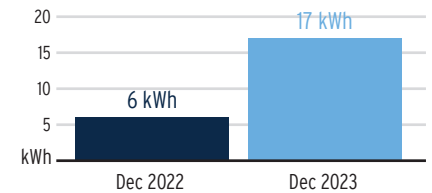
Charge Details

	Electric Charges		
Daily Basic Service Charge	31 days @ \$0.75000		\$23.25
Energy Charge	527 kWh @ \$0.07990/kWh		\$42.11
Fuel Charge	527 kWh @ \$0.05239/kWh		\$27.61
Storm Protection Charge	527 kWh @ \$0.00400/kWh		\$2.11
Clean Energy Transition Mechanism	527 kWh @ \$0.00427/kWh		\$2.25
Storm Surcharge	527 kWh @ \$0.01061/kWh		\$5.59
Florida Gross Receipt Tax			\$2.64
Electric Service Cost			\$105.56

Total Current Month's Charges

\$105.56

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



Service For:
10221 HAPPY HEART AVE
RIVERVIEW, FL 33578-3427

Account #: 221007708326
Statement Date: December 07, 2023
Charges Due: December 28, 2023

Lower bills starting January 2024

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Effective in January, the typical residential customer's monthly energy bill will decrease by about 11 percent, or \$17.65, to \$143.48 for 1,000 kilowatt-hours (kWh) of use, down from the \$161.13 customers pay today. Commercial and industrial customers will see a decrease between 10 percent and 18 percent, depending on usage. Tampa Electric bills will be below the national average and among the lowest in Florida. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to learn more.

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2024 rates. Visit [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications) to review the new lighting rates, which take effect in January 2024.

Affordable Backflow Testing

3423 Holland Dr.

Brandon, FL 33511

(813) 684-3386

affordablebackflowtesting@aol.com

NAME <i>Timber Creek CDD c/o Inframark</i>		DATE OF ORDER <i>01-03-24</i>	
ADDRESS <i>Infrastructure Management Services</i>		PHONE <i>(813) 873-7300</i>	
JOB NAME / LOCATION <i>10224 Opaline Sky Ct.</i>		DATE PROMISED <i>Ext. 330</i>	
DESCRIPTION OF WORK <i>Riverview, FL. 33578</i>		ORDER TAKEN BY	
QTY.	DESCRIPTION	PRICE	AMOUNT
1	Backflow Preventer Test		\$50.00
<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA			
<i>Bryan.Radcliff@Inframark.com</i> <i>inframark@avidbill.com</i>			
LABOR	HOURS	RATE	AMOUNT
			TOTAL MATERIALS
			TOTAL LABOR
WORK ORDERED BY <i>Bryan Radcliff</i>	TOTAL LABOR		TAX
JOB INVOICE 20619	DATE COMPLETED	Thank You TOTAL	\$50.00
SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work.)			



**Hillsborough
County Florida**

Public Utilities Department
Cross-Connection Control Unit
PO Box 89547
Tampa, Florida 33689-0401
Fax: 813-635-1612
www.hillsboroughcounty.org/backflow
Email: backflowprogram@hillsboroughcounty.org

Revision 06/01/2018

Current Date

Hazard #:

☒ Existing ☐ Replaced ☐ New

Please Note: The meter number is mandatory and if not included on this form it will not be accepted.

Customer/Site Information

Customer Timber Creek CDD

Mailing Address 10224 Opaline Sky Ct.

City Riverview State FL Zip 33578

Contact Person Phone #

Type Facility Commercial

Site Address Same

Location Details @ meter

City Zip

Contact Person Phone #

Assembly Data

Type of Service

☒ Domestic

☐ Irrigation

☐ Fire Line

Size 1 1/2"

Type of Assembly RP

Assembly Data Existing

Manufacturer Wilkins Size 1 1/2"

Model # 975 Serial # 4764006

Meter # 61056877 Meter Size

Assembly Data New

Manufacturer Size

Model # Serial #

Meter # Meter Size

Permit #

New Installation or Replacement by

Type of Assembly

Installation Date

Phone #

CHECK VALVE #1

☐ Leaked ☒ Closed Tight

Differential Pressure

Reading Across Check Valve 8.4

CHECK VALVE #2

☐ Leaked ☒ Closed Tight

Differential Pressure

Reading Across Check Valve 2.2

RELIEF VALVE

Open @ 2.5

Did Not Open ☐

PRESSURE VACUUM BREAKER

Air Inlet Open @

Did Not Open ☐

Check Valve Held @

PASS/FAIL/TEST DATE

☒ Pass ☐ Fail

Test Date 1-3-24

Tester

David Forrester

Certification #

3913

Test Kit #

157392

Test Kit exp date

10-12-24

☐ Assembly Repaired

Repair Date

Repair Cert #

Company

CHECK VALVE #1

☐ Leaked ☐ Closed Tight

Differential Pressure

Reading Across Check Valve

CHECK VALVE #2

☐ Leaked ☐ Closed Tight

Differential Pressure

Reading Across Check Valve

RELIEF VALVE

Open @

Did Not Open ☐

PRESSURE VACUUM BREAKER

Air Inlet Open @

Did Not Open ☐

Check Valve Held @

PASS/FAIL/TEST DATE

☐ Pass ☐ Fail

Test Date

Tester

Certification #

Test Kit #

Test Kit exp date



CorlinServices LLC
 7818126511
 11237 Spring Point Circle
 Riverview, FL 33579

Billed To
 Timber Creek

Date of Issue
 01/25/2024

Invoice Number
 0000127

Amount Due (USD)

\$320.00

Due Date
 02/24/2024

Description	Rate	Qty	Line Total
degreasing and general cleaning of 29 sling chaise lounges and 40 sling chairs	\$320.00	1	\$320.00

* the manufacturer of the sling material does not recommend cleaning with high pressure so the cleaning would be done by soft scrubbing with a solution of Dawn dish detergent and water followed by spraying using a low pressure jet of water using a wide spray nozzle.

Subtotal 320.00

Tax 0.00

Total 320.00

Amount Paid 0.00

Amount Due (USD) \$320.00

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

INFRAMARK

2005 Pan Am Circle, Suite 300

Tampa , FL 33607

INVOICE**5952****DATE****01/14/2024****TERMS****Net 15****DUE DATE****01/29/2024**

ACTIVITY	QTY	RATE	AMOUNT
Labor 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: 1/8/2024

Invoice#: 01052024-01

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2018 - FY 24 Tax Dist ID 655

Code to: 201.103200.1000

Amount: \$1,130.60

Requested By: Teresa Farlow 1/8/2024

TIMBER CREEK CDD
DISTRICT CHECK REQUEST

Today's Date	<u>1/5/2024</u>
Payable To	<u>Timber Creek CDD</u>
Check Amount	<u>\$1,130.60</u>
Check Description	<u>Series 2018 - FY 23 Tax Dist. ID 655</u>
Check Amount	<u>\$58.13</u>
Check Description	<u>Series 2020 - FY 23 Tax Dist. ID 655</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

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

Eric
Authorization

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

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

W:\DMS\Client Files\Timber Creek CDD 515\Financial Services\Accounting\Debt Service\FY 2024\TMC FY 2024 DS SCHEDULE

Net O&M	\$ 341,755.81	39.56%	0.395600
Net DS 18	\$ 496,562.50	57.48%	0.574800
			92%

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 12-11-2023 to 12-31-2023 dated 01-05-2024 - Run 01/04/2024 12:50PM

Distribution Category	Distribution ID	Acct System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	655	DD0144	VENTANA CDD	12,916.14	0.00	0.00	0.00	-387.49	12,528.65	250.57	12,278.08
Real Estate Installment	655	DD0144	VENTANA CDD	2,072.97	0.00	0.00	0.00	-82.19	2,010.78	40.22	1,970.56
Real Estate Current, Real Estate Installment	655	DD0144	VENTANA CDD	14,989.11	0.00	0.00	0.00	-449.68	14,539.43	290.79	14,248.64
Real Estate Current	655	DD0145	TIMBER CREEK CDD	2,069.07	0.00	0.00	0.00	-62.07	2,007.00	40.14	1,966.86
Real Estate Current	655	DD0146	SHERWOOD MANOR CDD	2,469.66	0.00	0.00	0.00	-74.09	2,395.57	47.91	2,347.66
Real Estate Current	655	DD0147	BOYETTE PARK CDD	7,049.50	0.00	0.00	0.00	-211.50	6,838.00	136.76	6,701.24
Real Estate Installment	655	DD0147	BOYETTE PARK CDD	2,483.49	0.00	0.00	0.00	-68.54	2,414.95	48.30	2,366.65
Real Estate Current, Real Estate Installment	655	DD0147	BOYETTE PARK CDD	9,532.99	0.00	0.00	0.00	-280.04	9,252.95	185.06	9,067.89
Real Estate Current	655	DD0148	SOUTHSHORE BAY CDD	7,045.31	0.00	0.00	0.00	-211.35	6,833.96	136.68	6,697.28
Real Estate Current	655	DD0149	CYPRESS MILL CDD	341.06	0.00	0.00	0.00	0.00	341.06	6.82	334.24
Real Estate Current	655	DD0150	SPENCER CREEK	2,778.92	0.00	0.00	0.00	-83.37	2,695.55	53.91	2,641.64
Real Estate Installment	655	DD0150	SPENCER CREEK	606.07	0.00	0.00	0.00	-18.18	587.89	11.75	576.14
Real Estate Current, Real Estate Installment	655	DD0150	SPENCER CREEK	3,384.99	0.00	0.00	0.00	-101.55	3,283.44	65.66	3,217.78
Real Estate Current	655	DD0151	SHELL POINT CDD	5,490.64	0.00	0.00	0.00	-164.72	5,325.92	106.52	5,219.40
Real Estate Installment	655	DD0151	SHELL POINT CDD	642.21	0.00	0.00	0.00	-19.27	622.94	12.46	610.48
Real Estate Current, Real Estate Installment	655	DD0151	SHELL POINT CDD	6,132.85	0.00	0.00	0.00	-183.99	5,948.86	118.98	5,829.88
Real Estate Current	655	DD0152	CREEK PRESERVE CDD	19,935.74	0.00	0.00	0.00	-598.05	19,337.69	386.75	18,950.94
Real Estate Current	655	DD0153	BELMONT II CDD	9,919.64	0.00	0.00	0.00	-297.59	9,622.05	192.45	9,429.60
Real Estate Installment	655	DD0153	BELMONT II CDD	3,337.19	0.00	0.00	0.00	-66.99	3,270.20	65.39	3,204.81
Real Estate Current, Real Estate Installment	655	DD0153	BELMONT II CDD	13,256.83	0.00	0.00	0.00	-364.58	12,892.25	257.84	12,634.41
Real Estate Current	655	DD0154	FISHAWAK RANCH CDD	104,034.53	0.00	0.00	0.00	-3,108.90	100,925.63	2,018.50	98,907.13

CHECK REQUEST FORM
Timber Creek

Date: 1/8/2024

Invoice#: 01052024-02

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2020 - FY 24 Tax Dist ID 655

Code to: 202.103200.1000

Amount: \$58.13

Requested By:

1/8/2024

Teresa Farlow

TIMBER CREEK CDD
DISTRICT CHECK REQUEST

Today's Date 1/5/2024

Payable To Timber Creek CDD

Check Amount ~~\$1,130.60~~

Check Description Series 2018 - FY 23 Tax Dist. ID 655

Check Amount \$58.13

Check Description Series 2020 - FY 23 Tax Dist. ID 655

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 2024, Tax Year 2023

92%

Agenda Page 95

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 12-1-2023 to 12-31-2023 dated 01-05-2024 - Run 01/04/2024 12:50PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	655	DD0144	VENTANA CDD	12,916.14	0.00	0.00	0.00	-387.49	12,528.65	250.57	12,278.08
Real Estate Installment	655	DD0144	VENTANA CDD	2,072.97	0.00	0.00	0.00	-62.19	2,010.78	40.22	1,970.56
Real Estate Current, Real Estate Installment	655	DD0144	VENTANA CDD	14,989.11	0.00	0.00	0.00	-449.68	14,539.43	290.79	14,248.64
Real Estate Current	655	DD0145	TIMBER CREEK CDD	2,069.07	0.00	0.00	0.00	-62.07	2,007.00	40.14	1,966.86
Real Estate Current	655	DD0146	SHERWOOD MANOR CDD	2,469.66	0.00	0.00	0.00	-74.09	2,395.57	47.91	2,347.66
Real Estate Current	655	DD0147	BOYETTE PARK CDD	7,049.50	0.00	0.00	0.00	-211.50	6,838.00	136.76	6,701.24
Real Estate Installment	655	DD0147	BOYETTE PARK CDD	2,483.49	0.00	0.00	0.00	-68.54	2,414.95	48.30	2,366.65
Real Estate Current, Real Estate Installment	655	DD0147	BOYETTE PARK CDD	9,532.99	0.00	0.00	0.00	-280.04	9,252.95	185.06	9,067.89
Real Estate Current	655	DD0148	SOUTHSHORE BAY CDD	7,045.31	0.00	0.00	0.00	-211.35	6,833.96	136.68	6,697.28
Real Estate Current	655	DD0149	CYPRESS MILL CDD	341.06	0.00	0.00	0.00	0.00	341.06	6.82	334.24
Real Estate Current	655	DD0150	SPENCER CREEK	2,778.92	0.00	0.00	0.00	-83.37	2,695.55	53.91	2,641.64
Real Estate Installment	655	DD0150	SPENCER CREEK	606.07	0.00	0.00	0.00	-18.18	587.89	11.75	576.14
Real Estate Current, Real Estate Installment	655	DD0150	SPENCER CREEK	3,384.99	0.00	0.00	0.00	-101.55	3,283.44	65.66	3,217.78
Real Estate Current	655	DD0151	SHELL POINT CDD	5,490.64	0.00	0.00	0.00	-164.72	5,325.92	106.52	5,219.40
Real Estate Installment	655	DD0151	SHELL POINT CDD	642.21	0.00	0.00	0.00	-19.27	622.94	12.46	610.48
Real Estate Current, Real Estate Installment	655	DD0151	SHELL POINT CDD	6,132.85	0.00	0.00	0.00	-183.99	5,948.86	118.98	5,829.88
Real Estate Current	655	DD0152	CREEK PRESERVE CDD	19,935.74	0.00	0.00	0.00	-598.05	19,337.69	386.75	18,950.94
Real Estate Current	655	DD0153	BELMONT II CDD	9,919.64	0.00	0.00	0.00	-297.59	9,622.05	192.45	9,429.60
Real Estate Installment	655	DD0153	BELMONT II CDD	3,337.19	0.00	0.00	0.00	-66.99	3,270.20	65.39	3,204.81
Real Estate Current, Real Estate Installment	655	DD0153	BELMONT II CDD	13,256.83	0.00	0.00	0.00	-364.58	12,892.25	257.84	12,634.41
Real Estate Current	655	DD0154	FISHAWK RANCH CDD	104,034.53	0.00	0.00	0.00	-3,108.90	100,925.63	2,018.50	98,907.13

3C

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

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 January 31, 2024

(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
ASSETS							
Cash - Operating Account	\$ 314,380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 314,380
Cash in Transit	-	-	524	-	-	-	524
Due From Other Funds	-	3,951	380	-	-	-	4,331
Investments:							
Acquisition & Construction Account	-	-	-	196	-	-	196
Prepayment Account	-	103	-	-	-	-	103
Reserve Fund	-	233,001	5,000	-	-	-	238,001
Revenue Fund	-	512,858	26,608	-	-	-	539,466
Deposits	4,220	-	-	-	-	-	4,220
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	\$ 318,600	\$ 749,913	\$ 32,512	\$ 196	\$ 6,774,838	\$ 7,003,532	\$ 14,879,591

LIABILITIES

Accounts Payable	\$ 13,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,838
Due To Developer	5,252	-	-	-	-	-	5,252
Due to Other	-	524	-	-	-	-	524
Bonds Payable	-	-	-	-	-	7,003,531	7,003,531
Due To Other Funds	4,153	-	-	178	-	-	4,331
TOTAL LIABILITIES	23,243	524	-	178	-	7,003,531	7,027,476

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND			
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	749,389	32,512	-	-	-	781,901
Capital Projects	-	-	-	18	-	-	18
Unassigned:	295,357	-	-	-	6,774,838	1	7,070,196
TOTAL FUND BALANCES	295,357	749,389	32,512	18	6,774,838	1	7,852,115
TOTAL LIABILITIES & FUND BALANCES	\$ 318,600	\$ 749,913	\$ 32,512	\$ 196	\$ 6,774,838	\$ 7,003,532	\$ 14,879,591

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	321,250	316,072	(5,178)	98.39%
Other Miscellaneous Revenues	-	175	175	0.00%
TOTAL REVENUES	321,250	316,247	(5,003)	98.44%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ-Trustee Fees	6,900	-	6,900	0.00%
Disclosure Report	4,200	2,800	1,400	66.67%
District Counsel	5,000	2,013	2,987	40.26%
District Engineer	4,000	-	4,000	0.00%
District Manager	30,000	9,000	21,000	30.00%
Auditing Services	5,700	-	5,700	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	200	34	166	17.00%
Public Officials Insurance	3,000	2,788	212	92.93%
Legal Advertising	2,000	926	1,074	46.30%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	500	1,000	33.33%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	1,003	(753)	401.20%
Total Administration	76,950	23,564	53,386	30.62%
<u>Utility Services</u>				
Utility - Water	4,000	1,344	2,656	33.60%
Utility - Electric	2,000	5,762	(3,762)	288.10%
Utility - StreetLights	43,700	14,640	29,060	33.50%
Total Utility Services	49,700	21,746	27,954	43.75%
<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 January 31, 2024
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>				
Payroll-Pool Monitors	6,000	-	6,000	0.00%
Waterway Management	4,600	1,520	3,080	33.04%
ProfServ - Field Management Onsite Staff	30,000	-	30,000	0.00%
Field Manager	12,000	4,000	8,000	33.33%
Janitorial Services & Supplies	8,000	-	8,000	0.00%
Telephone, Cable & Internet Service	1,800	-	1,800	0.00%
Insurance -Property & Casualty	18,500	18,905	(405)	102.19%
R&M-Clubhouse	9,000	3,940	5,060	43.78%
R&M-Other Landscape	8,000	175	7,825	2.19%
R&M-Pools	13,200	5,450	7,750	41.29%
R&M-Rsrve - P14 Covina Key	2,500	-	2,500	0.00%
Landscape Maintenance	45,000	12,600	32,400	28.00%
Plant Replacement Program	1,000	-	1,000	0.00%
Security System Monitoring & Maint.	1,500	-	1,500	0.00%
Mulch & Tree Trimming	6,000	9,075	(3,075)	151.25%
Miscellaneous Maintenance	10,000	1,501	8,499	15.01%
Irrigation Maintenance	3,000	167	2,833	5.57%
Reserve - Undesignated	12,000	-	12,000	0.00%
Total Other Physical Environment	192,100	57,333	134,767	29.85%
TOTAL EXPENDITURES	321,250	102,643	218,607	31.95%
Excess (deficiency) of revenues				
Over (under) expenditures	-	213,604	213,604	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		81,753		
FUND BALANCE, ENDING		\$ 295,357		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 7,706	\$ 7,706	0.00%
Special Assmnts- Tax Collector	463,026	459,245	(3,781)	99.18%
TOTAL REVENUES	463,026	466,951	3,925	100.85%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	161,513	135,000	26,513	83.58%
Interest Expense	301,513	164,297	137,216	54.49%
Total Debt Service	463,026	299,297	163,729	64.64%
TOTAL EXPENDITURES	463,026	299,297	163,729	64.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	167,654	167,654	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		581,735		
FUND BALANCE, ENDING		\$ 749,389		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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	\$ -	\$ 228	\$ 228	0.00%
Special Assmnts- Tax Collector	22,625	23,613	988	104.37%
TOTAL REVENUES	22,625	23,841	1,216	105.37%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	5,000	-	5,000	0.00%
Interest Expense	17,625	8,875	8,750	50.35%
Total Debt Service	22,625	8,875	13,750	39.23%
TOTAL EXPENDITURES	22,625	8,875	13,750	39.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	14,966	14,966	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		17,546		
FUND BALANCE, ENDING		\$ 32,512		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2020 Capital Projects Fund (302)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
TOTAL REVENUES	-	3	3	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3	3	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		15		
FUND BALANCE, ENDING		\$ 18		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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, 2023)		6,774,838		
FUND BALANCE, ENDING		<u>\$ 6,774,838</u>		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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
<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, 2023)		1		
FUND BALANCE, ENDING		<u><u>\$ 1</u></u>		

TIMBER CREEK CDD

Bank Reconciliation

Bank Account No. 9163 TRUIST - GF Operating
Statement No. 01-24
Statement Date 1/31/2024

G/L Balance (LCY)	314,380.26	Statement Balance	316,205.26
G/L Balance	314,380.26	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	316,205.26
Subtotal	314,380.26	Outstanding Checks	1,825.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	314,380.26	Ending Balance	314,380.26
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/13/2023	Payment	896	ZEBRA CLEANING TEAM	1,650.00	1,650.00	0.00
12/21/2023	Payment	898	INFRAMARK LLC	8,150.00	8,150.00	0.00
12/21/2023	Payment	899	TIMBER CREEK CDD	455,286.86	455,286.86	0.00
1/2/2024	Payment	901	CHARTER COMMUNICATIONS	206.91	206.91	0.00
1/4/2024	Payment	902	CARLOS DE LA OSSA	200.00	200.00	0.00
1/4/2024	Payment	903	CLAUDE A. NEIDLINGER	200.00	200.00	0.00
1/4/2024	Payment	904	CORLIN SERVICES LLC	196.00	196.00	0.00
1/4/2024	Payment	905	CORNERSTONE SOLUTIONS GROUP	5,317.73	5,317.73	0.00
1/4/2024	Payment	906	DAVID EVAN HUTCHINSON	200.00	200.00	0.00
1/4/2024	Payment	907	INFRAMARK LLC	4,087.09	4,087.09	0.00
1/4/2024	Payment	908	JAMES M. CHIN	200.00	200.00	0.00
1/4/2024	Payment	909	SHERIKA DIXON	200.00	200.00	0.00
1/4/2024	Payment	910	SPEAREM ENTERPRISES	650.00	650.00	0.00
1/4/2024	Payment	911	STRALEY ROBIN VERICKER	2,012.50	2,012.50	0.00
1/4/2024	Payment	912	TIMES PUBLISHING COM	463.00	463.00	0.00
1/8/2024	Payment	DD157	Payment of Invoice 000769	447.92	447.92	0.00
1/12/2024	Payment	913	ACTION SECURITY, INC	125.00	125.00	0.00
1/12/2024	Payment	914	AFFORDABLE BACKFLOW	50.00	50.00	0.00
1/12/2024	Payment	915	CORLIN SERVICES LLC	145.00	145.00	0.00
1/12/2024	Payment	916	CORNERSTONE SOLUTIONS GROUP	3,150.00	3,150.00	0.00
1/12/2024	Payment	917	SITEX AQUATICS	380.00	380.00	0.00
1/12/2024	Payment	918	TIMBER CREEK CDD	1,188.73	1,188.73	0.00
1/24/2024	Payment	920	CARLOS DE LA OSSA	200.00	200.00	0.00
1/24/2024	Payment	921	CLAUDE A. NEIDLINGER	200.00	200.00	0.00
1/24/2024	Payment	922	DAVID EVAN HUTCHINSON	200.00	200.00	0.00
1/24/2024	Payment	923	JAMES M. CHIN	200.00	200.00	0.00
1/24/2024	Payment	924	SHERIKA DIXON	200.00	200.00	0.00
1/24/2024	Payment	925	CHARTER COMMUNICATIONS	211.91	211.91	0.00
1/24/2024	Payment	927	SPEAREM ENTERPRISES	650.00	650.00	0.00
1/31/2024	Payment	DD158	Payment of Invoice 000802	28.80	28.80	0.00
1/31/2024	Payment	DD159	Payment of Invoice 000803	96.87	96.87	0.00
1/31/2024	Payment	DD160	Payment of Invoice 000804	3,351.19	3,351.19	0.00
1/31/2024	Payment	DD161	Payment of Invoice 000805	125.92	125.92	0.00
1/31/2024	Payment	DD162	Payment of Invoice 000806	1,331.50	1,331.50	0.00
1/31/2024	Payment	DD163	Payment of Invoice 000807	159.13	159.13	0.00

TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Checks					491,462.06	491,462.06	0.00
Deposits							
1/5/2024		JE000322	Tax Revenue/ Debt Service	G/L Ac	1,966.86	1,966.86	0.00
Total Deposits					1,966.86	1,966.86	0.00
Outstanding Checks							
1/12/2024	Payment	919	ZEBRA CLEANING TEAM		1,650.00	0.00	1,650.00
1/24/2024	Payment	926	FLORIDA FOUNTAINS & EQUIPMENT LLC		175.00	0.00	175.00
Total Outstanding Checks.....					1,825.00		1,825.00

Fourth Order of Business

4Ci

TIMBER CREEK SITE INSPECTION REPORT. 2/27/24, 10:12 AM

Timber Creek. CDD.

Tuesday, February 27, 2024

Prepared For Board of supervisors.

46 Issues Identified



Amenity center.

Assigned To Clubhouse manager.

The amenity center is clean and looks good. All bathrooms are clean and fully functional.



Amenity center.

Assigned To Cornerstone.

The parking lot is clean.



Amenity center.

Assigned To District manager.

The blacktop is beginning to buckle and cracked in certain areas.



Amenity center.

Assigned To District manager.

There was additional equipment failure with the playground equipment. The district manager is in the process of handling this issue.



Amenity center.

Assigned To Clubhouse manager.
The mailbox pavilion is clean and looks good.



Amenity center.

Assigned To Cornerstone.
The plants and trees are healthy and look good overall.



Amenity center.

Assigned To Cornerstone.

An estimate was submitted to trim hazardous areas of the trees.



Opaline Sky Court.

Assigned To Cornerstone.

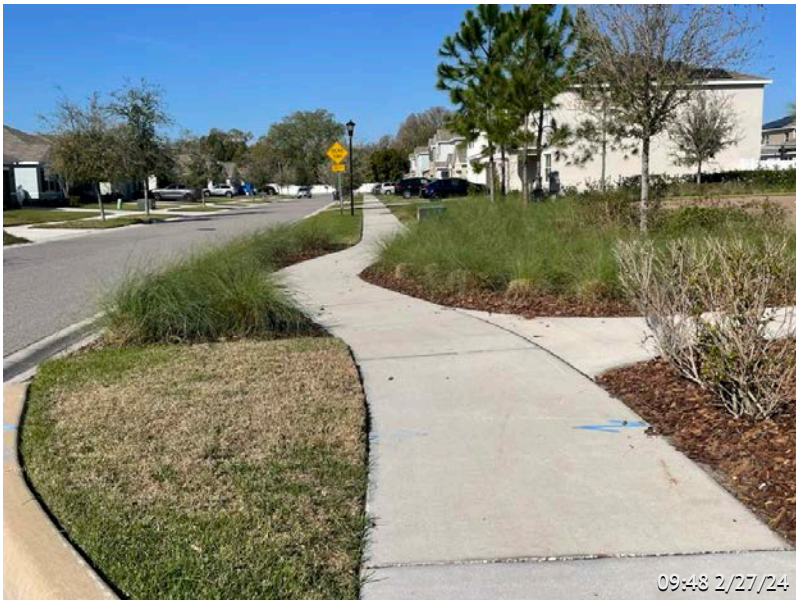
The entrance sign is clean and looks good.



Opaline Sky Court.

Assigned To Cornerstone.

Heading East on the sidewalk looks good overall. The turf fertility needs improvement North of the sidewalk.



Opaline Sky Court.

Assigned To Cornerstone.

Heading West on the sidewalk looks good overall, except for the turf fertility issue south of the sidewalk



Amenity center.

Assigned To Cornerstone.

The basketball backboard was replaced and looks good.



Amenity center.

Assigned To District manager.

Sidewalk is cracked just North of the Opaline Sky entrance.



Amenity center.

Assigned To Cornerstone.

Poor Ligustrum fertility. Make recommendations to improve the fertility of the plant.



Miracle Mile Drive.

Assigned To Cornerstone.

There is an area of dead turf that will need to be replaced.



Golden Light Court.

Assigned To Cornerstone.

Trim the dead areas of the Palmetto plant.



Golden Light Court.

Assigned To Cornerstone.

The ornamental grass in this area needs to be trimmed. Send Inframark a date of service.



Golden Light Court.

Assigned To District manager.

The sidewalk needs to be scheduled for pressure cleaning.



Amenity center.

Assigned To Cornerstone.

The dead tree is scheduled to be cut down and removed.



Amenity center.

Assigned To Clubhouse manager.

The table and chairs are clean and look good.



Amenity center.

Assigned To Zebra.

The pool is clear and blue.



Amenity center.

Assigned To District manager.

The rusted shower hardware needs replacement.



Amenity center.

Assigned To District manager.

Leaf dropping season is here. The pool vendor will remove the leaves from the pool on their next schedule visit.



Amenity center.

Assigned To Cornerstone.

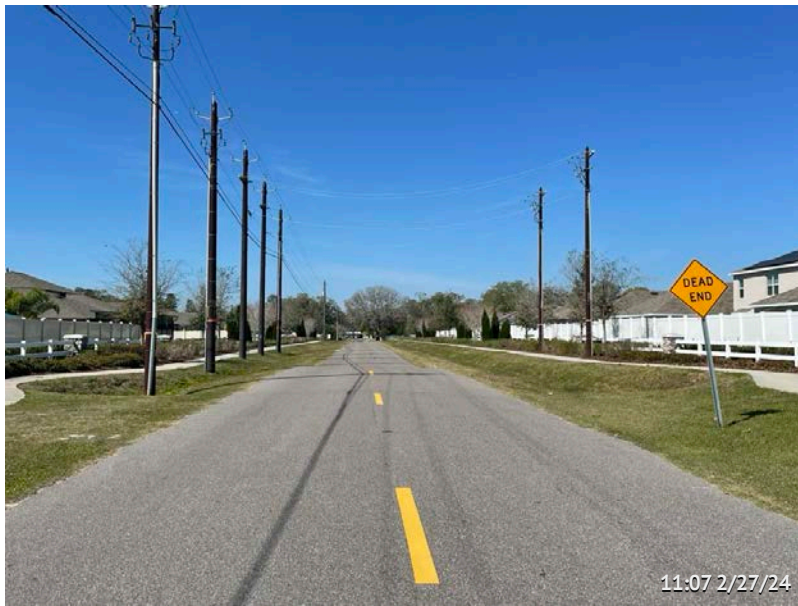
Trim the juniper plants off of the pavers and trim the plants growing through the fence.



Amenity center.

Assigned To District manager.

Missing umbrella.



Tucker Jones.

Assigned To Cornerstone.

Heading West on the street looks good.



Miracle Mile & Tucker Jones Road.

Assigned To Cornerstone.

The Pentas perennial flowers on the North & South side entrances will need to be replaced. Cornerstone is revising their landscape estimate.



Miracle Mile & Tucker Jones Road.

Assigned To Cornerstone.

Cornerstone is revising the landscape estimate for the entrances on Miracle Mile & Tucker Jones.



Miracle Mile Drive & Tucker Jones Road.

Assigned To District manager.

The street sign is leaning.



Happy Heart.

Assigned To District Manager.

The mailbox pavilion needs minor attention, but looks good overall.



Happy Heart.

Assigned To District manager.

The foam border is damaged on the mailbox pavilion.



Happy Heart.

Assigned To District manager.

The sidewalk on Happy Heart & the dog park need to be pressure cleaned.



Happy Heart.

Assigned To Cornerstone.

The plants and ornamental grass are healthy and look good. The turf fertility could use some improvement.



Dog park.

Assigned To Cornerstone.

Looks good.



Dog park.

Assigned To Cornerstone.

Remove the ornamental grass growing through the viburnum.



Dog park.

Assigned To Cornerstone.

Remove the dead ornamental grass in the plant.



Dog park.

Assigned To Cornerstone.

Remove the traveler from the root growing through the llic plant.



Dog park.

Assigned To Cornerstone.

Remove the weed growing through the Fern plant.



Dog park.

Assigned To Cornerstone.

Remove the Fern plant growing through the Lilac tree.



Dog park.

Assigned To Cornerstone.

Remove the dead areas of the Palmetto plant.



Dog park.

Assigned To District manager.

Cracked sidewalk in the dog park.



Summer Kiss.

Assigned To Cornerstone.

The turf fertility needs improvement.



Summer Kiss.

Assigned To District manager.

The sidewalk needs to be pressure cleaned.



Dog park.

Assigned To Clubhouse manager.
There is minor cleaning that is needed.



Pond.

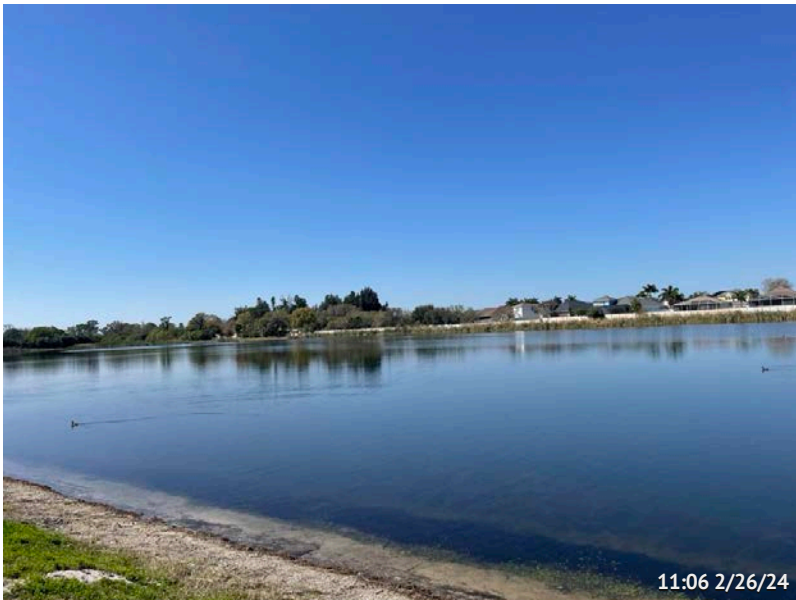
Assigned To SiteX.
The SW pond looks good.



Pond.

Assigned To SiteX.

The South pond looks good.



Pond.

Assigned To SiteX.

The NW pond looks good.