

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MARCH 03, 2022**

TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, MARCH 03, 2022 AT 2:00 P.M.
THE OFFICES OF MERITUS DISTRICTS
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607

District Board of Supervisors	Chair Vice-Chair Supervisor Supervisor Supervisor	Jeffery Hills Nicholas Dister Steve Luce Kelly Evans Ryan Motko
District Manager	Meritus	Bryan Radcliff
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

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

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Board of Supervisors
Timber Creek Community Development District

Dear Board Members:

The Regular Meeting of Timber Creek Community Development District will be held on **March 03, 2022 at 2:00 p.m. at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Please let us know at least 24 hours in advance if you are planning to call into the meeting.** Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL
- 2. PUBLIC COMMENT ON AGENDA ITEMS
- 3. BUSINESS ITEMS
 - A. Discussion of Landscaping True-Up Letter – Cornerstone.....Tab 01
 - i. Cornerstone Landscape Report – January 2022
 - B. General Matters of the District
- 4. CONSENT AGENDA
 - A. Consideration of Minutes of the Regular Meeting January 06, 2022.....Tab 02
 - B. Consideration of the Minutes of the Continued Meeting January 20, 2022 Tab 03
 - C. Consideration of Operation and Maintenance Expenditures December 2021 Tab 04
 - D. Consideration of Operation and Maintenance Expenditures January 2022..... Tab 05
 - E. Review of Financial Statements Month Ending January 31, 2022.....Tab 06
- 5. VENDOR/STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager.....Tab 07
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM
- 8. ADJOURNMENT

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

Sincerely

Bryan Radcliff,
District Manager

October 1, 2021

Re: Timber Creek CDD Landscape Maintenance Service “True Up”

To Whom it Concerns:

In reviewing our records, we recognized an amount of billing that was not processed properly. We had proposed a monthly amount for service and incorrectly billed a different amount. I have included the corrected billing and provided the final “true up” balance.

Please accept my sincere apology for this oversight. The responsibility ultimately lies with me. I regret the need to present the situation and billing amounts. We have resolved the situation internally to avoid such an oversight in the future.

After your review, we are requesting payment of billings as noted. I have also included a revised landscape maintenance service agreement; we are requesting this to go into effect as of October. In the meantime, we will continue to provide services trusting our ability to work through this together. I do not take the relationship and opportunity to support you for granted.

I will be available to discuss the situation by phone, video, or in person if necessary.

Sincerely,

Eric Schultz
General Manager
Cornerstone

	Timber Creek CDD		
	Billed	Corrected	Balance
Jan-00	\$ 2,420	\$ 3,150	\$ (730)
Feb-00	\$ 2,420	\$ 3,150	\$ (730)
Mar-00	\$ 2,420	\$ 3,150	\$ (730)
Apr-00	\$ 2,420	\$ 3,150	\$ (730)
May-00	\$ 2,420	\$ 3,150	\$ (730)
Jun-00	\$ 2,420	\$ 3,150	\$ (730)
Jul-00	\$ 2,420	\$ 3,150	\$ (730)
Aug-00	\$ 2,420	\$ 3,150	\$ (730)
Sep-00	\$ 2,420	\$ 3,150	\$ (730)
Oct-00	\$ 2,420	\$ 3,150	\$ (730)
Nov-00	\$ 2,420	\$ 3,150	\$ (730)
Dec-00	\$ 2,420	\$ 3,150	\$ (730)
Jan-01	\$ 2,420	\$ 3,150	\$ (730)
Feb-01	\$ 2,420	\$ 3,150	\$ (730)
Mar-01	\$ 2,420	\$ 3,150	\$ (730)
Apr-01	\$ 2,420	\$ 3,150	\$ (730)
May-01	\$ 2,420	\$ 3,150	\$ (730)
Jun-01	\$ 2,420	\$ 3,150	\$ (730)
Jul-01	\$ 3,150	\$ 3,150	\$ -
Aug-01	\$ 3,150	\$ 3,150	\$ -
Sep-01	\$ 3,150	\$ 3,150	\$ -
Total	\$ 53,010	\$ 66,150	\$ (13,140)

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT



Cornerstone

14620 BELLAMY BROTHERS BLVD.

DADE CITY, FL 33525

PHONE: 866-617-2245 | FAX: 866-929-6998

WWW.FLCORNERSTONE.COM

LANDSCAPE MAINTENANCE SERVICE AGREEMENT

DATE: SEPTEMBER 20, 2021



MAINTENANCE SERVICE:

SCOPE OF WORK	FREQUENCY
<u>Maintenance:</u> Mowing, Edging, Pruning (under 12ft), Weeding, Debris Clean-Up	40
<u>Irrigation:</u> Monthly Wet Checks, 145 Zones	12
<u>Fertilization/ Turf:</u> 6 Applications per year at turf areas (St. Augustine Turf Only)	6
<u>Ornamental:</u> 4 Applications per year at shrubs and trees	4

SERVICE PRICING:

DESCRIPTION	MONTHLY	ANNUAL
TOTAL SERVICE PRICING:	\$3,150.00	\$37,800.00
Maintenance		
Irrigation		
Fertilization/ Turf		
Ornamental(s)		

PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT

Scope of Work:

Contractor shall furnish all horticultural supervision, labor, material, equipment, and transportation required to maintain the landscape throughout the contract period, as specified herein.

The scope of our services shall be based exclusively on those items approved and initialed on Page Two (2) of our Proposal document – “Service Proposal”

Lawn Care:**Mowing and Edging:**

Mowing shall be performed with commercial grade mower types to provide a quality cut. All turf shall be mowed at a height of 3-4”. Based on the agreed upon mowing visits, all turf shall be mowed more frequently during the active growing season of May through September and less frequently during the slow growing season of November through April.

Should the Owner / Client request additional mowing, a separate proposal can be provided at the time service is requested.

In accordance with Green Industries Best Management Practices, clippings shall be left on the lawn if no visible clumps remain on the grass surface 24 hours after mowing. Edges shall be trimmed to maintain a neat appearance.

Fertilization:

Lawns shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on the type of nitrogen used and the type of turfgrass. Only professional grade fertilizers will be used and have no less than 50% slow-release formulations. Contractor will follow Green Industries Best Management Practices set forth by the University of Florida and enforced by local officials.

Disease Control:

Disease control is maintained through proper fertilization, mowing and water management. If a disease situation does occur, Contractor will use treatments to stop or slow progression of disease.

Insect Control:

Contractor will provide control of turf damaging insects using Federal and State registered insect control products as needed to prevent or mitigate turf damage. These treatments do not include the prevention of fire ant infestation which is available at added cost.

Disease caused by infestation of nematodes (microscopic round worms that feed on roots) is not included. Currently, there is no effective nematode control product registered for use on

landscapes. Contractor will recommend additional treatments and procedures to minimize damage should nematodes become a problem. These treatments will be provided at additional cost. Nematode control is available for some sports turf locations and will be quoted separately if required.

Weed control:

Contractor will use proper fertilization, mowing and watering practices to promote the growth of weed resistant turf. Additionally, applications of pre and post emergence weed controls will be applied at times if warranted to control weeds without damaging desirable turf.

Recent changes in Federal regulations have resulted in our loss of ability to selectively control some weeds including crabgrass when they are present in St Augustine. The only control of these weeds is to treat infested turf with non-selective products such as Roundup. These treatments require the re-sodding which will be quoted at additional charge.

Due to the unavailability or restrictions above placed on effective control products, the eradication of carpet grass, wild bermudagrass, torpedo grass, and several sedges are not included in this contract.

Chemical weed control will be rotated on a six-week cycle and can only be applied safely when temperatures are below 90 degrees and wind drift is minimum.

Ground Cover Area/ Shrub Areas:

Edging:

Edge ground cover as needed to keep within bounds and away from obstacles.

Pruning:

Shrubs shall be pruned only as necessary to maintain the natural form of the plant, to maintain growth within space limitations, and to eliminate damage or diseased wood. This excludes pruning necessitated by storm damage, disease, neglected overgrowth or winterkill.

Pruning Frequency in this contract is TEN (10) occurrences.

All trimming and pruning shall be subject to all applicable State, Federal, and ANSI Regulations.

Weed Control:

Keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or

selective post-emergent/contact herbicides.

Pre-emergent: This type of control should be used only if a known weed problem warrants its use.

Post-emergent: Control broadleaf weeds with selective herbicides. The chosen chemical will be recommended and legally approved for the specific weed problem.

Fertilization:

Apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material.

Fungicide:

Apply recommended, legally approved fungicides to control disease-causing damage to ornamentals if warranted.

Pesticide:

Apply recommended, legally approved pesticides to control insects causing damage to ornamentals if warranted.

Control of Imported Pests:

Certain locations in Florida have a record of accidental introduction of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem Contractor will recommend the most cost-effective alternatives for pest mitigation. Such recommendations may include plant replacement or intensified treatment schedules that may require additional cost to the customer.

Tree Care:

Pruning:

Height limitation for tree pruning covered in the specification is twelve (12) feet. On trees over 12 feet in height only low-hanging branches that present a hazard to pedestrian or vehicular traffic will be raised. Trees under 12 feet are scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Evergreen trees under 12 feet shall be thinned out and shaped only if necessary to minimize wind and storm damage. Trees over twelve (12) feet in overall height requiring canopy pruning, thinning, etc. shall be quoted at the Owners / Clients request and expense.

Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk

caliper of 4" or substantial root development stability, removal will be discussed with client / owner.

Palms:

Palm Fronds under twelve (12) feet shall be removed periodically when fronds are brown or damaged. Cuts will be made as close to the trunk as possible. Careful procedures shall be followed to prevent damage to any portion of the palm, especially in the bud (heart) of the palm. Inflorescences, Seed pods, and fruit shall be removed on a periodic cycle, as necessary. Palms over twelve (12) feet in overall height will be pruned separately at Client / Owners request and expense.

Palms will be pruned to the 3 o'clock and 9 o'clock position (horizontal) and will be pruned in accordance with ANSI Z-300 Palm Tree Pruning Standards.

Mulched Areas:

Mulched areas will be inspected on our days of service. Weeds and grasses shall be controlled with recommended, legally approved herbicides only if necessary. In those areas with excessive mulch build-up alternatives will be discussed with the client.

Safety Border: unless otherwise agreed upon, a 6-inch safety border will be sprayed with non-selective herbicide around all areas where grass meets a permanent structure. This border is intended to prevent damage to these structures. If the Owner / Client does not want this safety border, Cornerstone Solutions Group will not be held responsible for damages to these areas.

Irrigation System:

Watering shall be scheduled with automatic controllers to supply quantities and frequencies consistent with seasonal requirements of the plant materials in the landscape. In some circumstances, water scheduling may be limited by local watering restrictions.

Where practical, watering shall be done at night or early morning if the system is automatic, unless notified otherwise by the owner.

Any damages to the irrigation system caused by the Contractor while carrying out maintenance operations shall be repaired without charge. Where practical, repairs shall be made within one watering period.

Faulty equipment, vandalism or accidental damage caused by others shall be reported promptly to owner. Cost of labor and material to perform repair is an extra and shall be paid for by the owner upon authorization.

Whenever possible, owner's representative shall be instructed on how to turn off system in

case of emergency. Our office is to be advised at once or by next business day.

If the Contractor is required to make emergency repairs or adjustments on other than regularly scheduled visits, a minimum charge of \$150.00 per emergency call will apply. Emergency Call charges will apply after 4 PM on weekdays, weekends, and Holidays

Irrigation Monitoring and Inspections:

Cornerstone Solutions Group will perform a routine inspection of the irrigation system at frequency agreed upon on Page two (2) of our proposal document. Irrigation Inspection frequency of this contract is twelve (12) occurrences. Monitoring and Inspection shall include the following:

1. Activate each irrigation zone from the controller.
2. Visually inspect zone for leaks and sufficient coverage
3. Adjust coverage as necessary
4. Repair any damage resulting from Cornerstone maintenance operations at no cost to Owner / Client.
5. Adjust control system to watering needs based on environmental conditions.
6. Inspect control valves and valve boxes
7. Provide a written report summarizing findings and deficiencies from irrigation inspection.

Debris Cleanup:

All landscape areas shall be inspected on days of service and excess debris removed. Gardening debris, generated from our work, shall be removed from paved areas on days of service. This excludes leaf fall pickup from parking areas, sidewalks, pools, etc. and / or debris dumped from tenants or other parties. Those items shall be quoted at the Owners / Clients request and expense.

GENERAL TERMS AND CONDITIONS

I. Contractor Responsibility:

The contractor shall recognize and perform in accordance with the written terms, specifications, and drawings, contained or referred to herein. Contractor reserves the right to renegotiate the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the Agreement is signed.

➤ Work Force

All employees shall be competent and qualified, and shall be U.S. citizens or legal residents, and authorized to work in the United States.

➤ Materials

All materials shall conform to bid specifications. Contractor will meet all Agricultural licensing and reporting requirements.

➤ Product Control & Pest Control

Contractor shall be responsible for selecting control materials from a list of products approved for specific use by the US Environmental Protection Agency and affirmed for that use by the appropriate State or Tribal Government. Control products are approved on crop (plant species) and site (Residential Sports or Golf) specific bases. As for any uncontrollable pest, where no effective product has been discovered and approved for the specific plant and site use, or where approval of effective control products has been cancelled by regulating authorities, the Contractor will not be accountable for the control or repair of any damage associated with the uncontrollable pest. Furthermore, where new pest problems develop that are not controllable by the reasonable legal use of available approved pest control materials, the Contractor will not be responsible for control or repair of damage caused by such uncontrollable pests.

➤ Biohazards

Contractor shall not be responsible for policing, picking up, removing, or disposing of certain materials that may be biohazards on the Owner/Client's property. This includes, but is not limited to, items such as hypodermic needles (Sharps (needles) will not be handled by the Contractor's employees at any time), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids.

Contractor shall only be obligated to report/communicate any observations of potential biohazards to the Owner/Client for their appropriate removal by others, unless previously arranged by the Owner/Client and Contractor

➤ License and Permits

Contractor to maintain a Landscape Contractor's license, if so, required by State or local law, and will comply with all other license and permit requirements of the city, State and Federal Governments, as well as all other requirements of law.

➤ Taxes

Contractor agrees to pay taxes applicable to its work under this contract, including sales tax on material supplied where applicable.

➤ Insurance

Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Owner/Client.

➤ Liability

It is understood and agreed that the Contractor is not liable for any damage of any kind whatsoever that is not caused by the negligence of the Contractor, its agents, or employees.

➤ Subcontracts

Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

➤ Invoicing

Contractor will submit monthly service invoices for the amount set forth under the prices and terms shown in Section III of this Agreement. Any services rendered, that are in addition to or beyond the scope of work required by this Agreement shall be separately billed.

II. Owners/Client Responsibility:

➤ Utilities

All utilities shall be provided by the Owner/Client.

➤ Access to Jobsite

Owner/Client shall furnish access to all parts of jobsite where Contractor is to perform work as required by this Agreement or other functions related thereto, during normal business hours and other reasonable periods of time, and in the case of after-hours emergencies.

➤ Payment

Owner/Client shall review invoices submitted by Contractor and payment shall be due

15 days following the date of the invoice and delinquent if not paid by that date. Contractor may cancel Agreement by giving 10 business days written notice for nonpayment, after the payment is delinquent.

➤ Notice of Defect

Owner/Client shall give Contractor at least 10 business days written notice to correct any problem or defect discovered in the performance of the work required under this Agreement. Contractor will not accept any deduction or offset unless such written notice is given, and Contractor agrees to the offset.

III. Other Terms:

➤ Drought

Drought in the recent growing seasons coupled with changes in insect species and control products available for use has made guaranteed insect control more difficult and more dependent on timely and consistent irrigations.

The Contractor will notify the Owner/Client representative in writing if either or both conditions listed below have not been met.

The two (2) following irrigation conditions are required by the Owner/Client:

1. Irrigation is made available at the time of treatment to water the lawn as directed on the product label. (State regulations supersede local water restrictions and allow for the irrigation to comply with label recommendation even at times and on days when local regulation prohibits irrigation.)
2. Sufficient and suitable irrigation water is available on a timely basis to prevent drought damage of turfgrasses. Deficiencies arising from any of the following conditions are grounds to terminate any plant replacement:
 - Water bans created by state or local rules.
 - Failure of irrigation systems beyond Contractor's Control
 - Failure of Owner/Clients or homeowners to maintain irrigation systems in effective working condition.
 - Refusal to irrigate for needs of plants.
 - Power failures beyond Contractor's control.
 - Unavailability of sufficient and suitable water for irrigation of any reason.

➤ Assignment

The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees, and legal representative to the other party with respect to

All covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other party.

➤ Termination

This agreement may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This agreement may be terminated by the Owner/Client for non-performance by Contractor, upon thirty (30) days written notice.

This agreement may be terminated by Contractor for non-payment by Owner/Client, upon ten (10) business days written notice as stated above. Either party shall be entitled to cure any deficiencies of performance or payment within ten (10) business days of being notified of deficiency(s). If the Owner/Client makes payment in full within ten (10) business days of receipt of the written notice, the grounds for termination shall be deemed cured.

If Contractor corrects the deficiency identified in the written notice within ten (10) business days of receipt of the notice, or if the deficiency is of such a nature that it cannot reasonably be corrected within ten (10) business days and the Contractor commences a good faith effort to correct the deficiency within ten (10) business days of receipt of notice, the grounds for the termination shall be deemed cured.

➤ Warranty

Cornerstone Solutions Group agrees to warranty irrigation, drainage, and lighting for 1 year, trees and palms for 6 months, shrubs and ground covers for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following: (1) Warranty is not valid on anything installed by a contractor other than Cornerstone Solutions Group or its direct subcontractors. (2) Warranty is not valid on relocated materials, annuals, or any existing lighting, drainage, or irrigation systems. (3) Warranty is not valid on any plant material or sod without automatic irrigation. (4) Warranty does not cover damage from pests or disease encountered on site, acts of God, or damage caused by others. (5) Failure of water or power source not caused by the direct actions of Cornerstone Solutions Group will void any warranty.

The above warranty periods shall commence on the dates of completion at Installation, not the date of commencement for the landscape maintenance agreement herein.

➤ Payment

All labor necessary to accomplish the work outlined in this agreement shall be provided for Thirty-Seven Thousand Eight Hundred Dollars (\$37,800.00) per year, payable in 12 monthly installments of Three Thousand One Hundred Fifty Dollars (\$3,150.00). Billing periods (start date) October 1, 2021.

Upon acceptance, this agreement is for an initial term of twelve (12) months starting on the date entered below. Either Owner / Client or Cornerstone Solutions Group may

terminate this agreement at any time during the twelve (12) month term with thirty (30) day certified mail notice for cause. In the event neither party terminates this agreement, it will automatically renew on its anniversary date with a five (5) percent increase per year.

You will receive your first invoice within 30 days of our service commencement date and can expect to receive them monthly thereafter by the 10th of each month. All billings are due and payable 15 days following the date of the invoice. A service charge of 1.5% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for Cornerstone Solutions Group to pursue collections of outstanding invoices, Timber Creek Community Development District, agrees to pay attorney's fees, court costs, interest and all expenses incurred in said collections.

For the convenience of Owner/Client only, the monthly charge under this agreement is an average of the total charge for all work to be performed under the agreement divided by the number of calendar months included in the payment period of the agreement. In the event this agreement is terminated early by either party, the Contractor shall be entitled to recover his unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount more than the monthly charges paid by the Owner/Client through the date of termination. This is because substantial portions of the work for the year, may be performed in the early months of each year of the agreement including potentially significant mobilization costs in start-up and the cost of the work will not be fully recovered by the Contractor until all monthly payments under the agreement have been received.

I have read, understand, and agree to the foregoing agreement, including the general terms and conditions, and hereby accept it on behalf of the Owner/Client.

Client Approval

Client/Owner:

Timber Creek
Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Contractor:

Cornerstone
14620 Bellamy Brothers Blvd
Dade City, FL

By:

Signature

Print Name & Title

Date:

By:

Signature

Scott Stinson (Director of Field Services)

Authorized Cornerstone Representative

Date: September 20, 2021

TIMBER CREEK



14620 BELLAMY BROTHERS BLVD.
DADE CITY, FL 33525
PHONE: 866-617-2245 | FAX: 866-929-6998
WWW.FLCORNERSTONE.COM

COMMUNITY REPORT

JANUARY 2022



MAINTENANCE REPORT:***Upcoming Service in the next 30 Days:*****Amenity Areas:**

1. Weed control throughout the area
2. Clean out and trim Aeropostale plants with landscape beds
3. Separate Ferns and Viburnum around pool and playground amenity areas
4. Cut back Saw Grasses around Amenity areas
5. Finish Muhly Grass trimming along roadside landscape beds
6. Lift trees and cut off remaining straps

Community:

1. Regularly schedule bi-weekly maintenance services

Previous Service past 30 Days:**Community:**

1. Regularly schedule bi-weekly maintenance services which included common ground mowing, pond mowing, edging, line trimming, and weed control
2. Commence of trimming back overgrown muhly grasses throughout the community
3. Commence on tree lifting throughout community
4. Concentration of weed control along entry locations

IRRIGATION REPORT:

Following items were noted during the irrigation wet check completed on 12/31/21. A copy of the wet check inspection is attached at the end of the report.

1. Station 1/ Amenity Pool Area (Drip) – 1 cut line found at drip line
2. Station 2/ Amenity Pool Area (Drip) – 2 cut lines found at drip line
3. Station 7/ Amenity Parking Lot (Drip) – 1 cut line found at drip line
4. Station 13/ Dog Park South (Drip) – 1 cut line found at drip line

ADDITIONAL ITEMS:

Please see the attached estimates for the request RFPs.

1. Estimate # 1950 – Redesign of north and south front entries to replace dead/ damaged plant materials. Requested to use 1.) Consistent design at each corner 2.) Pops of color throughout 3.) Low maintenance.
2. Estimate # 3006 – Trimming of dead wood and low hanging limbs around Amenity Pool area.
3. Estimate # 3005 – Install 3-Gal Pink Muhly Grass ILO Ferns at corner of Amenity Parking Lot landscape bed (original ferns died and were pulled).



Cornerstone

TIMBER CREEK

WET CHECK REPORT:

Timber Creek Pool

Irrigation Wet Check Report

12-13-21

STATION	COMMUNITY		IRRIGATION TYPE	BROKEN/CLOGGED HEADS	MISSING HEADS	SUNKEN/CROOKED HEADS	MIXED HEADS/NOZZLES	HIGH PRESSURE	LOW PRESSURE	OVERSPRAY	IMPROPER SPACING	BROKEN PIPE/FITTINGS	OTHER	NOTES	
	CONTROLLER TYPE	CONTROLLER LOCATION													
1	Pool	D													
2	Pool	D												1	Cut Drip
3	Pool	S												2	Cut Drip
4	Pool	D													
5	Pool	S													
6	Pool	D													
7	Parking lot	D												1	Cut Drip
8	Playground	S													
9	Playground	D													
10	Playground	D													
11	Playground	S													
12	Playground	D													
13	Ball court	D													
14	Ball court	D													
15	Ball court	D													
16	Pool	D													
17	Pool	D													
18	Pool	D													
33	Tucker Rd	D													
34	Tucker Rd	D													



STATION	COMMUNITY		IRRIGATION TYPE	BROKEN/CLOGGED HEADS	MISSING HEADS	SUNKEN/CROOKED HEADS	MIXED HEADS/NOZZLES	HIGH PRESSURE	LOW PRESSURE	OVERSPRAY	IMPROPER SPACING	BROKEN PIPE/FITTINGS	OTHER	NOTE
	CONTROLLER TYPE	CONTROLLER LOCATION												
35	Tucker Rd	D												
36	Tucker Rd	D												
37	Tucker Rd	D												
38	Tucker Rd	D												
39	Tucker Rd	D												
40	Tucker Rd	D												
7														
8														
9														
10														
11														
12														
13														
14														
15														
16														
17														
18														
19														
20														

City of...

Timber Creek

Pool

12-13-21

12/13/2021

STATION	COMMUNITY		IRRIGATION TYPE	BROKEN/CLOGGED HEADS	MISSING HEADS	SUNKEN/CROOKED HEADS	MIXED HEADS/NOZZLES	HIGH PRESSURE	LOW PRESSURE	OVERSPRAY	IMPROPER SPACING	BROKEN PIPE/FITTINGS	OTHER	NOTES
	CONTROLLER TYPE	CONTROLLER LOCATION												
1	North		S											
2	North		S											
3	North		D											
4	North		D											
5	All trees		B											
6	East		S											
7	East		D											
8	East		D											
9	East		S											
10	East		S											
11	IN gate		S											
12	IN gate		S											
13	South		D											
14	South		D											
15	South		S											
16	West		D											
17														
18														
19														
20														

12-13-21
Dog Park

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

January 6, 2022 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, January 6, 2022 at 2:00 p.m.** at the Offices at Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, January 6, 2022 at 2:00 p.m.**

Staff Members Present:

Brian Lamb District Manager, Meritus

There were no audience members in attendance.

Mr. Lamb announced that the meeting will be continued to January 20, 2022 at 10:00 a.m. at the same location.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

3. BUSINESS ITEMS

A. Discussion on Landscaping True-Up Letter – Cornerstone

i. Cornerstone Landscape Report – January 622

B. Discussion on Landscape Proposal

C. Ratification of Pool Maintenance Contract

D. Discussion on 10233 Opaline Sky Ct. – Fence Installation Approval

E. General Matters of the District

4. CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Regular Meeting December 2, 2021

B. Consideration of Operations and Maintenance Expenditures November 2021

C. Review of Financial Statements for Month Ending November 30, 2021

5. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

6. SUPERVISOR REQUESTS

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

8. ADJOURNMENT/CONTINUATION

The meeting was continued to January 20, 2022 at 10:00 a.m. at the same location.

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

January 20, 2022 Minutes of Continued Meeting

Minutes of the Continued Meeting

The Continued Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, January 20, 2022 at 10:00 a.m.** at the Offices at Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Continued Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, January 20, 2022 at 11:07 a.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Nick Dister	Vice-Chair
Steve Luce	Supervisor
Kelly Evans	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Howell	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
Gary Schwartz	Field Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

**A. Discussion on Landscaping True-Up Letter – Cornerstone
i. Cornerstone Landscape Report – January 2022**

This item was tabled until the next meeting until Cornerstone can provide the warranty information.

B. Discussion on Landscape Proposal

The Board also tabled this item until the next meeting.

C. Ratification of Pool Maintenance Contract

Mr. Radcliff reviewed the pool maintenance contract from Zebra with the Board.

MOTION TO:	Ratify the pool maintenance contract as presented.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

D. Discussion on 10233 Opaline Sky Ct. – Fence Installation Approval

Mr. Radcliff went over the fence installation approval for 10233 Opaline Sky Ct. with the Board. The Engineer and Counsel determined there is no encroachment, so no action is needed from the Board.

E. General Matters of the District

There were no general matters to discuss.

4. CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Continued Meeting December 2, 2021

B. Consideration of Operations and Maintenance Expenditures November 2021

C. Review of Financial Statements for Month Ending November 30, 2021

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

5. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

There were no reports from Counsel or the Engineer.

C. District Manager

The Board reviewed the management reports. Supervisor Evans stated that the landscape maintenance needs to be improved.

6. SUPERVISOR REQUESTS

There were no additional supervisor requests.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

8. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	11120 121421	\$ 8,318.05		District Management Service - 12/14/2021
Meritus Districts	11214	10,200.00	\$ 18,518.05	District Management Service - 12/16/2021
Sitex Aquatics	5663B	380.00		Lake Maintenance - 12/01/2021
Tree Farm 2, Inc	10 129172	3,150.00		Common Area & Cul de Sac - December 2021
Tree Farm 2, Inc	10 127686	3,150.00	\$ 6,300.00	Common Area & Cul de Sacs - November 2021
Zebra Cleaning Team Inc.	4669	900.00		Pool Cleaning - November 2021
Monthly Contract Sub-Total		\$ 26,098.05		

Variable Contract				
Supervisor: Jeff Hills	JH 120221	\$ 200.00		Supervisor Fee - 12/02/2021
Supervisor: Kelly Evans	KE 120221	200.00		Supervisor Fee - 12/02/2021
Supervisor: Nick Dister	ND 120221	200.00		Supervisor Fee - 12/02/2021
Supervisor: Ryan Motko	RM 120221	200.00		Supervisor Fee - 12/02/2021
Supervisor: Steve Luce	SL 120221	200.00		Supervisor Fee - 12/02/2021
Variable Contract Sub-Total		\$ 1,000.00		

Utilities				
BOCC	6143684734 112321	\$ 95.62		Water Service - 11/23/2021
Spectrum	091950801120721	137.96		Internet/Phone Service - 12/07/2021
Tampa Electric	211018485063 120721	2,622.39		Electric Service thru 12/01/2021
Tampa Electric	221007623665 120821	412.56		Tampa Electric - 12/08/2021
Tampa Electric	221007683099 120721	967.90		Tampa Electric - 12/07/2021
Tampa Electric	221007683412 120721	85.06		Tampa Electric - 12/07/2021
Tampa Electric	221007708326 120721	82.67		Tampa Electric - 12/07/2021
Tampa Electric	221007724737 120721	23.73	\$ 4,194.31	Tampa Electric - 12/07/2021

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Utilities Sub-Total		\$ 4,427.89		
Regular Services				
Action Security, Inc.	19290	\$ 125.00		Service Agreement - 12/01/2021
Grau & Associates	21750	1,000.00		Audit FYE - 12/02/2021
IPFS	100121339 110121	2,854.26		Premium Finance Agreement - 11/01/2021
IPFS	GAA B96886 120121	1,321.56		Professional Services - 12/01/2021
IPFS	GAA B96886 010122	1,387.64	\$ 5,563.46	Professional Services - 01/01/2022
Neptune Multi Services LLC	5388	650.00		Trash Pickup - 12/08/2021
Neptune Multi Services LLC	5389	390.00	\$ 1,040.00	Trash Pickup - 12/08/2021
Solitude Lake Management	PI A00698392	3,852.08		Lake Maintenance - 10/29/2021
Spearem Enterprises	5061	600.00		Cleaning Services - 11/28/2021
Spearem Enterprises	5034	600.00	\$ 1,200.00	Cleaning Services - 11/06/2021
Straley Robin Vericker	20647	602.00		Internet/Phone Service - 12/07/2021
Zebra Cleaning Team Inc.	4643	154.87		Chem Pump - 11/08/2021
Regular Services Sub-Total		\$ 13,537.41		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 45,063.35		

Approved (with any necessary revisions noted):

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 11120

DATE: 12/14/2021

DUE DATE: 12/14/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services December		2,250.00
3	Field Management October, November, December	1,200.00	3,600.00
3	Dissemination Services October, November, December	700.00	2,100.00
	Website Administration December		125.00
	Postage October		13.25
32	Copies BW October	0.15	4.80
1	District Management Services Correction for November	250.00	250.00
1	Website Administration Correction for November	-25.00	-25.00
SUBTOTAL			8,318.05
NEW CHARGES			
TOTAL			8,318.05

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

INVOICE NO.: 11214

DATE: 12/16/2021

DUE DATE: 12/16/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	District Management Services District Management Services- FY2021 True up to budget	3,000.00	3,000.00
1	Dissemination Services Dissemination Services- FY2021 True up to budget	7,500.00	7,500.00
12	Website Administration Website Administration- FY 2021 True up to budget	-25.00	-300.00
SUBTOTAL			10,200.00
NEW CHARGES			
TOTAL			10,200.00



Invoice

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

Date	Invoice #
12/1/2021	5663B

Bill To

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways-December	380.00	380.00
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div>			
		Balance Due	\$380.00

5390014307



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Invoice

Date	Invoice #
12/1/2021	10-129172

Invoice Created By

Bill To

Meritus Communities
Meritus Communities
Suite 120
Tampa, FL 33607

Field Mgr/Super:

Ship To

MER3124 - Timber Creek
Riverview, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	MER3124 - Timber Creek, #Maint.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Common Area and Cul de Sacs - December		3,150.00	10/31/2021	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

53900 / 4604



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com

Invoice

Date	Invoice #
11/1/2021	10-127686

Invoice Created By

Bill To

Meritus Communities
Meritus Communities
Suite 120
Tampa, FL 33607

Field Mgr/Super:

Ship To

MER3124 - Timber Creek
Riverview, FL

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	MER3124 - Timber Creek, #Maint.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Common Area and Cul de Sacs - November		3,150.00	10/1/2021	3,150.00

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

53900 / 9609

Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: NOVEMBER 15, 2021
INVOICE #4669

EXPIRATION DATE

TO Timber Creek CDD
10224 opaline sky court
Riverview FL, 33569

[illegible]**Comments:**

\$900.00 a/m
53900 / 4305

TIMBER CREEK CDD

MEETING DATE: December 2, 2021

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

JH 120221

TIMBER CREEK CDD

MEETING DATE: December 2, 2021

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

KE 120221

TIMBER CREEK CDD

MEETING DATE: December 2, 2021

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

ND 120221

TIMBER CREEK CDD

MEETING DATE: December 2, 2021

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

Rm 120221

TIMBER CREEK CDD

MEETING DATE: December 2, 2021

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

SL 120221



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	11/23/2021	12/14/2021

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	10/18/2021	4688	11/17/2021	4722	3400 GAL	ACTUAL	WATER

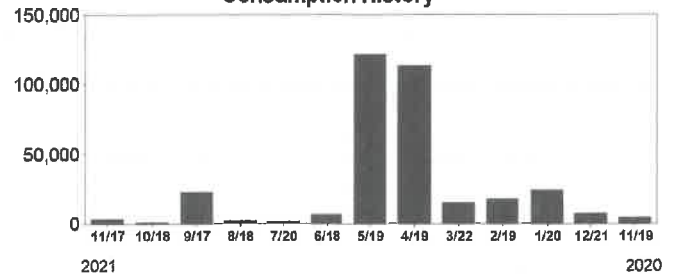
Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$10.27
Water Base Charge	\$17.30
Water Usage Charge	\$2.89
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$18.33
Total Service Address Charges	\$95.62

Summary of Account Charges

Previous Balance	\$67.54
Net Payments - Thank You	\$-67.54
Total Account Charges	\$95.62
AMOUNT DUE	\$95.62

Consumption History



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734

Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

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



DEC 03 2021

THANK YOU!



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

4,745.8

DUE DATE	12/14/2021
AMOUNT DUE	\$95.62
AMOUNT PAID	

December 7, 2021
 Invoice Number: 091950801120721
 Account Number: 0050919508-01
 Security Code: 2302
 Service At: 10224 OPALINE SKY CT S
 RIVERVIEW, FL 33578-7610

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

NEWS AND INFORMATION

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.

REMITTANCE PAYMENT NAME CHANGE: The name of the company that you remit payment to for your monthly Spectrum Business services will be updated to Charter Communications. The new name is included on this month's billing statement. **To ensure your payments are received and processed on time, please update any bill-payment software or service that your business may use to reflect this new name.** You can download an updated W9 at www.SpectrumBusiness.net/W9.

Save on streaming TV service. Call 1-866-531-1577 today to get 60+ top HD channels with no cable box needed for only \$19.99!

Get the best mobile plan for your business and save up to 60%! Call today 1-855-208-9216.



Summary Services from 12/06/21 through 01/05/22 details on following pages

Previous Balance	137.96
Payments Received - Thank You	-137.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
Total Due by 12/23/21	\$137.96

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
 7635 1610 NO RP 07 12072021 NNNNNY 01 000286 0001

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

December 7, 2021

TIMBER CREEK CDD

Invoice Number: 091950801120721
 Account Number: 0050919508-01
 Service At: 10224 OPALINE SKY CT S
 RIVERVIEW, FL 33578-7610

Total Due by 12/23/21	\$137.96
Amount you are enclosing	\$



Received

DEC 13 2021

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7195
 PASADENA, CA 91109-7195





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 211018485063

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



Current month's charges:	\$2,622.39
Total amount due:	\$2,622.39
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$2,622.39
Payment(s) Received Since Last Statement	-\$2,622.39
Current Month's Charges	\$2,622.39
Total Amount Due	\$2,622.39



Donate today to help pay energy bills
for families in need in our community.

tampaelectric.com/share

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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018485063

Current month's charges:	\$2,622.39
Total amount due:	\$2,622.39
Payment Due By:	12/28/2021

Amount Enclosed \$

681013155186

Received

DEC 15 2021

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

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



ACCOUNT INVOICE

tampaelectric.com



Account: 211018485063
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	76 kWh @ \$0.02734/kWh	\$2.08
Fixture & Maintenance Charge	4 Fixtures	\$49.96
Lighting Pole / Wire	4 Poles	\$86.12
Lighting Fuel Charge	76 kWh @ \$0.04187/kWh	\$3.18
Storm Protection Charge	76 kWh @ \$0.00354/kWh	\$0.27
Florida Gross Receipt Tax		\$0.14

Lighting Charges

\$141.75

Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1330 kWh @ \$0.02734/kWh	\$36.36
Fixture & Maintenance Charge	70 Fixtures	\$874.30
Lighting Pole / Wire	70 Poles	\$1507.10
Lighting Fuel Charge	1330 kWh @ \$0.04187/kWh	\$55.69
Storm Protection Charge	1330 kWh @ \$0.00354/kWh	\$4.71
Florida Gross Receipt Tax		\$2.48

Lighting Charges

\$2,480.64

Total Current Month's Charges

\$2,622.39

00000055-0001217-Page 5 of 32



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/08/2021

Account: 221007623665

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

Current month's charges:	\$414.67
Total amount due:	\$412.56
Payment Due By:	12/29/2021

Your Account Summary

Previous Amount Due	\$47.07
Payment(s) Received Since Last Statement	-\$47.07
Miscellaneous Credits	-\$2.11
Credit balance after payments and credits	-\$2.11
Current Month's Charges	\$414.67
Total Amount Due	\$412.56



Donate today to help pay energy bills
for families in need in our community.

tampaelectric.com/share

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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Current month's charges:	\$414.67
Total amount due:	\$412.56
Payment Due By:	12/29/2021

Amount Enclosed \$

600000410008

00001762 01 AV 0.42 33607 FTECO112082122401510 00000 01 01000000 005 01 1762 003

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

60000041000822100762366500000000412565

Account: 221007623665
Statement Date: 12/08/2021
Current month's charges due 12/29/2021

Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	12/01/2021	43,308		39,658		3,650 kWh	1	33 Days

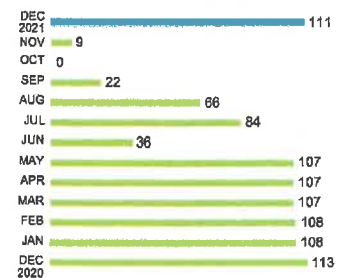
Basic Service Charge					\$18.06
Energy Charge	3,650 kWh @ \$0.06076/kWh				\$221.77
Fuel Charge	3,650 kWh @ \$0.04255/kWh				\$155.31
Storm Protection Charge	3,650 kWh @ \$0.00251/kWh				\$9.16
Florida Gross Receipt Tax					\$10.37
Electric Service Cost					\$414.67

Total Current Month's Charges

\$414.67

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$2.11

Total Current Month's Credits

-\$2.11

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007683099

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



Current month's charges:	\$967.90
Total amount due:	\$967.90
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$954.55
Payment(s) Received Since Last Statement	-\$954.55
Current Month's Charges	\$967.90
Total Amount Due	\$967.90



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tampaelectric.com/share

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$967.90
Total amount due:	\$967.90
Payment Due By:	12/28/2021

Amount Enclosed \$

621754063002

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

6217540630022210076830990000000967906



ACCOUNT INVOICE

tampaelectric.com



Account: **221007683099**
 Statement Date: 12/07/2021
 Current month's charges due **12/28/2021**



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

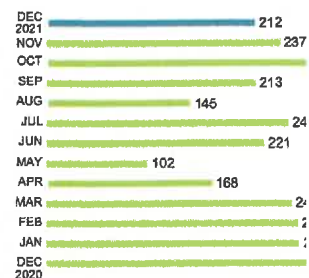
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	12/01/2021	93,572		86,587		6,985 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	6,985 kWh @ \$0.06076/kWh	\$424.41
Fuel Charge	6,985 kWh @ \$0.04255/kWh	\$297.21
Storm Protection Charge	6,985 kWh @ \$0.00251/kWh	\$17.53
Florida Gross Receipt Tax		\$19.42
Electric Service Cost		\$776.63

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	135 kWh @ \$0.02734/kWh	\$3.69
Fixture & Maintenance Charge	5 Fixtures	\$73.55
Lighting Pole / Wire	5 Poles	\$107.65
Lighting Fuel Charge	135 kWh @ \$0.04187/kWh	\$5.65
Storm Protection Charge	135 kWh @ \$0.00354/kWh	\$0.48
Florida Gross Receipt Tax		\$0.25

Lighting Charges

\$191.27

Total Current Month's Charges

\$967.90



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007683412

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

Current month's charges:	\$85.06
Total amount due:	\$85.06
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$76.14
Payment(s) Received Since Last Statement	-\$76.14
Current Month's Charges	\$85.06
Total Amount Due	\$85.06



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for families in need in our community.

tampaelectric.com/share

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One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless



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



See reverse side for more information

Account: 221007683412

Current month's charges:	\$85.06
Total amount due:	\$85.06
Payment Due By:	12/28/2021

Amount Enclosed \$

621754063003

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

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



ACCOUNT INVOICE

tampaelectric.com



Account: 221007683412
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	12/01/2021	10,809		10,196		613 kWh	1	33 Days

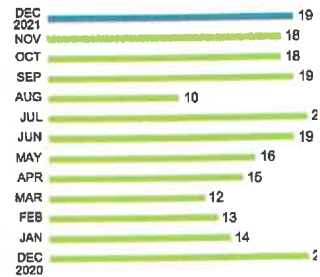
Basic Service Charge		\$18.06
Energy Charge	613 kWh @ \$0.06076/kWh	\$37.25
Fuel Charge	613 kWh @ \$0.04255/kWh	\$26.08
Storm Protection Charge	613 kWh @ \$0.00251/kWh	\$1.54
Florida Gross Receipt Tax		\$2.13
Electric Service Cost		\$85.06

Total Current Month's Charges

\$85.06

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007708326

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



Current month's charges:	\$82.67
Total amount due:	\$82.67
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$74.53
Payment(s) Received Since Last Statement	-\$74.53
Current Month's Charges	\$82.67
Total Amount Due	\$82.67



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One Less Worry :)

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Current month's charges:	\$82.67
Total amount due:	\$82.67
Payment Due By:	12/28/2021
Amount Enclosed	\$

621754063004

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

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



ACCOUNT INVOICE

tampaelectric.com



Account: 221007708326
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	12/01/2021	7,670		7,079		591 kWh	1	33 Days

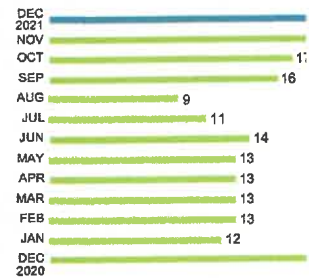
Basic Service Charge		\$18.06
Energy Charge	591 kWh @ \$0.06076/kWh	\$35.91
Fuel Charge	591 kWh @ \$0.04255/kWh	\$25.15
Storm Protection Charge	591 kWh @ \$0.00251/kWh	\$1.48
Florida Gross Receipt Tax		\$2.07
Electric Service Cost		\$82.67

Total Current Month's Charges

\$82.67

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/07/2021

Account: 221007724737

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



Current month's charges:	\$23.73
Total amount due:	\$23.73
Payment Due By:	12/28/2021

Your Account Summary

Previous Amount Due	\$22.86
Payment(s) Received Since Last Statement	-\$22.86
Current Month's Charges	\$23.73
Total Amount Due	\$23.73



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for families in need in our community.

tampaelectric.com/share

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

One Less Worry :)

Paperless = Worry less! **Free eBill signup:** tampaelectric.com/paperless



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Current month's charges:	\$23.73
Total amount due:	\$23.73
Payment Due By:	12/28/2021

Amount Enclosed \$

621754063005

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

6217540630052210077247370000000023733



ACCOUNT INVOICE

tampaelectric.com



Account: 221007724737
Statement Date: 12/07/2021
Current month's charges due 12/28/2021



Details of Charges – Service from 10/30/2021 to 12/01/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	12/01/2021	491		443		48 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	48 kWh @ \$0.06076/kWh	\$2.92
Fuel Charge	48 kWh @ \$0.04255/kWh	\$2.04
Storm Protection Charge	48 kWh @ \$0.00251/kWh	\$0.12
Florida Gross Receipt Tax		\$0.59

Electric Service Cost

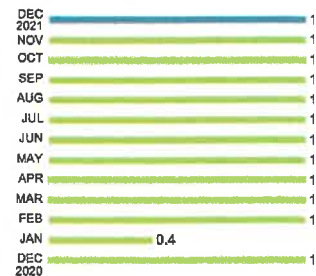
\$23.73

Total Current Month's Charges

\$23.73

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



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

Invoice



BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19290	12/01/2021	\$125.00	12/01/2021	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Monthly billing for Service Agreement at Timber Creek Amenity Center for gates and access equipment 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!

53900 / 4605

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Timber Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 21750
Date 12/02/2021

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ 1,000.00
Current Amount Due	\$ 1,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

400 NORTHRIDGE ROAD
SUITE 450
ATLANTA, GA 30350
(877)513-9487 FAX: (770)225-2866
CUSTOMER SERVICE: (800)584-9969

PREMIUM FINANCE AGREEMENT

IPFS CORPORATION

Nov. payment

Down payment
\$1532.70

\$841.29 - property
\$264.19 - General
\$216.08 - Pub off

A	CASH PRICE (TOTAL PREMIUMS)	\$15,327.00	AGENT (Name & Place of business) EGIS INSURANCE & RISK ADVISORS 150 E PALMETTO PARK RD SUITE 705 BOCA RATON, FL 33432-4827 (561)693-4515 FAX:	INSURED (Name & Residence or business) TIMBER CREEK CDD - C/O MERITUS 2005 PAN AM CIR STE 300 TAMPA, FL 33607-6008 districtinvoices@merituscorp.com
B	CASH DOWN PAYMENT	\$1,532.70		
C	PRINCIPAL BALANCE (A MINUS B)	\$13,794.30		
D	DOC STAMP	\$48.30		

Commercial

Account #: _____

LOAN DISCLOSURE

Quote Number: 17748854

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	AMOUNT FINANCED The amount of credit provided to you or on your behalf.	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled
9.900%	\$694.56	\$13,842.60	\$14,537.16

YOUR PAYMENT SCHEDULE WILL BE

Number Of Payments	Amount Of Payments	When Payments Are Due	Beginning:
11	\$1,321.56		MONTHLY 11/01/2021

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

Late Charges: A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
100121339	10/01/2021	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	25.00%	12	15,327.00
Broker Fee:						\$0.00
TOTAL:						\$15,327.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: 1. **SECURITY:** To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. 2. **POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.

NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

Signature of Insured or Authorized Agent

DATE

Signature of Agent

DATE

Total = \$3065.40

IPFS CORPORATION

P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866
 ipfs.com

\$841.29 - property
 \$264.19 - General
 \$216.08 - Pub. off

125830 0.4800 1123 5407 17653 1/1 BIN:0



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

NOTICE OF PAYMENT DUE

DATE MAILED	ACCOUNT NUMBER	DUE DATE
11/23/21	GAA-B96886	12/01/21

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

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Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

CURRENT BALANCE	PAYMENT DUE
\$13,215.60	\$1,321.56

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Kindly disregard the past due payment amount if this has already been paid. A notice of intent to cancel (NOI) may have been previously issued and if so that NOI remains in full force and effect and your insurance policies may be cancelled if the past due payment is not paid by the date noted in the NOI. This additional reference to your past due payment is as a courtesy only and does not in any way change the due date of such payment as reflected in your agreement with IPFS.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99JFCF8** to register.

DETACH HERE

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 To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

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

For any overnight or priority delivery,
 please mail to:
 IPFS CORPORATION
 1055 BROADWAY
 11TH FLOOR
 KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:

IPFS CORPORATION
P.O. Box 730223
Dallas, TX 75373-0223

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
2	GAA-B96886	12/01/21

PAYMENT DUE: \$1,321.56
 OUTSTANDING FEES DUE: \$0.00
 PAST DUE AMOUNT: \$0.00

PAYMENT DUE: **\$1,321.56**

IF RECEIVED AFTER 12/06/21

A LATE FEE WILL APPLY \$66.08

PLEASE PAY THIS AMOUNT **\$1,387.64**

GAA08968868 00001387649

IPFS CORPORATION
P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9969 - FAX: (770)225-2886
ipfs.com

\$841.29 - property
\$264.19 - General
\$216.08 - Pub. off

125830 0.4800 1123 5407 17653 1/1 BIN:0



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

NOTICE OF PAYMENT DUE

DATE MAILED	ACCOUNT NUMBER	DUE DATE
12/01/21	GAA-B96886	12/01/21

FOR QUESTIONS, PLEASE CALL: (800)584-9969 *kn-*

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

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CURRENT BALANCE	PAYMENT DUE
\$13,215.60	\$1,321.56

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

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Kindly disregard the past due payment amount if this has already been paid. A notice of intent to cancel (NOI) may have been previously issued and if so that NOI remains in full force and effect and your insurance policies may be cancelled if the past due payment is not paid by the date noted in the NOI. This additional reference to your past due payment is as a courtesy only and does not in any way change the due date of such payment as reflected in your agreement with IPFS.

Make payments, view account information or register for eForms at ipfs.com.
First time users please use access code **L99JFCF8** to register.

DETACH HERE

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To ensure proper credit, include coupon with payment.

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

For any overnight or priority delivery,
please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. Box 730223
Dallas, TX 75373-0223

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
2	GAA-B96886	12/01/21

PAYMENT DUE: \$1,321.56
OUTSTANDING FEES DUE: \$0.00
PAST DUE AMOUNT: \$0.00

PAYMENT DUE: **\$1,321.56**

IF RECEIVED AFTER 12/06/21
A LATE FEE WILL APPLY \$66.08
PLEASE PAY THIS AMOUNT **\$1,387.64**

GAA08968868 00001387649



Neptune Multi services LLC

11423 Crestlake Village Dr
 Riverview, FL, 33569
 Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
 813-778-9857

Invoice

Invoice No: 005388
Date: 12/08/2021
Terms: NET 0
Due Date: 12/08/2021

Bill To: Timber Creek CDD Riverview FL
 teresa.farlow@merituscorp.com
 Timber Creek CDD
 Riverview FL

Description	Quantity	Rate	Amount
Trash Pickup Trash pick up October 1,8,15,22,29 2021	10	\$65.00	\$650.00

Subtotal \$650.00
 TAX 0% \$0.00
 Total \$650.00
 Paid \$0.00

Balance Due

\$650.00

5340014303



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569
Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
813-778-9857

Invoice

Invoice No: 005389
Date: 12/08/2021
Terms: NET 0
Due Date: 12/08/2021

Bill To: Timber Creek CDD Riverview FL
teresa.farlow@merituscorp.com
Timber Creek CDD
Riverview FL

Description	Quantity	Rate	Amount
Trash Pickup November 5,12,19 2021	6	\$65.00	\$390.00

Subtotal	\$390.00
TAX 0%	\$0.00
Total	\$390.00
Paid	\$0.00

Balance Due

\$390.00

53400 / 4303



Voice: (888) 480-5253 Fax: (888) 358-0088

INVOICE

Invoice Number: PI-A00698392

Invoice Date: 10/29/21

PROPERTY: Timber Creek
CDD

SOLD TO: Timber Creek CDD
Meritus
2005 Pan Am Cir Suite 300
Tampa, FL 33607

CUSTOMER ID	CUSTOMER PO	Payment Terms	
13350		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
			11/28/21

Qty	Item / Description	UOM	Unit Price	Extension
4	Labor: Fountain 1 Repair	Hour	107.00	428.00
1	Control Box, 5HP Grundfos Starter Box	Each	372.66	372.66
1	Motor, 5HP Grundfos 230V 1PH 4"	Each	1,344.23	1,344.23
1	Pump, 5HP Grundfos Pump 230S50	Each	1,548.99	1,548.99
1	SPL200: 3M Splice Kit (82-A2N) Std G1290405	Each	75.70	75.70
1	shipping	Each	82.50	82.50
Replace pump, motor and control box at Site #1.				
1 Year warranty on pump, motor and control box.				
90 days warranty on labor.				

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	3,852.08
Sales Tax	0.00
Total Invoice	3,852.08
Payment Received	0.00
TOTAL	3,852.08

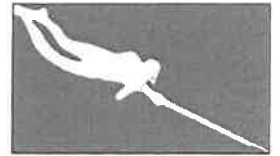
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com



INVOICE

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

INVOICE 5061
DATE 11/28/2021
TERMS Net 15
DUE DATE 12/13/2021

ACTIVITY	QTY	RATE	AMOUNT
Labor Clubhouse provided Restroom Cleaning provided for the week of: 11-1-2021	1	131.25	131.25
Labor Cleaning provided for the week of 11-8-2021	1	131.25	131.25
Labor Cleaning provided for the week of 11-15-2021	1	131.25	131.25
Labor Cleaning provided for the week of: 11-22-2021	1	131.25	131.25
Machine Time paper Goods: Toilet Paper, paper towels, hand soap	1	75.00	75.00

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

\$600.00

53900 / 4602

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
727-364-3349
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5034
DATE 11/06/2021
TERMS Net 15
DUE DATE 11/21/2021

ACTIVITY	QTY	RATE	AMOUNT
Labor Clubhouse and Restroom Cleaning provided for the week of: 10-4-2021	1	131.25	131.25
Labor Cleaning provided for the week of 10-11-2021	1	131.25	131.25
Labor Cleaning provided for the week of 10-18-2021	1	131.25	131.25
Labor Cleaning provided for the week of: 10-24-2021	1	131.25	131.25
Machine Time paper Goods: Toilet Paper, paper towels, hand soap	1	75.00	75.00

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

\$600.00

53900/
4602

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

November 24, 2021

Client: 001498

Matter: 000001

Invoice #: 20647

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
10/28/2021	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
11/1/2021	VTS	REVIEW CORRESPONDENCE FROM T. STEWART WITH ATTACHMENTS, REVIEW PLAT FOR TIMBERCREEK PHASE 1, AND SEND CORRESPONDENCE TO T. STEWART RE: DRAINAGE EASEMENT BEHIND 11806 MIRACLE MILE.	0.7	
11/2/2021	VTS	REVIEW CORRESPONDENCE FROM B. RADCLIFFE.	0.1	
11/3/2021	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
11/4/2021	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	
11/4/2021	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.4	
Total Professional Services			2.0	\$602.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.8	\$260.00
VTS	Vanessa T. Steinerts	1.2	\$342.00

November 24, 2021
Client: 001498
Matter: 000001
Invoice #: 20647

Page: 2

Total Services	\$602.00	
Total Disbursements	\$0.00	
Total Current Charges		\$602.00

PAY THIS AMOUNT

\$602.00

51400 / 3107

Please Include Invoice Number on all Correspondence



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: NOVEMBER 8, 2021
INVOICE #4643

EXPIRATION DATE

TO Timber Creek CDD
10224 opaline sky court
Riverview FL, 33569

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Chem pump pin index assembly		\$110.75
		Chem pump plastic roller case		\$44.12

SUBTOTAL

SALES TAX

TOTAL

\$154.87

Comments: chlorine chemical pump failed so I had to replace the roller case that cracked and add a new pin index assembly

53900/4305

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Sitex Aquatics	5767B	\$ 380.00		Lake Maintenance - January 2022
Zebra Cleaning Team Inc.	4692	800.00		Pool Cleaning Service - December 2021
Zebra Cleaning Team Inc.	4712	800.00	\$ 1,600.00	Pool Cleaning Service - January 2022
Monthly Contract Sub-Total		\$ 1,980.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	6143684734 122321	\$ 259.86		Water Service thru 12/20/2021
Spectrum	091950801010722	137.96		Internet/Phone Services - 01/07/2022
Tampa Electric	211018485063 010722	3,021.62		Electric Service thru 01/03/2022
Tampa Electric	221007623665 010722	244.25		Electric Service thru 01/03/2022
Tampa Electric	221007683099 010722	1,007.31		Electric Service thru 01/03/2022
Tampa Electric	221007683412 010722	-4.04		Electric Service thru 01/03/2022
Tampa Electric	221007708326 010722	87.31		Electric Service thru 01/03/2022
Tampa Electric	221007724737 010722	29.60	\$ 4,386.05	Electric Service thru 01/03/2022
Utilities Sub-Total		\$ 4,783.87		
Regular Services				
Action Security, Inc.	19498	\$ 125.00		Service Agreement -01/01/2022
Affordable Backflow Testing	17982	50.00		Backflow Preventive Test - 01/04/2022
Egis	15043	2,854.26		Policy Renewal thru 10/01/2022
Grau & Associates	21834	1,000.00		Audit FYE 09/30/2021
Neptune Multi Services LLC	5397	650.00		Trask Pickup thru 12/31/2021
Spearem Enterprises	5095	900.00		Replacement Basketball Backboard - 12/20/2021

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Speareem Enterprises	5107	600.00	\$ 1,500.00	Cleaning Services thru 12/20/2021
Straley Robin Vericker	20804	155.50		Professional Services thru 12/15/2021
Regular Services Sub-Total		\$ 6,334.76		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 13,098.63		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Invoice

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

Date	Invoice #
1/1/2022	5767B

Bill To

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways-January	380.00	380.00
		Balance Due	\$380.00

53900/4307



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: DECEMBER 8, 2021
INVOICE #4692
EXPIRATION DATE

TO Timber Creek CDD
10224 opaline sky court
Riverview FL, 33569

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		December pool cleaning		\$800.00

SUBTOTAL

SALES TAX

TOTAL

\$800.00

Comments:

53910 / 4305



Thanks For Your Business!

INVOICE

Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

DATE: JANUARY 9, 2022
INVOICE #4712

EXPIRATION DATE

TO Timber Creek CDD
10224 opaline sky court
Riverview FL, 33569

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		January pool cleaning		\$800.00

SUBTOTAL

SALES TAX

TOTAL

\$800.00

Comments:

53900/4305



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	12/23/2021	01/13/2022

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	11/17/2021	4722	12/20/2021	4911	18900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$57.08
Water Base Charge	\$17.30
Water Usage Charge	\$32.00
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$101.87
Total Service Address Charges	\$255.08

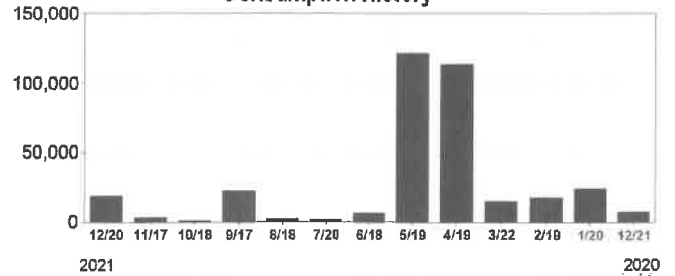
Miscellaneous Charges

Late Payment Charge	\$4.78
Total Miscellaneous Charges	\$4.78

Summary of Account Charges

Previous Balance	\$95.62
Net Payments - Thank You	\$-95.62
Bill Adjustments	\$4.78
Total Account Charges	\$255.08
AMOUNT DUE	\$259.86

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

5,061 8

DUE DATE	01/13/2022
AMOUNT DUE	\$259.86
AMOUNT PAID	

76

0061436847349

00000259861

January 7, 2022
Invoice Number: 091950801010722
Account Number: 0050919508-01
Security Code: 2302
Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary

*Services from 01/06/22 through 02/05/22
details on following pages*

Previous Balance	137.96
Payments Received - Thank You	-137.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
Total Due by 01/23/22	\$137.96

NEWS AND INFORMATION

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.

Add Spectrum Business TV Essentials for only \$19.99/mo and get the best programming, reliable service and unbeatable value. **Call 1-866-463-9897 today!**

Presenting Spectrum Mobile, the best mobile deal for your business for only \$29.99/line for 2 or more lines. Call **1-877-819-1691** to save up to 60%!



Received
JAN 12 2022

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



January 7, 2022

TIMBER CREEK CDD

Invoice Number: 091950801010722
Account Number: 0050919508-01
Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Total Due by 01/23/22	\$137.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



Invoice Number:
Account Number:
Security Code:

TIMBER CREEK CDD
091950801010722
0050919508-01
2302

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 07 01072022 NNNNNY 01 000283 0001

Charge Details

Previous Balance	137.96
Payments Received - Thank You 12/27	-137.96
Remaining Balance	\$0.00

Payments received after 01/07/22 will appear on your next bill.

Services from 01/06/22 through 02/05/22

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Static IP 1	14.99
Business WiFi	7.99
Promotional Discount	-105.00
	\$117.97

Spectrum Business™ Internet Total **\$117.97**

Spectrum Business™ Voice

Phone Number 813-609-4080	
Spectrum Business Voice	49.99
Promo Discount	-10.00
Promotional Discount	-20.00
	\$19.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$19.99**

Current Charges	\$137.96
Total Due by 01/23/22	\$137.96

Billing Information

Spectrum Voice Provider - Spectrum Advanced Services, LLC

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.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF \$1.03, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.02.

Voice Fees and Charges - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit spectrum.net/taxesandfees.

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

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

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Sign up for Paperless Billing. It's easy, convenient and secure.

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

It's easy - enroll in paperless billing visit SpectrumBusiness.net.

It's convenient - you can access your statement through SpectrumBusiness.net.

It's secure - we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



Statement Date: 01/07/2022

Account: 211018485063

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



Current month's charges:	\$3,109.67
Total amount due:	\$3,021.62
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$2,622.39
Payment(s) Received Since Last Statement	-\$2,622.39
Miscellaneous Credits	-\$88.05
Credit balance after payments and credits	-\$88.05
Current Month's Charges	\$3,109.67
Total Amount Due	\$3,021.62



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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018485063

Current month's charges:	\$3,109.67
Total amount due:	\$3,021.62
Payment Due By:	01/28/2022

Amount Enclosed \$ _____
685951427932

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

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

Account: 211018485063
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	76 kWh @ \$0.03076/kWh	\$2.34
Fixture & Maintenance Charge	4 Fixtures	\$60.32
Lighting Pole / Wire	4 Poles	\$102.20
Lighting Fuel Charge	76 kWh @ \$0.03008/kWh	\$2.29
Storm Protection Charge	76 kWh @ \$0.01028/kWh	\$0.78
Clean Energy Transition Mechanism	76 kWh @ \$0.00033/kWh	\$0.03
Florida Gross Receipt Tax		\$0.14

Lighting Charges

\$168.10

Details of Charges – Service from 12/02/2021 to 01/03/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1330 kWh @ \$0.03076/kWh	\$40.91
Fixture & Maintenance Charge	70 Fixtures	\$1055.60
Lighting Pole / Wire	70 Poles	\$1788.50
Lighting Fuel Charge	1330 kWh @ \$0.03008/kWh	\$40.01
Storm Protection Charge	1330 kWh @ \$0.01028/kWh	\$13.67
Clean Energy Transition Mechanism	1330 kWh @ \$0.00033/kWh	\$0.44
Florida Gross Receipt Tax		\$2.44

Lighting Charges

\$2,941.57

Total Current Month's Charges

\$3,109.67

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$88.05

Total Current Month's Credits

-\$88.05

Important Messages

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: 01/07/2022

Account: 221007623665

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



Current month's charges:	\$250.21
Total amount due:	\$244.25
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$412.56
Payment(s) Received Since Last Statement	-\$412.56
Miscellaneous Credits	-\$5.96
Credit balance after payments and credits	-\$5.96
Current Month's Charges	\$250.21
Total Amount Due	\$244.25



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00000051-0000544-Page 17 of 28

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

WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Current month's charges:	\$250.21
Total amount due:	\$244.25
Payment Due By:	01/28/2022

Amount Enclosed \$ _____
613112127595

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

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

Account: 221007623665
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	01/03/2022	45,343		43,308		2,035 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	2,035 kWh @ \$0.07014/kWh	\$142.73
Fuel Charge	2,035 kWh @ \$0.03057/kWh	\$62.21
Storm Protection Charge	2,035 kWh @ \$0.00315/kWh	\$6.41
Clean Energy Transition Mechanism	2,035 kWh @ \$0.00402/kWh	\$8.18
Florida Gross Receipt Tax		\$6.26

Electric Service Cost

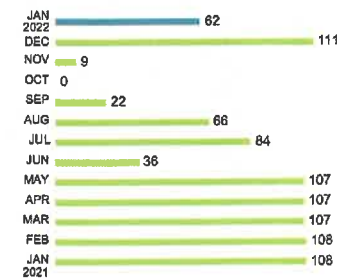
\$250.21

Total Current Month's Charges

\$250.21

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$5.96

Total Current Month's Credits

-\$5.96

Important Messages

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.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221007683099

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



Current month's charges:	\$1,013.12
Total amount due:	\$1,007.31
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$967.90
Payment(s) Received Since Last Statement	-\$967.90
Miscellaneous Credits	-\$5.81
Credit balance after payments and credits	-\$5.81
Current Month's Charges	\$1,013.12
Total Amount Due	\$1,007.31

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Smooooooth out your energy costs this year.

Still searching for that New Year's Resolution? Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

tampaelectric.com/budgetforhome

tampaelectric.com/budgetforbusiness

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$1,013.12
Total amount due:	\$1,007.31
Payment Due By:	01/28/2022

Amount Enclosed

\$

613112127596

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

6131121275962210076830990000001007310

Account: 221007683099
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	01/03/2022	394		93,572		6,822 kWh	1	33 Days

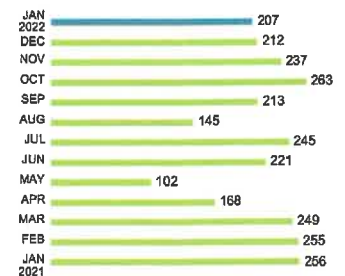
Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	6,822 kWh @ \$0.07014/kWh	\$478.50
Fuel Charge	6,822 kWh @ \$0.03057/kWh	\$208.55
Storm Protection Charge	6,822 kWh @ \$0.00315/kWh	\$21.49
Clean Energy Transition Mechanism	6,822 kWh @ \$0.00402/kWh	\$27.42
Florida Gross Receipt Tax		\$19.50

Electric Service Cost

\$779.88

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000061-0000640-Page 9 of 28

Details of Charges – Service from 12/02/2021 to 01/03/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	135 kWh @ \$0.03076/kWh	\$4.15
Fixture & Maintenance Charge	5 Fixtures	\$95.60
Lighting Pole / Wire	5 Poles	\$127.75
Lighting Fuel Charge	135 kWh @ \$0.03008/kWh	\$4.06
Storm Protection Charge	135 kWh @ \$0.01028/kWh	\$1.39
Clean Energy Transition Mechanism	135 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.25

Lighting Charges

\$233.24

Total Current Month's Charges

\$1,013.12

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$5.81

Total Current Month's Credits

-\$5.81



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221007683412

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



Current month's charges:	\$92.44
Total amount due:	-\$4.04
CREDIT -	DO NOT PAY

Your Account Summary

Previous Amount Due	\$85.06
Payment(s) Received Since Last Statement	-\$85.06
Miscellaneous Credits	-\$96.48
Credit balance after payments and credits	-\$96.48
Current Month's Charges	\$92.44
Total Amount Due	-\$4.04

Save Energy. Save Money.

It's never been easier with
help from our many rebate
programs for business.

tampaelectric.com/bizsave

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

Smooooooth out your energy costs this year.

Still searching for that New Year's Resolution? Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

tampaelectric.com/budgetforhome

tampaelectric.com/budgetforbusiness

Received

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683412 **JAN 12 2022**

Current month's charges:	\$92.44
Total amount due:	-\$4.04
CREDIT -	DO NOT PAY

Amount Enclosed

\$

613112127597

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

6131121275972210076834120000000004048

Account: 221007683412
Statement Date: 01/07/2022
Current month's charges due DO NOT PAY



Details of Charges – Service from 12/02/2021 to 01/03/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	01/03/2022	11,418		10,809		609 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	609 kWh @ \$0.07014/kWh	\$42.72
Fuel Charge	609 kWh @ \$0.03057/kWh	\$18.62
Storm Protection Charge	609 kWh @ \$0.00315/kWh	\$1.92
Clean Energy Transition Mechanism	609 kWh @ \$0.00402/kWh	\$2.45
Florida Gross Receipt Tax		\$2.31

Electric Service Cost

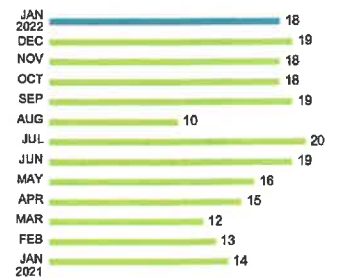
\$92.44

Total Current Month's Charges

\$92.44

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Deposit Refund	-\$92.00
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	-\$4.48

Total Current Month's Credits

-\$96.48

Important Messages

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.

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.

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

Statement Date: 01/07/2022

Account: 221007708326

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



Current month's charges:	\$88.99
Total amount due:	\$87.31
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$82.67
Payment(s) Received Since Last Statement	-\$82.67
Miscellaneous Credits	-\$1.68
Credit balance after payments and credits	-\$1.68
Current Month's Charges	\$88.99
Total Amount Due	\$87.31



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Save Money.**

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tampaelectric.com/bizsave

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



Smooooooth out your energy costs this year.

Still searching for that New Year's Resolution? Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

tampaelectric.com/budgetforhome  tampaelectric.com/budgetforbusiness

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Current month's charges:	\$88.99
Total amount due:	\$87.31
Payment Due By:	01/28/2022

Amount Enclosed \$ _____
613112127598

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

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

Account: 221007708326
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	01/03/2022	8,248		7,670		578 kWh	1	33 Days

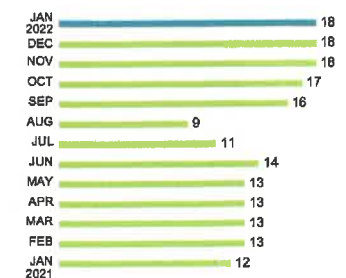
Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	578 kWh @ \$0.07014/kWh	\$40.54
Fuel Charge	578 kWh @ \$0.03057/kWh	\$17.67
Storm Protection Charge	578 kWh @ \$0.00315/kWh	\$1.82
Clean Energy Transition Mechanism	578 kWh @ \$0.00402/kWh	\$2.32
Florida Gross Receipt Tax		\$2.22
Electric Service Cost		\$88.99

Total Current Month's Charges

\$88.99

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$1.68

Total Current Month's Credits

-\$1.68

Important Messages

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.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/07/2022

Account: 221007724737

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



Current month's charges:	\$30.36
Total amount due:	\$29.60
Payment Due By:	01/28/2022

Your Account Summary

Previous Amount Due	\$23.73
Payment(s) Received Since Last Statement	-\$23.73
Miscellaneous Credits	-\$0.76
Credit balance after payments and credits	-\$0.76
Current Month's Charges	\$30.36
Total Amount Due	\$29.60

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Save Money.

It's never been easier with help from our many rebate programs for business.

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00000051-0000548-Page 25 of 28

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

Smooooooth out your energy costs this year.

Still searching for that New Year's Resolution? Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

tampaelectric.com/budgetforhome tampaelectric.com/budgetforbusiness

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Current month's charges:	\$30.36
Total amount due:	\$29.60
Payment Due By:	01/28/2022

Amount Enclosed \$

613112127599

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

6131121275992210077247370000000029604

Account: 221007724737
Statement Date: 01/07/2022
Current month's charges due 01/28/2022



Details of Charges – Service from 12/02/2021 to 01/03/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	01/03/2022	539		491		48 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.74000	\$24.42
Energy Charge	48 kWh @ \$0.07014/kWh	\$3.37
Fuel Charge	48 kWh @ \$0.03057/kWh	\$1.47
Storm Protection Charge	48 kWh @ \$0.00315/kWh	\$0.15
Clean Energy Transition Mechanism	48 kWh @ \$0.00402/kWh	\$0.19
Florida Gross Receipt Tax		\$0.76
Electric Service Cost		\$30.36

Total Current Month's Charges

\$30.36

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$0.76

Total Current Month's Credits

-\$0.76

Important Messages

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.

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

Invoice



BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
19498	01/01/2022	\$125.00	01/01/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Monthly billing for Service Agreement at Timber Creek Amenity Center for gates and access equipment 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!

53900/9605

1-22

Affordable Backflow Testing

3423 Holland Dr.
Brandon, FL 33511
(813) 684-3386

NAME <i>Timber Creek CDD c/o</i>		DATE OF ORDER <i>1-4-22</i>	
ADDRESS <i>Meritus Corp.</i>		PHONE <i>397-5120</i>	
		DATE PROMISED	
JOB NAME / LOCATION <i>10224 Opaline Sky Ct., Riverview</i>		ORDER TAKEN BY	
DESCRIPTION OF WORK		<input type="checkbox"/> DAY WORK <input type="checkbox"/> CONTRACT <input type="checkbox"/> EXTRA	
QTY. <i>1</i>	DESCRIPTION <i>Backflow Preventer Test</i>	PRICE	AMOUNT <i>\$50.00</i>
LABOR		HOURS	RATE
		AMOUNT	TOTAL MATERIALS
			TOTAL LABOR
<i>440-7096</i>			
WORK ORDERED BY <i>Gene Roberts</i>		TOTAL LABOR	TAX
JOB INVOICE <i>17982</i>		DATE COMPLETED	<i>Thank You TOTAL \$50.00</i>
SIGNATURE (I hereby acknowledge the satisfactory completion of the above described work)			

5390014308

B

PRODUCT 621



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	2 meter		
City		Zip	
Contact Person		Phone #	

Assembly Data

Type of Service	<input checked="" type="radio"/> Domestic <input type="radio"/> Irrigation <input type="radio"/> 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

<input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight
Differential Pressure Reading Across Check Valve
9.0

CHECK VALVE #2

<input type="radio"/> Leaked <input checked="" type="radio"/> Closed Tight
Differential Pressure Reading Across Check Valve
2.2

RELIEF VALVE

Open @	2.4
Did Not Open	<input type="checkbox"/>

PRESSURE VACUUM BREAKER

Air Inlet Open @	
Did Not Open	<input type="checkbox"/>
Check Valve Held @	

PASS/FAIL/TEST DATE

<input checked="" type="checkbox"/> Pass <input type="checkbox"/> Fail	
Test Date	1-4-22

Tester

David Forrester

Certification #

3913

Test Kit #

157392

Test Kit exp date

6-22-22

☐ Assembly Repaired

Repair Date

Repair Cert #

Company

CHECK VALVE #1

<input type="radio"/> Leaked <input type="radio"/> Closed Tight
Differential Pressure Reading Across Check Valve

CHECK VALVE #2

<input type="radio"/> Leaked <input type="radio"/> Closed Tight
Differential Pressure Reading Across Check Valve

RELIEF VALVE

Open @	
Did Not Open	<input type="checkbox"/>

PRESSURE VACUUM BREAKER

Air Inlet Open @	
Did Not Open	<input type="checkbox"/>
Check Valve Held @	

PASS/FAIL/TEST DATE

<input type="checkbox"/> Pass <input type="checkbox"/> Fail	
Test Date	

Tester

Certification #

Test Kit #

Test Kit exp date



INVOICE

Customer	Timber Creek Community Development District
Acct #	798
Date	11/18/2021
Customer Service	Charisse Bitner
Page	1 of 1

Timber Creek Community Development District
c/o MeritusCircle
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 2,854.26
Payment Amount	
Payment for:	Invoice#15043
100121339	

Thank You

Please detach and return with payment



Customer: Timber Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
15043	10/01/2021	Renew policy	Policy #100121339 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Renew policy PF - FC pays Company - Renew policy Due Date: 11/18/2021	15,327.00 -12,472.74
				Total
				\$ 2,854.26

Thank You

FOR PAYMENTS SENT OVERNIGHT:

Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	11/18/2021

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Timber Creek Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 21834
Date 01/03/2022

SERVICE

AMOUNT

Audit FYE 09/30/2021

\$ 1,000.00

Current Amount Due

\$ 1,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569
Neptunemts@gmail.com
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>
813-778-9857

Invoice

Invoice No: 005397
Date: 01/06/2022
Terms: NET 0
Due Date: 01/06/2022

Bill To: Timber Creek CDD Riverview FL
teresa.farlow@merituscorp.com
Timber Creek CDD
Riverview FL

Description	Quantity	Rate	Amount
Trash Pickup Pick up dates Decembr 3,10,17,24,31 2021	10	\$65.00	\$650.00

Subtotal	\$650.00
TAX 0%	\$0.00
Total	\$650.00
Paid	\$0.00

Balance Due **\$650.00**

53400 / 9308
on 1/6

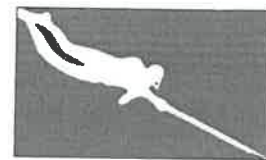
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com

**INVOICE****BILL TO**

Timber Creek CDD

Meritus

2005 Pan Am Circle, Suite

300

Tampa, FL 33607

INVOICE # 5095**DATE 12/20/2021****DUE DATE 12/20/2021****TERMS Due on receipt**

ACTIVITY	QTY	RATE	AMOUNT
Material Deposit 36' X 60" REPLACEMENT BASKETBALL BACKBOARD, FREIGHT	1	900.00	900.00

PLEASE NOTE THIS DOES NOT INCLUDE COST
OF INSTALLTION, WILL BE NILLED SEPERATLEY.

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".

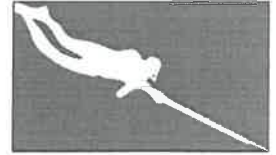
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE**\$900.00**

53900 / 4605

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
727-364-3349
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5107
DATE 12/20/2021
TERMS Net 15
DUE DATE 12/31/2021

ACTIVITY	QTY	RATE	AMOUNT
Labor Clubhouse provided Restroom Cleaning provided for the week of: 11-28-2021	1	131.25	131.25
Labor Cleaning provided for the week of 12-6-2021	1	131.25	131.25
Labor Cleaning provided for the week of 12-13-2021	1	131.25	131.25
Labor Cleaning provided for the week of: 12-20-2021	1	131.25	131.25
Machine Time paper Goods: Toilet Paper, paper towels, hand soap	1	75.00	75.00

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

\$600.00

53900 / 4602

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 120

Tampa, FL 33607

December 24, 2021

Client: 001498

Matter: 000001

Invoice #: 20804

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2021

SERVICES

Date	Person	Description of Services	Hours	
12/1/2021	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.2	
12/2/2021	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.3	
Total Professional Services			0.5	\$155.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.2	\$70.00
VTS Vanessa T. Steinerts	0.3	\$85.50

December 24, 2021

Client: 001498

Matter: 000001

Invoice #: 20804

Page: 2

Total Services	\$155.50	
Total Disbursements	\$0.00	
Total Current Charges		\$155.50

PAY THIS AMOUNT

\$155.50

de pl
51900/3109

Please Include Invoice Number on all Correspondence

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2022



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

Timber Creek CDD

Balance Sheet

As of 1/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Debt Service Fund - Series 2020	Capital Projects Fund - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	301,027	0	0	0	0	0	301,027
Bank-Investment Revenue 2018 (8000)	0	477,659	0	0	0	0	477,659
Bank-Investment Interest 2018 (8001)	0	0	0	0	0	0	0
Bank-Investment Reserve 2018 (8003)	0	233,375	0	0	0	0	233,375
Bank-Investment Prepayment 2018 (8004)	0	21	0	0	0	0	21
Bank-Investment Sinking 2018 (8002)	0	0	0	0	0	0	0
Bank-Investment Constr Genl 2018 (8005)	0	0	0	0	0	0	0
Bank-Investment Constr Phase I 2018 (8006)	0	0	0	0	0	0	0
Bank-Investment Constr Amenity 2018 (8007)	0	0	0	0	0	0	0
Bank-Investment Costs of Issu 2018 (8008)	0	0	0	0	0	0	0
Bank-Investment Revenue 2020 (5000)	0	0	25,019	0	0	0	25,019
Bank-Investment Interest 2020 (5001)	0	0	0	0	0	0	0
Bank-Investment Sinking 2020 (5002)	0	0	0	0	0	0	0
Bank-Investment Reserve 2020 (5003)	0	0	5,000	0	0	0	5,000
Bank-Investment Prepayment (5004)	0	0	0	0	0	0	0
Bank-Investment Acqui & Construction 2020 (5005)	0	0	0	14	0	0	14
Bank-Investment Cost of Issurance 2020 (5006)	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Other Receivable	(182)	0	0	0	0	0	(182)
Prepaid Professional Liability Insurance	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0
Prepaid Trustees Fees	0	0	0	0	0	0	0
Deposits	4,820	0	0	0	0	0	4,820
Construction Work-In-Progress	0	0	0	0	6,774,838	0	6,774,838
Amount Available-Debt Service	0	0	0	0	0	311,222	311,222
Amount To Be Provided-Debt Service	0	0	0	0	0	6,878,778	6,878,778
Total Assets	305,666	711,055	30,019	14	6,774,838	7,190,000	15,011,592
Liabilities							
Accounts Payable	9,745	0	0	0	0	0	9,745
Accounts Payable Other	2	0	0	0	0	0	2
Due To Debt Service Fund	8,856	0	0	0	0	0	8,856
Accrued Expenses Payable	0	0	0	0	0	0	0
Clubhouse Deposits	0	0	0	0	0	0	0
Revenue Bonds Payable Series 2018	0	0	0	0	0	6,825,000	6,825,000

Timber Creek CDD

Balance Sheet

As of 1/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Debt Service Fund - Series 2020	Capital Projects Fund - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Revenue Bonds Payable Series 2020	0	0	0	0	0	365,000	365,000
Total Liabilities	18,603	0	0	0	0	7,190,000	7,208,603
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	539,343	15,151	14	0	0	554,508
Fund Balance-Unreserved	130,495	0	0	0	0	0	130,495
Investment In General Fixed Assets	0	0	0	0	6,774,838	0	6,774,838
Unearned Revenue	0	0	0	0	0	0	0
Other	156,568	171,712	14,868	0	0	0	343,148
Total Fund Equity & Other Credits	287,063	711,055	30,019	14	6,774,838	0	7,802,989
Total Liabilities & Fund Equity	305,666	711,055	30,019	14	6,774,838	7,190,000	15,011,592

Timber Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 1/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	242,675	242,603	(72)	(0)%
Other Miscellaneous Revenues				
Miscellaneous	0	100	100	0 %
Total Revenues	242,675	242,703	28	0 %
Expenditures				
Legislative				
Supervisor Fees	6,000	1,600	4,400	73 %
Financial & Administrative				
District Management	27,000	16,550	10,450	39 %
District Engineer	4,000	197	3,804	95 %
Disclosure Report	8,400	10,600	(2,200)	(26)%
Trustees Fees	8,200	0	8,200	100 %
Auditing Services	5,500	2,058	3,442	63 %
Postage, Phone, Faxes, Copies	150	52	98	65 %
Public Officials Insurance	2,663	648	2,015	76 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	200	0	200	100 %
Dues, Licenses & Fees	175	241	(66)	(38)%
Office Supplies	100	0	100	100 %
Website Administration	1,800	225	1,575	88 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	3,500	1,119	2,382	68 %
Utility Services				
Street Lights	43,700	11,290	32,410	74 %
Other Electric Services	8,000	5,170	2,830	35 %
Water Utility Service	8,000	888	7,112	89 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,400	4,030	(1,630)	(68)%
Other Physical Environment				
Mulch	6,000	0	6,000	100 %
Garbage Collection	0	(1,040)	1,040	0 %
Janitorial Service	6,300	0	6,300	100 %
Pool Maintenance	9,000	3,555	5,445	61 %
Waterway Management System	4,560	1,520	3,040	67 %
Irrigation Maintenance	5,000	50	4,950	99 %
General, Property & Casualty Insurance	13,624	7,703	5,921	43 %
Club Facility Maintenance	6,300	3,727	2,573	41 %
Landscape Maintenance	44,000	9,450	34,550	79 %

Timber Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 1/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Miscellaneous Repairs & Maintenance	5,000	5,002	(2)	(0)%
Plant Replacement Program	1,000	0	1,000	100 %
Landscape Maintenance Other	8,603	0	8,603	100 %
Total Expenditures	242,675	86,135	156,540	65 %
Excess Revenues Over (Under) Expenditures	0	156,568	156,568	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	116,582	116,582	0 %
Total Fund Balance, Beginning of Period	0	116,582	116,582	0 %
Fund Balance, End of Period	0	273,150	273,150	0 %

Timber Creek CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund -- Series 2018
From 10/1/2021 Through 1/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	464,688	466,627	1,939	0 %
Interest Earnings				
Interest Earnings	0	7	7	0 %
Total Revenues	<u>464,688</u>	<u>466,634</u>	<u>1,946</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	334,688	169,922	164,766	49 %
Principal Payments	<u>130,000</u>	<u>125,000</u>	<u>5,000</u>	<u>4 %</u>
Total Expenditures	<u>464,688</u>	<u>294,922</u>	<u>169,766</u>	<u>37 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>171,712</u>	<u>171,712</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	172,732	172,732	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>172,732</u>	<u>172,732</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>344,444</u></u>	<u><u>344,444</u></u>	<u><u>0 %</u></u>

Timber Creek CDD
Statement of Revenues and Expenditures
202 - Debt Service Fund - Series 2020
From 10/1/2021 Through 1/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	23,125	23,993	868	4 %
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	23,125	23,993	868	4 %
Expenditures				
Debt Service Payments				
Interest Payments	18,125	9,125	9,000	50 %
Principal Payments	5,000	0	5,000	100 %
Total Expenditures	23,125	9,125	14,000	61 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	0	(0)	0 %
Total Other Financing Sources	0	0	(0)	0 %
Excess Revenues Over (Under) Expenditures	0	14,868	14,868	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves				
	0	15,151	15,151	0 %
Total Fund Balance, Beginning of Period	0	15,151	15,151	0 %
Fund Balance, End of Period	0	30,019	30,019	0 %

Timber Creek CDD
Statement of Revenues and Expenditures
302 - Capital Projects Fund - Series 2020
From 10/1/2021 Through 1/31/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(0)	0	0 %
Total Other Financing Sources	0	(0)	0	0 %
Excess Revenues Over (Under)	0	0	0	0 %
Expenditures				
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves				
	0	14	14	0 %
Total Fund Balance, Beginning of Period	0	14	14	0 %
Fund Balance, End of Period	0	14	14	0 %

Timber Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2022

Reconciliation Date: 1/31/2022

Status: Locked

Bank Balance	301,365.45
Less Outstanding Checks/Vouchers	337.96
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	301,027.49
Balance Per Books	<u>301,027.49</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2022

Reconciliation Date: 1/31/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
471	12/9/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
506	1/20/2022	System Generated Check/Voucher	137.96	Bright House Networks
Outstanding Checks/Vouchers			337.96	

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2022

Reconciliation Date: 1/31/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
495	11/17/2021	Series 2020 FY22 Tax Dist ID 550	691.38	Timber Creek CDD
496	11/17/2021	Series 2018 FY22 Tax Dist ID 550	13,446.31	Timber Creek CDD
465	12/2/2021	System Generated Check/Voucher	3,368.05	Meritus Districts
465	12/2/2021	System Generated Check/Voucher	(3,368.05)	Meritus Districts
472	12/9/2021	System Generated Check/Voucher	200.00	Ryan Motko
497	12/29/2021	System Generated Check/Voucher	1,387.64	IPFS Corporation
499	1/6/2022	System Generated Check/Voucher	259.86	BOCC - Hillsborough County Water Resource Services
500	1/6/2022	System Generated Check/Voucher	1,000.00	Grau and Associates
501	1/13/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
502	1/13/2022	System Generated Check/Voucher	380.00	Sitex Aquatics
503	1/13/2022	System Generated Check/Voucher	1,500.00	Spearem Enterprises, LLC
504	1/13/2022	System Generated Check/Voucher	155.50	Straley Robin Vericker
505	1/13/2022	System Generated Check/Voucher	800.00	Zebra Cleaning Team, Inc.
507	1/20/2022	System Generated Check/Voucher	4,390.09	Tampa Electric
Cleared Checks/Vouchers			24,335.78	

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/2022
Reconciliation Date: 1/31/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR159	1/4/2022	Tax Distribution - 01.04.22	13,235.36	
Cleared Deposits			13,235.36	



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Tuesday December 28, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5		-5	<u>Turf looks good except for some</u> <u>fertility problems with the Zoysia</u>
TURF FERTILITY	10	7	-3	<u>Zoysia turf does not look it's best in</u> <u>the Winter. It wil get better in the</u> <u>spring</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>Good</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	3	-2	<u>Some cold weather damage to plants</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Getting better still needs improvement</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	4	-1	<u>Getting better</u>
MULCHING	5	3	-2	<u>Some beds need more mulch</u>
WATER/IRRIGATION MGMT	8	8	0	<u>good</u>
CARRYOVERS	5	5	0	<u>NA</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	85	-15	85%
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Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature:



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Wednesday February 23, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	20	-5	SW pond needs trash removed from retention area
INVASIVE MATERIAL (FLOATING)	20	17	-3	Marginal floating material in 2 ponds
INVASIVE MATERIAL (SUBMERSED)	20	20	0	Good
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	2	-13	Needs to be better
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	Good
CLUBHOUSE EXTERIOR	3	3	0	Good
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	8	0	Good
FIRST AID/SAFETY ITEMS	10	8	-2	Good except for the exit light at the Amenity Center is hanging down and needs to be fixed or replaced
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Clean
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	6	-2	Good
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	22	-3	Getting better
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Wednesday February 23, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	0	-40	Good
RECREATIONAL AREAS	30	20	-10	Plants damaged from the cold weather
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	NA
GATES				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
SCORE	700	622	-78	89%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____



Tucker Jones NW entrance.



Tucker Jones SW entrance.



South entrance on Tucker Jones, on the West side of Miracle Mile the concrete utility area next to sidewalk is higher than it should be.



This area on the West side of Miracle Mile just before the Tucker Jones entrance was recently cleared of weeds and invasive plants. The builder working next to this area was parking their vehicles in this area that I believe caused the loss of plant material. There is also a newly installed sidewalk that pushed dirt mounds in the beds as pictured above.





West side of Miracle Mile and Tucker Jones entrance.



West of Miracle Mile on South side of Tucker Jones. Hedges on fence line have been trimmed & look good. Thryallis plants were hit hard from the cold weather, but they look like they should bounce back. The Muhly grass is scheduled to be dead headed next month.



Bright Crystal Street sign is back in place.



Ponds look good.



Trash in retention area next to the South end of the SW pond.



Sidewalk adjacent to the dog park.



Mailboxes.



Dog park looks good.



Hardwood trees in dog park have a lot of dead wood on them which look to be hazardous. I asked the vendor to give me an estimate to trim.



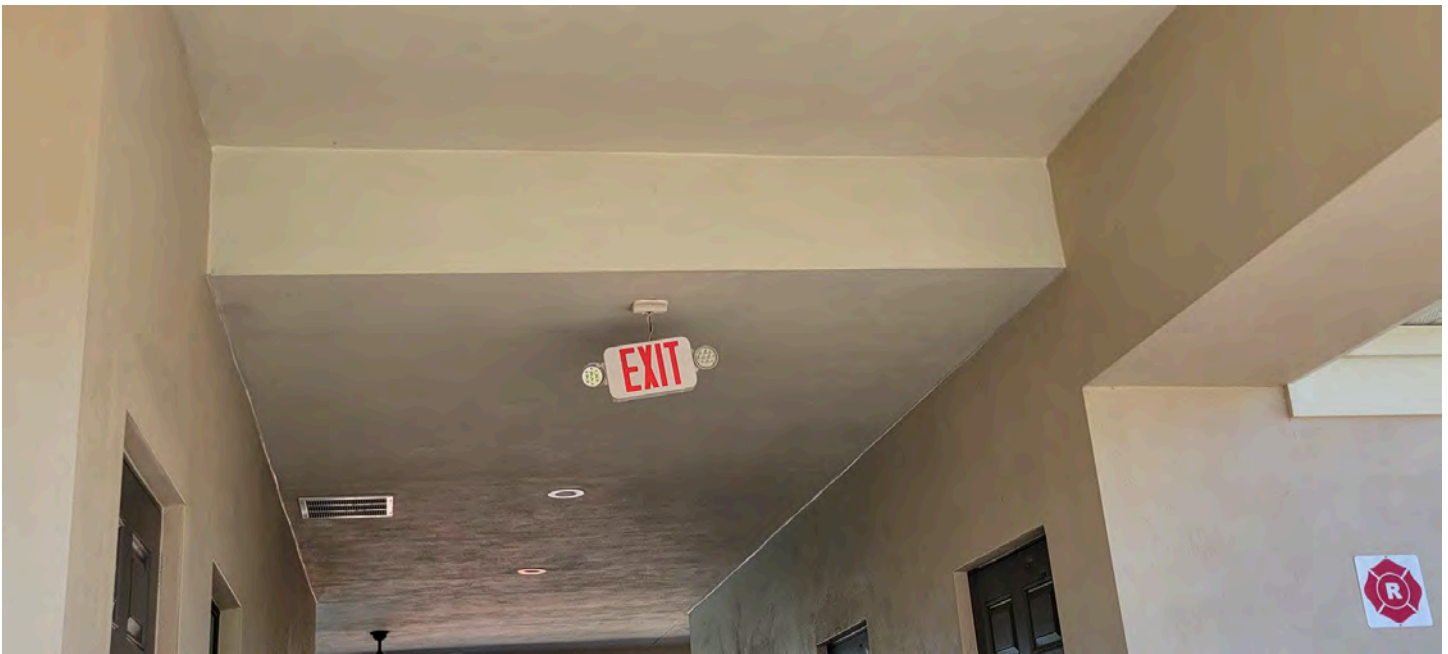
Firebush, Plumbago, & Thryallis plants throughout the community were hit hard by the cold snap. We need to wait until next month to find out what and how many of the plants survived.



Dog waste station is clean.



Front of Amenity Center.



Exit sign at the Amenity Center need to be repaired.



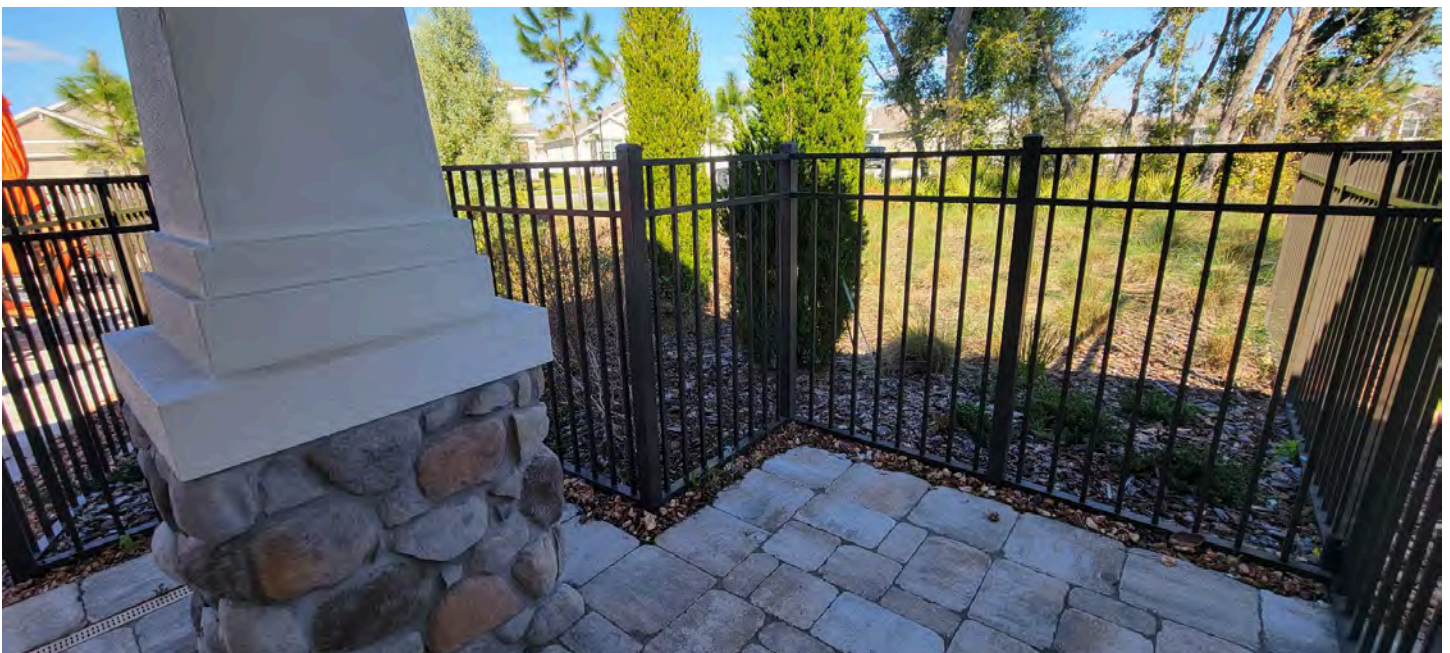
Iris plants have been cleaned out.



Amenity pool is blue and clean. Vendor was asked to increase water level to cover exposed gutter. There are many rocks in the pool from the kids. You might consider removing the rocks for liability reasons, and so the pool vendor is able to vacuum the pool correctly.



Amenity chaise lounges look good.



Fence area was cleared of plants growing through it.



Back of the Amenity Center.



Cornerstone will be installing 20 new fern plants under warranty as previously discussed with the D.M and myself. This area is on the NE entrance.



Damage to multiple foam columns at the Amenity Center.



Firebush in the Amenity Center hit hard by cold snap.



Street entrance to Amenity Center.



Basketball backboard was replaced.