

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNER'S ELECTION &
REGULAR MEETING
NOVEMBER 03, 2022**

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 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	Inframark	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.

Timber Creek Community Development District

Dear Board Members:

The Landowner's Election & Regular Meetings of Timber Creek Community Development District will be held on **November 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

LANDOWNERS MEETING/ELECTION

- 1. CALL TO ORDER**
- 2. APPOINTMENT OF MEETING CHAIRMAN**
- 3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS**
- 4. ELECTION OF SUPERVISORS**
- 5. OWNERS' REQUESTS**
- 6. ADJOURNMENT**

RETURN AND PROCEED TO REGULAR MEETING

1. BUSINESS ITEMS

- A. Consideration of Resolution 2023-01; Setting Public Hearing for Towing Policy.....Under Separate Cover
- B. Consideration of Resolution 2023-02; Canvassing & Certifying
the Results of the Landowners Election..... Tab 01
- C. Consideration of Resolution 2023-03; Designating Officers Tab 02
- D. General Matters of the District

2. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2022 ...Under Separate Cover
- B. Consideration of Operation and Maintenance Expenditures August 2022..... Tab 03
- C. Consideration of Operation and Maintenance Expenditures September 2022..... Tab 04
- D. Review of Financial Statements Month Ending September 30, 2022..... Tab 05

3. VENDOR/STAFF REPORTS

- A. District Counsel
- B. District Manager.....Under Separate Cover
 - i. Community Inspection Reports
- C. District Engineer

4. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

5. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

6. 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

RESOLUTION 2023-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Timber Creek Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3rd DAY OF November, 2022.

ATTEST:

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair of the Board of Supervisors

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER'S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Timber Creek Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 3, 2022, the owners of land within the District held a meeting for the purpose of electing supervisors to the District's Board of Supervisors ("Board"); and

WHEREAS, at the November 3, 2022, meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner's election, and announce the Board Members, seat number designations on the Board.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

_____	_____ Votes	(4 year term)	Seat #1
_____	_____ Votes	(4 year term)	Seat #2
_____	_____ Votes	(2 year term)	Seat #5

SECTION 3. Said terms of office commence on November 3, 2022.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 3rd day of November 2022.

ATTEST:

**TIMBER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

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

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Action Security, Inc.	20940	\$ 125.00		Service Agreement - 08/01/22
Inframark	80879	4,303.77		District Invoices - July
Zebra Cleaning Team Inc.	4942	1,100.00		Pool Service - July
Monthly Contract Sub-Total		\$ 5,528.77		

Variable Contract				
Supervisor: Kelly Evans	KE 082222	\$ 200.00		Supervisor Fee - 08/22/22
Supervisor: Ryan Motko	RM 082222	200.00		Supervisor Fee - 08/22/22
Supervisor: Steve Luce	SL 082222	200.00		Supervisor Fee - 08/22/22
Variable Contract Sub-Total		\$ 600.00		

Utilities				
BOCC	6143684734 072622	\$ 244.51		Water Services - Thru 07/19/22
BOCC	6143684734 082422	205.62	\$ 450.13	Reclaim Water Service - Thru 08/17/22
Tampa Electric	211018485063 080522	3,124.88		Electricity Service - Thru 08/01/22
Tampa Electric	221007623665 080522	272.56		Electricity Service - Thru 08/01/22
Tampa Electric	221007683099 080522	881.15		Electricity Service - Thru 08/01/22
Tampa Electric	221007683412 080522	60.96		Electricity Service - Thru 08/01/22
Tampa Electric	221007708326 080522	41.59		Electricity Service - Thru 08/01/22
Tampa Electric	221007724737 080522	26.97	\$ 4,408.11	Electricity Service - Thru 08/01/22
Utilities Sub-Total		\$ 4,858.24		

Regular Services				
Action Security, Inc.	20834	\$ 577.50		Service Install - 06/29/22
Action Security, Inc.	20987	4,728.00	\$ 5,305.50	Service Request - 07/15/22
Grau & Associates	23050	0.00		Audit FYE 09/30/2021

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
MHD Communications	26149	1,425.00		Camera Service - 0722/22
MHD Communications	26445	570.29	\$ 1,995.29	Firewall Renewal - 08/16/22
Piper Fire Protection	113926	90.25		Inspection - 08/05/22
Piper Fire Protection	113927	44.83	\$ 135.43	Exit Light Inspection -08/05/22
Sitex Aquatics	6539B	380.00		Lake Maintenance - August
Spearem Enterprises	5391	220.00		Soap Dispenser Labor - 08/03/22
Spectrum	091950801080722	197.96		Internet & Phone Service - Thru 09/05/22
Straley Robin Vericker	21811	1,004.45		Professional Service - Thru 07/15/22
Tampa Bay Times	176840 072722	1,685.00		O&M Assessment - 07/27/22
Tampa Bay Times	176840 080322	418.50	\$ 2,103.50	Budget Hearing - 08/03/22
US Bank	6602463	4,040.63		Trustee Fees - 2018 Series - 07/01/22-06/30/23
Regular Services Sub-Total		\$ 15,382.41		

Additional Services				
Spearem Enterprises	5402	\$ 675.00		Labor Cleaning - 07/09/22-08/09/22
Supervisor: Nick Dister	ND 082222	200.00		Supervisor Fee - 08/22/22
Zebra Cleaning Team Inc.	4943	240.00		Pool Signs - 07/14/22
Additional Services Sub-Total		\$ 1,115.00		

TOTAL:	\$ 27,474.99		
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Approved (with any necessary revisions noted):

Signature

Printed Name

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

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

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

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
20940	08/01/2022	\$125.00	08/01/2022	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!

539001 4602



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#80879

DATE

7/31/2022

BILL TO

Timber Creek CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#**DUE DATE**

8/30/2022

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies- June	8	Ea	0.50		4.00
B/W Copies- June	45	Ea	0.15		6.75
Postage- June	34	Ea	0.53		18.02
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	700.00		700.00
Field Management	1	Ea	1,200.00		1,200.00
District Management	1	Ea	2,250.00		2,250.00
Subtotal					4,303.77

Subtotal

\$4,303.77

Tax

\$0.00

Total Due

\$4,303.77

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



Thanks For Your Business!

INVOICE

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

DATE: JULY 14, 2022
INVOICE #4942

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
		July pool cleaning		\$1100.00

SUBTOTAL

SALES TAX

TOTAL

\$1100.00

Comments:

539001 4305

TIMBER CREEK CDD

MEETING DATE: August 22, 2022

DMS: _____

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

KE 082222

TIMBER CREEK CDD

MEETING DATE: August 22, 2022


DMS: _____

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

7m082222

TIMBER CREEK CDD

MEETING DATE: August 22, 2022

DMS: 

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

SL 082222



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	07/26/2022	08/16/2022

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	06/17/2022	6180	07/19/2022	6315	13500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$40.77
Water Base Charge	\$33.15
Water Usage Charge	\$11.48
Sewer Base Charge	\$81.36
Sewer Usage Charge	\$72.77

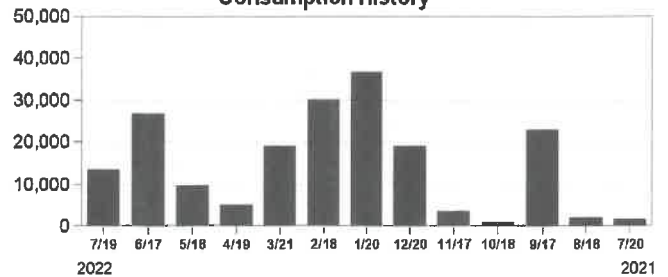
Summary of Account Charges

Previous Balance	\$342.94
Net Payments - Thank You	\$-342.94
Total Account Charges	\$244.51
AMOUNT DUE	\$244.51

Important Message

The 2021 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

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



THANK YOU!



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

1,950 8

AUG 01 2022

DUE DATE	08/16/2022
AMOUNT DUE	\$244.51
AMOUNT PAID	

0061436847349 00000244517



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	08/24/2022	09/14/2022

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	07/19/2022	6315	08/17/2022	6408	9300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$28.09
Water Base Charge	\$33.15
Water Usage Charge	\$7.91
Sewer Base Charge	\$81.36
Sewer Usage Charge	\$50.13

Summary of Account Charges

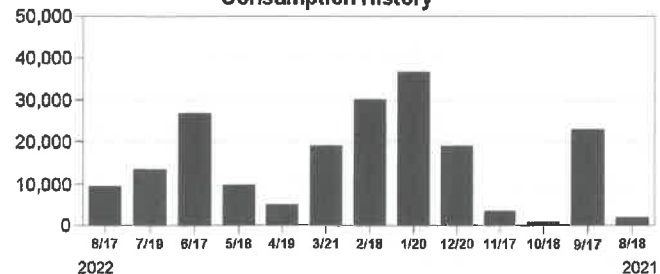
Previous Balance	\$244.51
Net Payments - Thank You	\$-244.51
Total Account Charges	\$205.62

AMOUNT DUE	\$205.62
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Important Message

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Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

2,007 8

DUE DATE	09/14/2022
AMOUNT DUE	\$205.62
AMOUNT PAID	

0061436847349 00000205625

Statement Date: 08/05/2022

Account: 211018485063

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



Current month's charges:	\$3,124.88
Total amount due:	\$3,124.88
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$3,124.88
Payment(s) Received Since Last Statement	-\$3,124.88
Current Month's Charges	\$3,124.88
Total Amount Due	\$3,124.88

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2022 Trusted Business Partner, according to the 2022 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



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:	\$3,124.88
Total amount due:	\$3,124.88
Payment Due By:	08/26/2022

Amount Enclosed \$

692124334136

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: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	76 kWh @ \$0.03079/kWh	\$2.34
Fixture & Maintenance Charge	4 Fixtures	\$60.32
Lighting Pole / Wire	4 Poles	\$102.20
Lighting Fuel Charge	76 kWh @ \$0.04060/kWh	\$3.09
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		\$0.16

Lighting Charges

\$168.92

Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1330 kWh @ \$0.03079/kWh	\$40.95
Fixture & Maintenance Charge	70 Fixtures	\$1055.60
Lighting Pole / Wire	70 Poles	\$1788.50
Lighting Fuel Charge	1330 kWh @ \$0.04060/kWh	\$54.00
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		\$2.80

Lighting Charges

\$2,955.96

Total Current Month's Charges

\$3,124.88

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Statement Date: 08/05/2022

Account: 221007623665

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



Current month's charges:	\$272.56
Total amount due:	\$272.56
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$97.07
Payment(s) Received Since Last Statement	-\$97.07
Current Month's Charges	\$272.56
Total Amount Due	\$272.56

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worry free!

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

Thanks for your vote of confidence.

We are proud to be recognized as a 2022 Trusted Business Partner, according to the 2022 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news

**2022
TRUSTED
BUSINESS
PARTNER**

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:	\$272.56
Total amount due:	\$272.56
Payment Due By:	08/26/2022

Amount Enclosed \$

610643119089

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: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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	08/01/2022	55,487		53,449		2,038 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	2,038 kWh @ \$0.07035/kWh	\$143.37
Fuel Charge	2,038 kWh @ \$0.04126/kWh	\$84.09
Storm Protection Charge	2,038 kWh @ \$0.00315/kWh	\$6.42
Clean Energy Transition Mechanism	2,038 kWh @ \$0.00402/kWh	\$8.19
Florida Gross Receipt Tax		\$6.81

Electric Service Cost

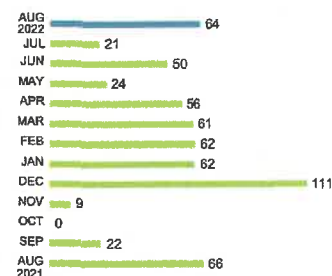
\$272.56

Total Current Month's Charges

\$272.56

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

More clean energy to you

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Statement Date: 08/05/2022

Account: 221007683099

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

Current month's charges:	\$881.15
Total amount due:	\$881.15
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$1,102.30
Payment(s) Received Since Last Statement	-\$1,102.30
Current Month's Charges	\$881.15
Total Amount Due	\$881.15

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

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See reverse side for more information

Account: 221007683099

Current month's charges:	\$881.15
Total amount due:	\$881.15
Payment Due By:	08/26/2022
Amount Enclosed	\$

610643119090

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

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

Account: 221007683099
 Statement Date: 08/05/2022
 Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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	08/01/2022	47,455		42,348		5,107 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	5,107 kWh @ \$0.07035/kWh	\$359.28
Fuel Charge	5,107 kWh @ \$0.04126/kWh	\$210.71
Storm Protection Charge	5,107 kWh @ \$0.00315/kWh	\$16.09
Clean Energy Transition Mechanism	5,107 kWh @ \$0.00402/kWh	\$20.53
Florida Gross Receipt Tax		\$16.16

Electric Service Cost

\$646.45

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Details of Charges – Service from 07/01/2022 to 08/01/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	135 kWh @ \$0.03079/kWh	\$4.16
Fixture & Maintenance Charge	5 Fixtures	\$95.60
Lighting Pole / Wire	5 Poles	\$127.75
Lighting Fuel Charge	135 kWh @ \$0.04060/kWh	\$5.48
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		\$0.28

Lighting Charges

\$234.70

Total Current Month's Charges

\$881.15

Statement Date: 08/05/2022

Account: 221007683412

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



Current month's charges:	\$60.96
Total amount due:	\$60.96
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$78.78
Payment(s) Received Since Last Statement	-\$78.78
Current Month's Charges	\$60.96
Total Amount Due	\$60.96

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See reverse side for more information

Account: 221007683412

Current month's charges:	\$60.96
Total amount due:	\$60.96
Payment Due By:	08/26/2022

Amount Enclosed \$

610643119091

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

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

Account: 221007683412
Statement Date: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

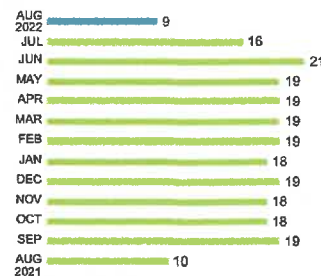
Service for: 10224 OPALINE SKY CT, WELL, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	08/01/2022	15,076	14,775		301 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	301 kWh @ \$0.07035/kWh	\$21.18
Fuel Charge	301 kWh @ \$0.04126/kWh	\$12.42
Storm Protection Charge	301 kWh @ \$0.00315/kWh	\$0.95
Clean Energy Transition Mechanism	301 kWh @ \$0.00402/kWh	\$1.21
Florida Gross Receipt Tax		\$1.52
Electric Service Cost		\$60.96

Total Current Month's Charges

\$60.96

Important Messages

Seeking approval to increase bills less than 1 percent

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Statement Date: 08/05/2022

Account: 221007708326

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



Current month's charges:	\$41.59
Total amount due:	\$41.59
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$60.86
Payment(s) Received Since Last Statement	-\$60.86
Current Month's Charges	\$41.59
Total Amount Due	\$41.59

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See reverse side for more information

Account: 221007708326

Current month's charges:	\$41.59
Total amount due:	\$41.59
Payment Due By:	08/26/2022

Amount Enclosed \$

610643119092

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: 08/05/2022
Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

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	08/01/2022	11,228		11,086		142 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	142 kWh @ \$0.07035/kWh	\$9.99
Fuel Charge	142 kWh @ \$0.04126/kWh	\$5.86
Storm Protection Charge	142 kWh @ \$0.00315/kWh	\$0.45
Clean Energy Transition Mechanism	142 kWh @ \$0.00402/kWh	\$0.57
Florida Gross Receipt Tax		\$1.04

Electric Service Cost

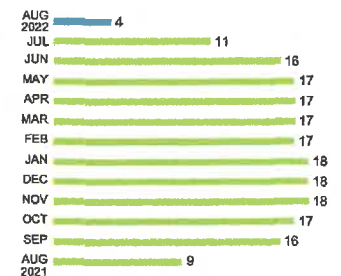
\$41.59

Total Current Month's Charges

\$41.59

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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Statement Date: 08/05/2022
Account: 221007724737

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



Current month's charges:	\$26.97
Total amount due:	\$26.97
Payment Due By:	08/26/2022

Your Account Summary

Previous Amount Due	\$24.45
Payment(s) Received Since Last Statement	-\$24.45
Current Month's Charges	\$26.97
Total Amount Due	\$26.97

Received
AUG 10 2022

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2022
TRUSTED
BUSINESS
PARTNER

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Current month's charges:	\$26.97
Total amount due:	\$26.97
Payment Due By:	08/26/2022
Amount Enclosed	\$

610643119093

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

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

Account: 221007724737
 Statement Date: 08/05/2022
 Current month's charges due 08/26/2022



Details of Charges – Service from 07/01/2022 to 08/01/2022

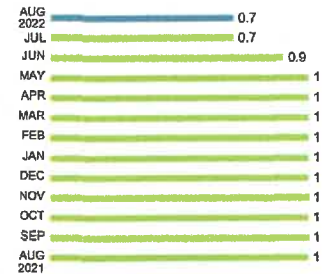
Service for: 10251 TUCKER JONES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	08/01/2022	770		748		22 kWh	1	32 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	22 kWh @ \$0.07035/kWh	\$1.55
Fuel Charge	22 kWh @ \$0.04126/kWh	\$0.91
Storm Protection Charge	22 kWh @ \$0.00315/kWh	\$0.07
Clean Energy Transition Mechanism	22 kWh @ \$0.00402/kWh	\$0.09
Florida Gross Receipt Tax		\$0.67
Electric Service Cost		\$26.97

Total Current Month's Charges

\$26.97

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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
20834	07/20/2022	\$577.50	08/17/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/29/2022 Provided service to install 2 of the physical push buttons at the swimming pool as approved by customer. Replaced, wired and set up 2 push buttons at Pool area. Tested, verified and left operational.	1.50	125.00	187.50
Push Button	2	165.00	330.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$577.50

Thank you, we appreciate your business!

5390014602

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
20987	08/03/2022	\$4,728.00	08/31/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/15/2022 Provided service per customer request, to checkout connection problem for remote programming at clubhouse. Troubleshoot equipment, finding extensive surge damage from recent severe weather. Was able to return same day with parts and get systems back up and running. Replaced defective access control panel with memory, TCP/IP module and tracker board defective from surge. Downloaded locally after finding network router defective from sure and in need of replacement by provider. Uploaded current database to system, tested all card readers and functions. Verified and left operational.	4	125.00	500.00
DoorKing Access Control Panel Does not include memory chip	1	2,423.00	2,423.00
Memory Chip telephone entry unit main control board memory chip	1	665.00	665.00
TCP/IP Converter	1	325.00	325.00
Tracker Board	1	695.00	695.00
Trip charge	2	60.00	120.00

FL Contractor ES12001404

BALANCE DUE

\$4,728.00

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. 23050
Date 08/03/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ 0.00
Current Amount Due	\$ 0.00

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

Payment due upon receipt.



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

Date	Invoice
07/22/2022	26149
Account	
Timber Creek CDD	

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

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

Terms	Due Date	PO Number	Reference	
NET15	08/06/2022			

Service Request Number	271589
Summary	Timber Creek cameras
Billing Method	Actual Rates
Detail	<p>Fri 7/22/2022/9:00 AM UTC-04/ Ken Hoefle shellclubhouse@gmail.com [This message originated from outside our organization. Do not click links or open attachments unless you know the content is safe]</p> <p>Good morning,</p> <p>Not sure what was done but the cameras are working as of last evening. Both my laptop and phone are working fine now.</p> <p>Ken</p> <p>On Thu, Jul 21, 2022 at 9:15 AM Shell Point <shellclubhouse@gmail.com> wrote: Following up on the Timber Creek Camera issue. One of your techs was scheduled out yesterday and wanted to know what they found and a timeline to be up and running. We had some damage to a gate and I need to check and see what happened and by who.</p> <p>Ken</p> <p>On Fri, Jul 15, 2022 at 9:12 AM MHD Communications Service Desk <helpdesk@mhdit.com> wrote:</p> <p>Thu 7/21/2022/9:17 AM UTC-04/ Justin Schmidt- Good morning Ken!</p> <p>Something happened with the firewall and the ports are not working. The camera system is operational, just not able to be viewed remotely.</p> <p>We are getting a replacement firewall to reconfigure then we will deploy the new device.</p> <p>I will let you know when we intend to return and complete.</p> <p>Thank you,</p> <p>[image]Justin Schmidt Project Manager/Professional Services mobile. 813.860.7002 • phone. 813.948.0202 x8814 email. justin.schmidt@mhdit.com 5808 Breckenridge Pkwy, Suite G Tampa, FL, 33610, USA www.MHDcommunications.com</p>

[image] [image] [image][image]
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[image]

Thu 7/21/2022/9:13 AM UTC-04/ Ken Hoefle shellclubhouse@gmail.com
[This message originated from outside our organization. Do not click links or open attachments unless you know the content is safe]

Following up on the Timber Creek Camera issue. One of your techs was scheduled out yesterday and wanted to know what they found and a timeline to be up and running. We had some damage to a gate and I need to check and see what happened and by who.

Ken

On Fri, Jul 15, 2022 at 9:12 AM MHD Communications Service Desk
<helpdesk@mhdit.com> wrote:

Wed 7/20/2022/10:46 AM UTC-04/ Josh Nielsen (time)-
Ken called asking for an update

Tue 7/19/2022/7:43 AM UTC-04/ Michael Combs (time)-
Reviewed and discussed with Team, This needs to go to PS as there is no information available regarding the setup and PS would need to go on site to triage, adjust and fix.

Mon 7/18/2022/10:30 AM UTC-04/ Josh Nielsen-
Ken called stating the storm last week knocked out their cameras and was returning the initial call to get this fixed.

Fri 7/15/2022/9:10 AM UTC-04/ Ken Hoefle
[This message originated from outside our organization. Do not click links or open attachments unless you know the content is safe]

Good morning,

My cameras went down the other day at Timber Creek. Unable to bring anything up on my phone and laptop.

813 244 6445

Ken

Resolution

Thu 7/21/2022/12:12 PM UTC-04/ Skyler Baker (time)-
Installed new firewall; assisted NetOps with provisioning.
Verified remote access to NVR.

Company Name

Timber Creek CDD

Contact Name

Ken Hoefle

Services	Work Type	Hours	Rate	Amount
Billable Services				
Professional Services Technician	PS - Travel	1.75	150.00	\$262.50
Help Desk Technician	IT - Remote - Business Hours	3.75	150.00	\$562.50
Professional Services Technician	PS - Onsite - Business Hours	4.00	150.00	\$600.00
Total Services:				\$1,425.00
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid		Invoice Subtotal:	\$1,425.00	
		Sales Tax:	\$0.00	
		Invoice Total:	\$1,425.00	

balances.	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$1,425.00

539001 4605

Invoice Time Detail

Invoice Number: 26149
 Company: Timber Creek CDD

Charge To: Timber Creek CDD / Timber Creek cameras	Location: Main
--	----------------

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/20/2022	Huh, Clive	Service Ticket:271589 Summary:Timber Creek cameras Travel to Timber Creek	Y	0.25	150.00	\$37.50
07/20/2022	Huh, Clive	Service Ticket:271589 Summary:Timber Creek cameras	Y	1.50	150.00	\$225.00
07/20/2022	Truitt, Jake	Service Ticket:271589 Summary:Timber Creek cameras	Y	1.50	150.00	\$225.00
07/21/2022	Baker, Skyler	Service Ticket:271589 Summary:Timber Creek cameras	Y	0.75	150.00	\$112.50
07/21/2022	Baker, Skyler	Service Ticket:271589 Summary:Timber Creek cameras Installed new firewall; assisted NetOps with provisioning. Verified remote access to NVR.	Y	2.50	150.00	\$375.00
07/21/2022	Truitt, Jake	Service Ticket:271589 Summary:Timber Creek cameras	Y	2.25	150.00	\$337.50
07/21/2022	Baker, Skyler	Service Ticket:271589 Summary:Timber Creek cameras	Y	0.75	150.00	\$112.50

Subtotal: \$1,425.00

Invoice Time Total:

Billable Hours: 9.50



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

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

Date	Invoice
08/16/2022	26445
Account	
Timber Creek CDD	

Terms	Due Date	PO Number	Reference
NET15	08/31/2022		

Service Request Number	279244
Summary	Firewall UTM Renewal
Billing Method	Fixed Fee
Company Name	Timber Creek CDD
Contact Name	Bryan Radcliffe

		Total Other Charges:	\$570.29
<p>Make checks payable to MHD Communications.</p> <p>Or pay your invoice online through the payment link in the email of which this invoice was attached.</p> <p>For ACH, please email finance@mhdit.com for the payment information.</p>	Invoice Subtotal:	\$570.29	
	Sales Tax:	\$0.00	
	Invoice Total:	\$570.29	
	Payments:	\$0.00	
	Credits:	\$0.00	
	Balance Due:	\$570.29	

53900 / 4605



13075 US Highway 19 N
Clearwater, FL 33764
Phone: 727-581-9339

Invoice

Date: 8/5/2022
Invoice No.: 113926

Bill to: Inframark
2002 Pan Am Circle #300
Tampa, FL 33607

Service at: Timber Creek
10224 Opaline Sky Ct
Riverview, FL 33578

Customer ID: 26308

Location ID: I-16752 TIMBERCREEK

Description: Work Order 158276 CLW Extinguisher Inspe

Reference: Work Order 158276

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Agreement				
	CLW Extinguish Inspect Annual	1.00	0.00	0.00
		Agreement Subtotal		0.00
Labor				
	Inspection	0.50	0.00	0.00
		Labor Subtotal		0.00
Parts				
	3-ITAG1 AE1 Annual Extinguisher Inspection	1.00	8.95	8.95
	3-SC1 Service Call 1	1.00	65.00	65.00
	TFS Temporary Fuel Surcharge	1.00	10.00	10.00
		Parts Subtotal		83.95

539.00 / 4692

Pay online at www.piperfire.com

Subtotal:	83.95
Sales Tax:	6.30
TOTAL DUE:	90.25



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Lic.# 336071-0001-2003 • Lic.# 85377000012007

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: 727-581-9339

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: 941-377-2100

Toll Free - 800-327-7604
<http://www.piperfire.com>

SERVICE REPORT

WORK ORDER:
158276

DATE: 08/05/2022

THIS IS NOT AN INVOICE

CUSTOMER: Timber Creek (AR#:26308)
SITE ALIAS: I-16752 TIMBERCREEK
STREET: 10224 Opaline Sky Ct
CITY: Riverview, FL 33578
CONTACT: Ken Hoefle

CALL TYPE: Extinguisher Inspection
TROUBLE REPORTED: CLW Extinguisher Inspection
WORK PERFORMED: G16552675 5lb 26 (Rasico; Randy on Aug 5, 2022)

PARTS			
QUANTITY	DESCRIPTION	UNIT	TOTAL
1	CLW Extinguish Inspect Annual	--	N/A
1	AE1 Annual Extinguisher Inspection	\$8.95	\$8.95
1	Service Call 1	\$65.00	\$65.00
1	Temporary Fuel Surcharge	\$10.00	\$10.00

LABOR				
DATE	LABOR	TECHNICIAN/DESC	UNIT	TOTAL
Aug 5, 2022	0.5	Rasico; Randy (Inspection)	\$0.00	\$0.00

SALE AMOUNT \$83.95
SALES TAX \$6.30
BALANCE \$90.25

IS JOB COMPLETE? **Yes**

Customer

Name: Ken
Date: 08/05/2022 11:22 AM
Comments:

Email

ken.hoefle@inframark.com,

Employee

Name: Randy Rasico
Date: 08/05/2022 11:22 AM
Comments:



Lic.# EF0001219 • Lic.# 451523 0001-1999 •
Lic.# 336071-0001-2003 • Lic.# 85377000012007

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: 727-581-9339

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: 941-377-2100

Toll Free - 800-327-7604
<http://www.piperfire.com>

SERVICE REPORT

WORK ORDER:
158276

DATE: 08/05/2022

THIS IS NOT AN INVOICE

TERMS AND CONDITIONS

1. Scope of Work: The Proposal, provided to the Customer by Piper Fire Protection, Inc. ("Piper"), along with these Standard Terms and Conditions is for the specific repairs as outlined in the attached Scope of Work and unless specifically included, does not include any additional labor, material, or work. Customer shall provide free and safe access to all locations as required by Piper.

2. Existing System: Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of Customer and are not covered by any warranties that may be applicable to the Scope of Work. Customer releases Piper from any and all claims regarding the existing system and any damage or injury caused by or to the existing system. Further, Piper makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire system.

Warranty - Piper Fire warrants that its workmanship and materials shall be free from defects for a period of one year after completion of the Work or substantial completion of the Project,

3. . Reconditioned or Refurbished parts are warrantied for 90 days parts and labor. This Warranty does not apply to the following CONDITIONS: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Piper Fire, or from parts, accessories, attachments or other devices not furnished by Piper Fire; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to , fuse and circuit breakers; 6) System changes requested by Customer. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING PIPER FIRE'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. PIPER FIRE SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY PIPER FIRE OR NEGLIGENCE OF PIPER FIRE OR OTHERWISE, which ever shall first occur, and that it will at its expense, repair or replace any defective materials or workmanship supplied or performed by Piper Fire during the one-year warranty period

4. Proposal: This Proposal is firm for 30 days. Proposals older than 30 days will require price verification. Faxed or emailed copies will be fully binding and enforceable without the need for delivery of the original manually executed Proposal. Upon acceptance of the Proposal, Piper reserves the right to adjust pricing and terms accordingly as Scope of Work changes due to unforeseen circumstances. Unless otherwise agreed, work hours shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday.

5. Pricing: The price excludes any applicable taxes, licenses or fees. Please provide tax exempt certificate when applicable. In the event an electric lift or any additional equipment is needed to properly access work area, there will be additional costs incurred. PAYMENT TERMS ARE NOTED ON PROPOSAL. An online payment option is available at www.piperfire.com. Visa / MasterCard / American Express accepted. Piper reserves the right to revoke or modify customer's credit at its sole discretion. Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses incurred by Piper for collection of any past due amounts owed by Customer, including attorney's fees. If Customer fails to make payments when they are due to Piper, Piper may stop work, and remain idle until payments are made. If Customer delays or interrupts progress of the Work, then Customer shall compensate Piper for any additional expense.

6. Hazardous Material(s): In all cases except when the project involves new construction, Customer represents and warrants that to the best of Customer's knowledge the work site is free of any hazardous materials. The term "hazardous materials" shall include but not be limited to asbestos, asbestos-containing material, polychlorinated biphenyl ("PCB"), formaldehyde or other potentially toxic or otherwise hazardous material. If any such substance is discovered on the work site, Piper Fire will not be required to install or service the at such site unless and until Customer certifies the removal or safe containment of such hazardous materials. Customer shall indemnify, defend, and hold Piper Fire, its officers, directors and agents harmless from any damages, claims, injuries, liabilities resulting from the exposure of Piper Fire's employees, contractors, or subcontractors to hazardous materials at the work site; provided, however, that the foregoing provision will not apply when it has been determined that such hazardous materials were brought to the work site by Piper Fire.

7. CUSTOMER ACKNOWLEDGMENTS & RESPONSIBILITIES: CUSTOMER ACKNOWLEDGES AND UNDERSTANDS THAT PIPER FIRE IS NOT AN INSURER. THE AMOUNTS PIPER FIRE CHARGES CUSTOMER ARE NOT INSURANCE PREMIUMS. SUCH CHARGES ARE BASED UPON THE VALUE OF THE SERVICES, SYSTEM AND EQUIPMENT PIPER FIRE PROVIDES AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, ANY PROPERTY OF OTHERS LOCATED IN CUSTOMER'S PREMISES, OR ANY RISK OF LOSS ON CUSTOMER'S PREMISES. PIPER FIRE'S SERVICES, SYSTEMS AND EQUIPMENT DO NOT CAUSE AND CANNOT ELIMINATE OCCURENCES OF THE EVENTS THEY ARE INTENDED TO DETECT OR AVERT. PIPER FIRE MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE SERVICES, SYSTEM OR EQUIPMENT SUPPLIED WILL DETECT OR AVERT SUCH EVENTS OR THE CONSEQUENCES THEREFROM. ACCORDINGLY, PIPER FIRE DOES NOT UNDERTAKE ANY RISK THAT CUSTOMER'S PERSON OR PROPERTY, OR THE PERSON OR PROPERTY OF OTHERS, MAY BE SUBJECT TO INJURY OR LOSS IF SUCH AN EVENT OCCURS. THE ALLOCATION OF SUCH RISK REMAINS WITH CUSTOMER, NOT PIPER FIRE. INSURANCE, IF ANY, COVERING SUCH RISK SHALL BE OBTAINED BY CUSTOMER. PIPER FIRE SHALL HAVE NO LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY TO EVENTS, OR THE CONSEQUENCES THEREFROM, WHICH THE SYSTEM OR SERVICES ARE INTENDED TO DETECT OR AVERT. CUSTOMER SHALL LOOK EXCLUSIVELY TO ITS INSURER AND NOT TO PIPER FIRE TO PAY CUSTOMER IN THE EVENT OF ANY SUCH LOSS, DAMAGE OR INJURY. CUSTOMER RELEASES AND WAIVES FOR ITSELF AND ITS INSURER ALL SUBROGATION AND OTHER RIGHTS TO RECOVER FROM PIPER FIRE ARISING AS A RESULT OF PAYING ANY CLAIM FOR LOSS, DAMAGE OR INJURY OF CUSTOMER OR ANOTHER PERSON. IF NOTWITHSTANDING THE PROVISIONS OF THESE SECTIONS PROVIDED, PIPER FIRE IS FOUND LIABLE FOR LOSS, DAMAGE OR INJURY UNDER ANY LEGAL THEORY DUE TO A FAILURE OF THE SERVICES, SYSTEM OR EQUIPMENT IN ANY RESPECT, ITS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO 10% OF THE ANNUAL SERVICE CHARGE OR \$1,000, WHICHEVER IS GREATER, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AS CUSTOMER'S SOLE REMEDY. THIS WILL BE THE SOLE REMEDY BECAUSE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM PIPER FIRE'S FAILURE TO PERFORM ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT. IF CUSTOMER REQUESTS, PIPER FIRE MAY ASSUME GREATER LIABILITY BY ATTACHING A RIDER TO THIS AGREEMENT STATING THE EXTENT OF PIPER FIRE'S ADDITIONAL LIABILITY AND THE ADDITIONAL CHARGES CUSTOMER WILL PAY FOR PIPER FIRE'S ASSUMPTION OF SUCH GREATER LIABILITY. HOWEVER, SUCH ADDITIONAL CHARGES ARE NOT INSURANCE PREMIUMS AND PIPER FIRE IS NOT AN INSURER EVEN IF IT ENTERS INTO SUCH A RIDER. THE PROVISIONS OF THESE SECTIONS SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE OR INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO PIPER FIRE'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, STRICT LIABILITY, VIOLATION OF ANY APPLICABLE CONSUMER PROTECTION LAW OR ANY OTHER ALLEGED FAULT ON THE PART OF PIPER FIRE, ITS AGENTS OR EMPLOYEES. IF ANY OTHER PERSON, INCLUDING CUSTOMER'S SUBROGATION INSURER, MAKES ANY CLAIM OR FILES ANY LAWSUIT AGAINST PIPER FIRE IN ANY WAY RELATING TO THE SERVICES, SYSTEM OR EQUIPMENT THAT ARE THE SUBJECTS OF THIS AGREEMENT, THEN CUSTOMER SHALL INDEMNIFY AND HOLD PIPER FIRE HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEYS' FEES. THE PROVISIONS OF THESE SECTIONS SHALL APPLY TO AND BENEFIT PIPER FIRE AND ITS AGENTS, EMPLOYEES, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARENTS (BOTH DIRECT AND INDIRECT). IF THIS AGREEMENT PROVIDES FOR A DIRECT CONNECTION TO A FIRE DEPARTMENT OR OTHER ORGANIZATION, THEN THAT DEPARTMENT OR OTHER ORGANIZATION MAY ALSO INVOKE THE PROVISIONS OF THESE SECTIONS AGAINST ANY CLAIMS DUE TO ANY FAILURE OF SUCH DEPARTMENT OR ORGANIZATION. PIPER FIRE ASSUMES NO LIABILITY FOR DELAYS IN INSTALLATION OF THE EQUIPMENT OR FOR THE CONSEQUENCES THEREFROM, HOWEVER CAUSED, OR FOR INTERRUPTIONS OF SERVICE OR FOR THE CONSEQUENCES THEREFROM DUE TO STRIKES, RIOTS, FLOODS, ACTS OF GOD OR ANY CAUSES BEYOND THE CONTROL OF PIPER FIRE, AND WILL NOT BE REQUIRED TO SUPPLY SERVICE TO THE CUSTOMER WHILE INTERRUPTION OF SERVICE DUE TO ANY SUCH CAUSE SHALL CONTINUE.

8. Dispute Resolution: In any action arising from this agreement, the prevailing party shall be entitled to recover from the non-prevailing party, all of its attorney's fees and costs incurred in such action, including any appeal. This agreement shall be governed by and construed under the laws of the State of Florida. Venue shall lie in Pinellas County, Florida.



13075 US Highway 19 N
Clearwater, FL 33764
Phone: 727-581-9339

Invoice

Date: 8/5/2022
Invoice No.: 113927

Bill to: Inframark
2002 Pan Am Circle #300
Tampa, FL 33607

Service at: Timber Creek
10224 Opaline Sky Ct
Riverview, FL 33578

Customer ID: 26308

Location ID: I-16752 TIMBERCREEK

Description: Work Order 158486 CLW Em/Ex Light Insp

Reference: Work Order 158486

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Labor	Inspection	0.25	0.00	0.00
Labor Subtotal				0.00
Parts	3-EM/EXIT Emer/Exit Light Insp	6.00	6.95	41.70
Parts Subtotal				41.70

53900/4602

Pay online at www.piperfire.com

Subtotal:	41.70
Sales Tax:	3.13
TOTAL DUE:	44.83



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Lic.# 336071-0001-2003 • Lic.# 85377000012007

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: 727-581-9339

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: 941-377-2100

Toll Free - 800-327-7604
<http://www.piperfire.com>

SERVICE REPORT

WORK ORDER:

158486

DATE: 08/05/2022

THIS IS NOT AN INVOICE

CUSTOMER: Timber Creek (AR#:26308)
SITE ALIAS: I-16752 TIMBERCREEK
STREET: 10224 Opaline Sky Ct
CITY: Riverview, FL 33578
CONTACT: Ken Hoefle

CALL TYPE: Em/Ex Light Inspection
TROUBLE REPORTED: CLW Em/Ex Light Insp
WORK PERFORMED: --

PARTS			
QUANTITY	DESCRIPTION	UNIT	TOTAL
6	Emer/Exit Light Insp	\$6.95	\$41.70

LABOR				
DATE	LABOR	TECHNICIAN/DESC	UNIT	TOTAL
Aug 5, 2022	0.25	Rasico; Randy (Inspection)	\$0.00	\$0.00

SALE AMOUNT \$41.70
SALES TAX \$3.13
BALANCE \$44.83

IS JOB COMPLETE? **Yes**

Customer

Name: Ken
Date: 08/05/2022 01:43 PM
Comments:

Email

ken.hoefle@inframark.com,

Employee

Name: Randy Rasico
Date: 08/05/2022 01:43 PM
Comments:



Lic.# EF0001219 • Lic.# 451523 0001-1999 •
Lic.# 336071-0001-2003 • Lic.# 85377000012007

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158486

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8. **Dispute Resolution:** In any action arising from this agreement, the prevailing party shall be entitled to recover from the non-prevailing party, all of its attorney's fees and costs incurred in such action, including any appeal. This agreement shall be governed by and construed under the laws of the State of Florida. Venue shall lie in Pinellas County, Florida.



Invoice

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

Date	Invoice #
8/1/2022	6539B

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

P.O. No.	Terms	Project
	Net 30	

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

5390014307
48

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139978101

spearem.jmb@gmail.com



INVOICE

BILL TO

Timber Creek CDD

Meritus

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

INVOICE # 5391

DATE 08/03/2022

DUE DATE 08/18/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor remove and dispose of 4 leaking soap dispensers and replace them with 4 hands free soap dispensers	4	55.00	220.00

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

\$220.00

53900 / 4304



August 7, 2022
Invoice Number: 091950801080722
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 08/06/22 through 09/05/22 details on following pages

Previous Balance	197.96
Payments Received - Thank You	-197.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	29.99
Current Charges	\$197.96
Total Due by 08/23/22	\$197.96

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.

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 08072022 NNNNNY 01 000231 0001

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



August 7, 2022

TIMBER CREEK CDD

Invoice Number: 091950801080722
Account Number: 0050919508-01
Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Total Due by 08/23/22	\$197.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001000100509195080112019796



Invoice Number:
Account Number:
Security Code:

TIMBER CREEK CDD
091950801080722
0050919508-01
2302

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

7635 1610 NO RP 07 08072022 NNNNNY 01 000231 0001

Charge Details

Previous Balance	197.96
Payments Received - Thank You 08/01	-197.96
Remaining Balance	\$0.00

Payments received after 08/07/22 will appear on your next bill.

Services from 08/06/22 through 09/05/22

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Business WiFi	7.99
Promotional Discount	-60.00
	\$167.97

Spectrum Business™ Internet Total \$167.97

Spectrum Business™ Voice

Phone Number 813-609-4080	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
	\$29.99

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

Spectrum Business™ Voice Total \$29.99

Current Charges	\$197.96
Total Due by 08/23/22	\$197.96

Billing Information

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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.



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.

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 \$1.32, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10.

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.

Spectrum Voice Provider - Spectrum Advanced Services, LLC

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.



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

July 21, 2022

Client: 001498

Matter: 000001

Invoice #: 21811

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
6/20/2022	LB	REVISE AND FINALIZE MAILED NOTICE LETTER AND PUBLICATION ADS FOR FY 2022/2023 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.2	\$33.00
6/21/2022	LB	REVISE MAILED NOTICE LETTER AND PUBLICATION AD RE FY 2022/2023 O&M ASSESSMENTS AND BUDGET; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING REVISED LETTER AND PUBLICATION ADS.	0.2	\$33.00
6/28/2022	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	0.9	\$319.50
6/28/2022	LB	REVIEW AUDIT REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2021; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$82.50
7/6/2022	VTS	REVIEW STATE COMMISSION ON ETHICS FINANCIAL DISCLOSURE FILER STATUS AND SEND CORRESPONDENCE TO SUPERVISORS.	0.3	\$91.50
7/8/2022	LB	REVIEW FY 2022/2023 BUDGET; PREPARE DRAFT RESOLUTION ADOPTING FY 2022/2023 BUDGET AND RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS FOR FY 2022/2023 BUDGET.	1.0	\$165.00
7/11/2022	VTS	REVIEW DRAFT FISCAL YEAR 2022-2023 BUDGET ADOPTION RESOLUTION; REVIEW DRAFT FISCAL YEAR 2022-2023 ASSESSMENT RESOLUTION.	0.5	\$152.50
7/11/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE 2018 BONDS AND 2020 BONDS.	0.2	\$33.00

July 21, 2022

Client: 001498

Matter: 000001

Invoice #: 21811

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
7/12/2022	VTS	REVIEW QUARTERLY REPORT FOR SERIES 2018 AND SERIES 2020 BONDS.	0.2	\$61.00
7/15/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT.	0.2	\$33.00
Total Professional Services			4.2	\$1,004.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
7/15/2022	Photocopies	\$0.45
Total Disbursements		\$0.45

Total Services	\$1,004.00
Total Disbursements	\$0.45
Total Current Charges	\$1,004.45
Previous Balance	\$1,234.50
Less Payments	(\$1,234.50)
PAY THIS AMOUNT	\$1,004.45

51400 / 3107

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/27/22		TIMBER CREEK CDD	
Billing Date		Sales Rep	Customer Account
07/27/2022		Deirdre Bonett	176840
Total Amount Due		Ad Number	
\$1,685.00		0000238052	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/27/22	07/27/22	0000238052	Times	Legals CLS	O&M Assessments	1	4x10.25 IN	\$1,681.00
07/27/22	07/27/22	0000238052	Tampabay.com	Legals CLS	O&M Assessments	1	4x10.25 IN	\$0.00
					AffidavitMaterial			\$4.00

513001
9801

1685

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

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07/27/22		TIMBER CREEK CDD	
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07/27/2022		Deirdre Bonett	176840
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\$1,685.00		0000238052	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

TIMBER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Received
AUG 01 2022

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/27/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

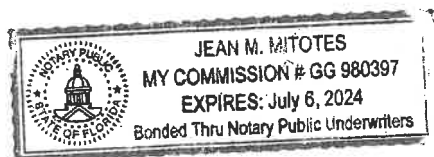
Sworn to and subscribed before me this **07/27/2022**



Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



Notice of Public Hearing and Board of Supervisors Meeting of the Timber Creek Community Development District

The Board of Supervisors (the "**Board**") of the Timber Creek Community Development District (the "**District**") will hold a public hearing and a meeting on August 22, 2022, at 2:00 p.m. at the offices of Meritus (Inframark) located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2022-2023 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting <http://timbercreekcdd.com>, or may be obtained by contacting the District Manager's office via email at bryan.radcliff@inframark.com or via phone at (813) 873-7300.

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2018 - PHASES 1, 2A & 2B, PHASE 2C (4 LOTS)									
Single Family 40'	1.00	226	\$1,250.00	\$618.73	\$1,868.73	\$1,250.00	\$720.00	\$1,970.00	\$101.27
Single Family 50'	1.25	137	\$1,562.50	\$773.42	\$2,335.92	\$1,562.50	\$900.00	\$2,462.50	\$126.58
Subtotal		363							
SERIES 2020 - PHASE 2C									
Single Family 50'	1.25	16	\$1,595.75	\$773.42	\$2,369.17	\$1,595.75	\$900.00	\$2,495.75	\$126.58
Subtotal		16							
TOTAL		379							

Notations:

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

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2022 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

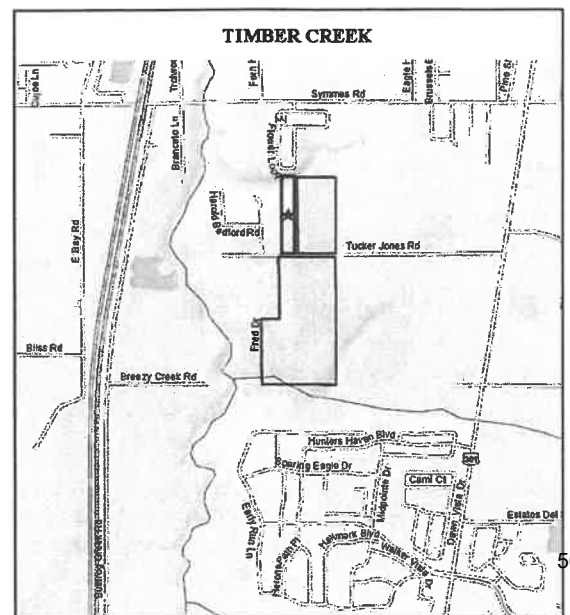
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Bryan Radcliff
District Manager





Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
08/ 3/22	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
08/03/2022	Deirdre Bonett	176840
Total Amount Due		Ad Number
\$418.50		0000238048

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/03/22	08/03/22	0000238048	Times	Legals CLS	Budget Hearing	1	2x50 L	\$416.50
08/03/22	08/03/22	0000238048	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x50 L	\$0.00 \$2.00

51300 / 4891

Received
AUG 03 2022

418.50

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

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\$418.50		0000238048

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

TIMBER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Budget Hearing** was published in said newspaper by print in the issues of: **8/3/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this **08/03/2022**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**Notice of Public Hearing and Board of Supervisors Meeting
 of the Timber Creek Community Development District**

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The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

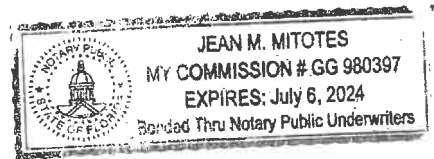
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Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that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

Bryan Radcliff
 District Manager

Run Date: August 3, 2022

0000238048





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6602463
Account Number: 216018000
Invoice Date: 07/25/2022
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

MERITUS
ATTN: BRIAN LAMB
2005 PAN AM CIRCLE STE 300
TAMPA, FL 33607

TIMBER CREEK CDD SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

TIMBER CREEK CDD SERIES 2018

Invoice Number: 6602463
Account Number: 216018000
Current Due: \$4,040.63
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 216018000
Invoice # 6602463
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6602463
Invoice Date: 07/25/2022
Account Number: 216018000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

TIMBER CREEK CDD SERIES 2018

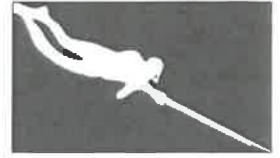
Accounts Included 216018000 216018001 216018002 216018003 216018004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 07/01/2022 - 06/30/2023				\$3,750.00
Incidental Expenses 07/01/2022 to 06/30/2023	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



Spearem Enterprises, LLC

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



INVOICE

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

INVOICE 5402
DATE 08/11/2022
TERMS Net 15
DUE DATE 08/26/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Cleaning provided for clubhouse bathrooms back porch dumping trash at the basketball court and both mail pavilions along with servicing 5 dog waste cans 1 time per week 7/9 to 8/9 --2022 4 weeks	4	131.25	525.00
Machine Time paper Goods: Toilet Paper, paper towels, hand soap trash bags and mut mits	1	75.00	75.00
Fuel Surcharge Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.	1	75.00	75.00

BALANCE DUE

\$675.00

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.

5390019602

TIMBER CREEK CDD

MEETING DATE: August 22, 2022

DMS: 

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

ND 082222



Thanks For Your Business!

INVOICE

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

DATE: JULY 14, 2022
INVOICE #4943

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
2		Pool rule signs		\$190.00
		Gas charge		\$50.00

SUBTOTAL

SALES TAX

TOTAL

\$240.00

Comments:

5390014305

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Action Security, Inc.	21202	\$ 125.00		Service Billing - 09/01/22
Inframark	81975	4,084.41		District Invoices - August
Sitex Aquatics	6656B	380.00		Lake Maintenance - September
Zebra Cleaning Team Inc.	4994	1,100.00		Pool Service - June
Zebra Cleaning Team Inc.	5025	1,100.00	\$ 2,200.00	Pool Service - September
Monthly Contract Sub-Total		\$ 6,789.41		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	211018485063 090722	\$ 3,125.21		Electricity Service - Thru 08/31/22
Tampa Electric	221007623665 090722	257.43		Electricity Service - Thru 08/31/22
Tampa Electric	221007683099 090722	737.54		Electricity Service - Thru 08/31/22
Tampa Electric	221007683412 090722	52.32		Electricity Service - Thru 08/31/22
Tampa Electric	221007708326 090722	62.97		Electricity Service - Thru 08/31/22
Tampa Electric	221007724737 090722	25.65	\$ 4,261.12	Electricity Service - Thru 08/31/22
Utilities Sub-Total		\$ 4,261.12		
Regular Services				
Action Security, Inc.	21247	\$ 935.00		Labor - 8/11/22
Alafia Termite & Pest Services, Inc	ATPS 082622	500.00		Pest Services - 08/26/22
Corlin Services LLC	02003	120.00		Security Lock Magnet - 07/22/22
MHD Communications	26829	225.00		RMA Firewall - 08/12/22
Spearem Enterprises	5433	675.00		Labor - 08/09/22-09/09/22
Spectrum	091950801090722	197.96		Internet & Phone Service - Thru 10/05/22
Stantec	1965982	108.00		Professional Service - Thru 07/29/22

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Straley Robin Vericker	21951	207.00		Professional Service - Thru 08/15/22
Regular Services Sub-Total		\$ 2,967.96		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 14,018.49		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

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
21202	09/01/2022	\$125.00	09/01/2022	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!

53900/4605



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#81975

DATE

8/25/2022

BILL TO

Timber Creek CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2022

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies - Color Copies- July	3	Ea	0.50		1.50
Copies - B/W Copies- July	15	Ea	0.15		2.25
Postage - Postage- July	10	Ea	0.57		5.66
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services - Dissemination Services	1	Ea	700.00		700.00
Field Management - Field Management	1	Ea	1,200.00		1,200.00
District Management Services - District Management	1	Ea	2,250.00		2,250.00
Subtotal					4,284.41

4084.41

Subtotal	\$4,284.41
Tax	\$0.00
Total Due	\$4,284.41

4084.41

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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



Invoice

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

Date	Invoice #
9/1/2022	6656B

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

P.O. No.	Terms	Project
	Net 30	

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

53909/4307

Thanks For Your Business!

INVOICE

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

DATE: AUGUST 22, 2022
INVOICE #4994

EXPIRATION DATE

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

[illegible]

Comments:

53900/4505



Thanks For Your Business!

INVOICE

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

DATE: SEPTEMBER 9, 2022

INVOICE #5025

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
		September pool cleaning		\$1100.00

SUBTOTAL

SALES TAX

TOTAL

\$1100.00

Comments:

~ 24,
\$ 3900 / 4305



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2022

Account: 211018485063

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



Current month's charges:	\$3,125.21
Total amount due:	\$3,125.21
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$3,124.88
Payment(s) Received Since Last Statement	-\$3,124.88
Current Month's Charges	\$3,125.21
Total Amount Due	\$3,125.21

00000050-0000513-Page 15 of 26

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tampaelectric.com/outagemap



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018485063

Current month's charges:	\$3,125.21
Total amount due:	\$3,125.21
Payment Due By:	09/28/2022

Amount Enclosed \$
682247854399

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: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	76 kWh @ \$0.03102/kWh	\$2.36
Fixture & Maintenance Charge	4 Fixtures	\$60.32
Lighting Pole / Wire	4 Poles	\$102.20
Lighting Fuel Charge	76 kWh @ \$0.04060/kWh	\$3.09
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		\$0.16

Lighting Charges

\$168.94

Details of Charges – Service from 08/02/2022 to 08/31/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1330 kWh @ \$0.03102/kWh	\$41.26
Fixture & Maintenance Charge	70 Fixtures	\$1055.60
Lighting Pole / Wire	70 Poles	\$1788.50
Lighting Fuel Charge	1330 kWh @ \$0.04060/kWh	\$54.00
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		\$2.80

Lighting Charges

\$2,956.27

Total Current Month's Charges

\$3,125.21

00000050-0000514-Page 17 of 26



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2022

Account: 221007623665

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



Current month's charges:	\$257.43
Total amount due:	\$257.43
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$272.56
Payment(s) Received Since Last Statement	-\$272.56
Current Month's Charges	\$257.43
Total Amount Due	\$257.43

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tampaelectric.com/outagemap



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See reverse side for more information

Account: 221007623665

Current month's charges:	\$257.43
Total amount due:	\$257.43
Payment Due By:	09/28/2022

Amount Enclosed \$

655087468551

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: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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	08/31/2022	57,402		55,487		1,915 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,915 kWh @ \$0.07089/kWh	\$135.75
Fuel Charge	1,915 kWh @ \$0.04126/kWh	\$79.01
Storm Protection Charge	1,915 kWh @ \$0.00315/kWh	\$6.03
Clean Energy Transition Mechanism	1,915 kWh @ \$0.00402/kWh	\$7.70
Florida Gross Receipt Tax		\$6.44

Electric Service Cost

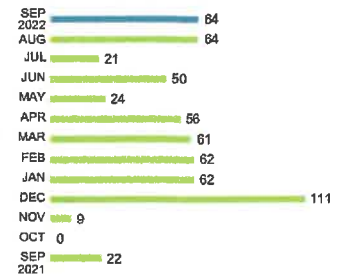
\$257.43

Total Current Month's Charges

\$257.43

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2022

Account: 221007683099

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



Current month's charges:	\$737.54
Total amount due:	\$737.54
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$881.15
Payment(s) Received Since Last Statement	-\$881.15
Current Month's Charges	\$737.54
Total Amount Due	\$737.54

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See reverse side for more information

Account: 221007683099

Current month's charges:	\$737.54
Total amount due:	\$737.54
Payment Due By:	09/28/2022

Amount Enclosed \$ 641507271224

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

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

Account: 221007683099
Statement Date: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

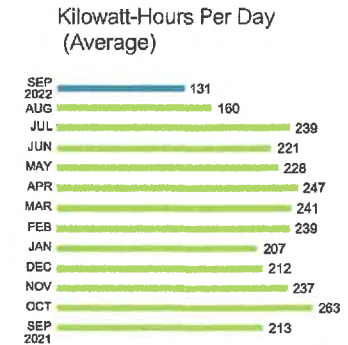
Service for: 10224 OPALINE CR, CLUBHSE, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	08/31/2022	51,375		47,455		3,920 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3,920 kWh @ \$0.07089/kWh	\$277.89
Fuel Charge	3,920 kWh @ \$0.04126/kWh	\$161.74
Storm Protection Charge	3,920 kWh @ \$0.00315/kWh	\$12.35
Clean Energy Transition Mechanism	3,920 kWh @ \$0.00402/kWh	\$15.76
Florida Gross Receipt Tax		\$12.57
Electric Service Cost		\$502.81

Tampa Electric Usage History



Details of Charges – Service from 08/02/2022 to 08/31/2022

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	135 kWh @ \$0.03102/kWh	\$4.19
Fixture & Maintenance Charge	5 Fixtures	\$95.60
Lighting Pole / Wire	5 Poles	\$127.75
Lighting Fuel Charge	135 kWh @ \$0.04060/kWh	\$5.48
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		\$0.28

Lighting Charges **\$234.73**

Total Current Month's Charges **\$737.54**



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2022

Account: 221007683412

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



Current month's charges:	\$52.32
Total amount due:	\$52.32
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$60.96
Payment(s) Received Since Last Statement	-\$60.96
Current Month's Charges	\$52.32
Total Amount Due	\$52.32

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See reverse side for more information

Account: 221007683412

Current month's charges:	\$52.32
Total amount due:	\$52.32
Payment Due By:	09/28/2022

Amount Enclosed \$
641507271225

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: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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	08/31/2022	15,315		15,076		239 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	239 kWh @ \$0.07089/kWh	\$16.94
Fuel Charge	239 kWh @ \$0.04126/kWh	\$9.86
Storm Protection Charge	239 kWh @ \$0.00315/kWh	\$0.75
Clean Energy Transition Mechanism	239 kWh @ \$0.00402/kWh	\$0.96
Florida Gross Receipt Tax		\$1.31

Electric Service Cost

\$52.32

Total Current Month's Charges

\$52.32

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000050-0000512-Page 13 of 25



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2022

Account: 221007708326

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



Current month's charges:	\$62.97
Total amount due:	\$62.97
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$41.59
Payment(s) Received Since Last Statement	-\$41.59
Current Month's Charges	\$62.97
Total Amount Due	\$62.97

00000050-0000515-Page 18 of 28

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Current month's charges:	\$62.97
Total amount due:	\$62.97
Payment Due By:	09/28/2022

Amount Enclosed \$

641507271226

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: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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	08/31/2022	11,554		11,228		326 kWh	1	30 Days

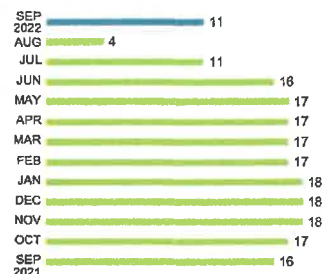
Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	326 kWh @ \$0.07089/kWh	\$23.11
Fuel Charge	326 kWh @ \$0.04126/kWh	\$13.45
Storm Protection Charge	326 kWh @ \$0.00315/kWh	\$1.03
Clean Energy Transition Mechanism	326 kWh @ \$0.00402/kWh	\$1.31
Florida Gross Receipt Tax		\$1.57
Electric Service Cost		\$62.97

Total Current Month's Charges

\$62.97

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/07/2022

Account: 221007724737

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



Current month's charges:	\$25.65
Total amount due:	\$25.65
Payment Due By:	09/28/2022

Your Account Summary

Previous Amount Due	\$26.97
Payment(s) Received Since Last Statement	-\$26.97
Current Month's Charges	\$25.65
Total Amount Due	\$25.65

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tampaelectric.com/outagemap



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Current month's charges:	\$25.65
Total amount due:	\$25.65
Payment Due By:	09/28/2022

Amount Enclosed \$ 641507271227

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

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

Account: 221007724737
Statement Date: 09/07/2022
Current month's charges due 09/28/2022



Details of Charges – Service from 08/02/2022 to 08/31/2022

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	08/31/2022	791		770		21 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	21 kWh @ \$0.07089/kWh	\$1.49
Fuel Charge	21 kWh @ \$0.04126/kWh	\$0.87
Storm Protection Charge	21 kWh @ \$0.00315/kWh	\$0.07
Clean Energy Transition Mechanism	21 kWh @ \$0.00402/kWh	\$0.08
Florida Gross Receipt Tax		\$0.64

Electric Service Cost

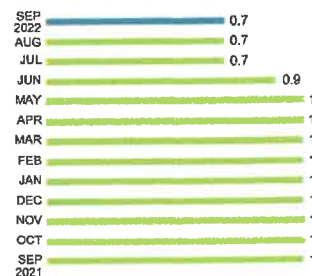
\$25.65

Total Current Month's Charges

\$25.65

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
21247	09/07/2022	\$935.00	10/05/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 8/11/2022 Provided service per customer request, to install router and have Spectrum bridge to new router. Installed new dual-band wireless router, worked with Spectrum to bridge the modem to the new router. Performed port forwarding to the devices and configured. Once complete, tested, verified and left operational.	5	125.00	625.00
Router dual wireless router incl. installation materials	1	250.00	250.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$935.00

Thank you, we appreciate your business!

53900 / 4602

Alafia Termite & Pest Services, Inc.

Let me make your ants say uncle !!!

DATE 8/ 26 / 2021

3405 Holland DR

Brandon FL 33511

813-966-4935 813-677-8381

Invoice

DESCRIPTION	AMOUNT
Timber Creek CDD 10224 Opaline Sky Riverview, indoor pest control crawling insects excluding termites/ spray pool deck 60 day warantee if needed to respray decks for ants 100.00 with another 60 warantee included also mail kiosk included with 60 day warranty for ants wasp f 1 year wasp pest control with 1 year warranty indoor including play ground equipment for wasp and spiders Guarantee : (if applicable) none 30 days 60 days 3 months 6 months 1 year other _ 5 YEARS	\$500
TOTAL DUE	\$500.00

If you have any questions concerning this invoice, contact Jean Bergeron, Owner-Operator

THANK YOU FOR YOUR BUSINESS!

CORLIN

Services LLC

11237 Spring Point Circle

Riverview, Fl. 33579

INVOICE

Invoice #:

02003

Date:

July 22, 2022

billed to:

Timber Creek CDD

This invoice is for the rebuilding and installation of a portion of the magnetic security lock at the pool at Timber Creek. Signage at the pool was also more securely fastened

Materials \$ 30.00

Labor 90.00

Total, this invoice \$ 120.00

N/A.

53900 / 4692

Please remit to: CorLin Services

11237 Spring Point Circle

Riverview, Fl. 33579



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

Date	Invoice
09/19/2022	26829
Account	
Timber Creek CDD	

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

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

Terms	Due Date	PO Number	Reference
NET15	10/04/2022		

Service Request Number		273271			
Summary		RMA Firewall			
Billing Method		Actual Rates			
Detail		Fri 8/12/2022/12:05 PM UTC-04/ Jake Truitt (time)- Discussed with procurement. Quote was approved by client. Waiting on license to be ordered. Fri 7/22/2022/10:18 AM UTC-04/ Ashley Raulerson- RMA defective firewall. Replace and bring MHD loaner back.			
Resolution					
Company Name		Timber Creek CDD			
Contact Name					
Services		Work Type	Hours	Rate	Amount
Billable Services					
Help Desk Technician		IT - Remote - Business Hours	1.50	150.00	\$225.00
Total Services:					\$225.00
We appreciate your business! MHD Communications accepts checks and all major credit cards. A late payment charge of 5% per month will be applied to all unpaid balances.			Invoice Subtotal:		\$225.00
			Sales Tax:		\$0.00
			Invoice Total:		\$225.00
			Payments:		\$0.00
			Credits:		\$0.00
			Balance Due:		\$225.00

53900/ 4625

Invoice Time Detail

Invoice Number: 26829
 Company: Timber Creek CDD

Charge To: Timber Creek CDD / RMA Firewall Location: Main

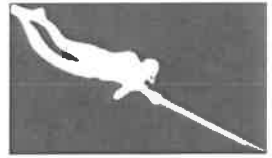
Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
07/22/2022	Truitt, Jake	Service Ticket:273271 Summary:RMA Firewall	Y	0.25	150.00	\$37.50
08/16/2022	Truitt, Jake	Service Ticket:273271 Summary:RMA Firewall	Y	1.00	150.00	\$150.00
08/16/2022	Truitt, Jake	Service Ticket:273271 Summary:RMA Firewall	Y	0.25	150.00	\$37.50

Subtotal: \$225.00

Invoice Time Total:	Billable Hours:	1.50
---------------------	-----------------	------

Spearem Enterprises, LLC

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



INVOICE

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

INVOICE 5433
DATE 09/09/2022
TERMS Net 15
DUE DATE 09/24/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Cleaning provided for clubhouse bathrooms back porch dumping trash at the basketball court and both mail pavilions along with servicing 5 dog waste cans 1 time per week 8/9 to 9/9/2022 4 weeks	4	131.25	525.00
Machine Time paper Goods: Toilet Paper, paper towels, hand soap trash bags and mut mits	1	75.00	75.00
Fuel Surcharge Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.	1	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

\$675.00

m
Mr.

53900 / 4304



September 7, 2022

Invoice Number: 091950801090722

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 09/06/22 through 10/05/22
details on following pages

Previous Balance	197.96
Payments Received - Thank You	-197.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	29.99
Current Charges	\$197.96
Total Due by 09/23/22	\$197.96

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.

NEW! Mobile service is now available for all of your employees! Call **1-855-281-5334** and get the best Mobile service at the best price for your business.



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 09072022 NNNNNY 01 000224 0001

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



Received
SEP 12 2022

September 7, 2022

TIMBER CREEK CDD

Invoice Number: 091950801090722

Account Number: 0050919508-01

Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Total Due by 09/23/22	\$197.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001000100509195080112019796



Invoice Number:
Account Number:
Security Code:

TIMBER CREEK CDD
091950801090722
0050919508-01
2302

Contact Us

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

7635 1610 NO RP 07 09072022 NNNNNY 01 000224 0001

Charge Details

Previous Balance		197.96
Payments Received - Thank You	08/30	-197.96
Remaining Balance		\$0.00

Payments received after 09/07/22 will appear on your next bill.

Services from 09/06/22 through 10/05/22

Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Business WiFi	7.99
Promotional Discount	-60.00
	\$167.97

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

Spectrum Business™ Voice

Phone Number 813-609-4080	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
	\$29.99

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

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

Current Charges	\$197.96
Total Due by 09/23/22	\$197.96

Billing Information

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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.



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.

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 \$1.91, Florida State CST \$1.34, Florida Local CST \$1.31, Florida CST \$0.69, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.03.

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.

Spectrum Voice Provider - Spectrum Advanced Services, LLC

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**.



**INVOICE**

Page 1 of 1

Invoice Number	1965982
Invoice Date	August 15, 2022
Purchase Order	215614652
Customer Number	149266
Project Number	215614652

Bill To

Timber Creek Community Development District
Brian Lamb
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Timber Creek CDD/District Eng Svcs

Project Manager
Current Invoice Total (USD)

Stewart, Tonja L
108.00

For Period Ending

July 29, 2022

Prepare and submit GIS file for 20 year needs analysis

Top Task 2022 2022 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Clark, Caitlin Lee Ann	0.25	144.00	36.00
Nurse, Vanessa M	0.50	144.00	72.00
Subtotal Professional Services	0.75		108.00

Top Task Subtotal	2022 FY General Consulting	108.00
-------------------	----------------------------	--------

Total Fees & Disbursements
INVOICE TOTAL (USD)

108.00
108.00

Due upon receipt or in accordance with terms of the contract**513001 3103**

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (614) 233 - 6714 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 120

Tampa, FL 33607

August 24, 2022

Client: 001498

Matter: 000001

Invoice #: 21951

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
7/20/2022	VTS	REVIEW DRAFT OF RESOLUTION TO AMEND RESOLUTION APPROVING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING.	0.3	\$91.50
7/20/2022	LB	PREPARE DRAFT RESOLUTION AMENDING RESOLUTION SETTING PUBLIC HEARING ON FY 2022/2023 BUDGET; FINALIZE RESOLUTION AMENDING BUDGET PUBLIC HEARING DATE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.3	\$49.50
7/21/2022	LB	REVISE RESOLUTION ADOPTING BUDGET, RESOLUTION LEVYING O&M ASSESSMENTS ON BUDGET AND RESOLUTION AMENDED PUBLIC HEARING RESOLUTION.	0.2	\$33.00
7/26/2022	LB	FINALIZE RESOLUTIONS RELATING TO FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME FOR AUGUST 22ND BOARD MEETING AND PUBLIC HEARING.	0.2	\$33.00
Total Professional Services			1.0	\$207.00

August 24, 2022

Client: 001498

Matter: 000001

Invoice #: 21951

Page: 2

Total Services	\$207.00
Total Disbursements	\$0.00
Total Current Charges	\$207.00
Previous Balance	\$1,004.45
Less Payments	(\$1,004.45)
PAY THIS AMOUNT	\$207.00

my 31

51400 / 3107

Please Include Invoice Number on all Correspondence

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2022



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

Timber Creek CDD
Balance Sheet
As of 9/30/2022

(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	107,028.00	0.00	0.00	0.00	0.00	0.00	107,028.00
Bank-Investment Revenue 2018 (8000)	0.00	305,151.00	0.00	0.00	0.00	0.00	305,151.00
Bank-Investment Interest 2018 (8001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Reserve 2018 (8003)	0.00	233,103.00	0.00	0.00	0.00	0.00	233,103.00
Bank-Investment Prepayment 2018	0.00	147.00	0.00	0.00	0.00	0.00	147.00
Bank-Investment Sinking 2018 (8002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Constr Genl 2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Constr Phase I 2018 (8006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Constr Amenity 2018 (8007)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Costs of Issu 2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Revenue 2020 (5000)	0.00	0.00	11,138.00	0.00	0.00	0.00	11,138.00
Bank-Investment Interest 2020 (5001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Sinking 2020 (5002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Reserve 2020 (5003)	0.00	0.00	5,000.00	0.00	0.00	0.00	5,000.00
Bank-Investment Prepayment (5004)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Acqui & Construction 2020 (5005)	0.00	0.00	0.00	14.00	0.00	0.00	14.00
Bank-Investment Cost of Insurance 2020 (5006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Receivable	16.00	0.00	0.00	0.00	0.00	0.00	16.00
Prepaid Professional Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustees Fees	5,051.00	0.00	0.00	0.00	0.00	0.00	5,051.00
Deposits	4,820.00	0.00	0.00	0.00	0.00	0.00	4,820.00
Construction Work-In-Progress	0.00	0.00	0.00	0.00	6,774,838.00	0.00	6,774,838.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	311,222.00	311,222.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	6,692,310.00	6,692,310.00
Total Assets	116,914.00	538,401.00	16,138.00	14.00	6,774,838.00	7,003,531.00	14,449,838.00
Liabilities							
Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable Other	7.00	0.00	0.00	0.00	0.00	0.00	7.00
Due to Developer	5,252.00	0.00	0.00	0.00	0.00	0.00	5,252.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clubhouse Deposits	(200.00)	0.00	0.00	0.00	0.00	0.00	(200.00)
Total Liabilities	5,259.00	0.00	0.00	0.00	0.00	0.00	5,259.00
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0.00	543,233.00	15,352.00	14.00	0.00	0.00	558,599.00
Fund Balance-Unreserved	117,255.00	0.00	0.00	0.00	0.00	0.00	117,255.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	6,774,838.00	0.00	6,774,838.00
Unearned Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	(5,400.00)	(4,832.00)	787.00	0.00	0.00	0.00	(9,445.00)
Total Fund Equity & Other Credits	111,855.00	538,401.00	16,138.00	14.00	6,774,838.00	0.00	7,441,247.00
Total Liabilities & Fund Equity	116,914.00	538,401.00	16,138.00	14.00	6,774,838.00	7,003,531.00	14,449,838.00

(In Whole Numbers)

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

001 - General Fund
(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	242,675.00	243,040.00	365.00	0 %
Other Miscellaneous Revenues				
Miscellaneous	0.00	1,340.00	1,340.00	0 %
Total Revenues	242,675.00	244,380.00	1,705.00	1 %
Expenditures				
Legislative				
Supervisor Fees	6,000.00	5,200.00	800.00	13 %
Financial & Administrative				
District Management	27,000.00	37,500.00	(10,500.00)	(39)%
District Engineer	4,000.00	439.00	3,562.00	89 %
Disclosure Report	8,400.00	8,000.00	400.00	5 %
Trustees Fees	8,200.00	5,836.00	2,364.00	29 %
Auditing Services	5,500.00	5,558.00	(58.00)	(1)%
Postage, Phone, Faxes,	150.00	220.00	(70.00)	(47)%
Public Officials Insurance	2,663.00	1,842.00	821.00	31 %
Legal Advertising	2,000.00	3,128.00	(1,128.00)	(56)%
Bank Fees	200.00	0.00	200.00	100 %
Dues, Licenses & Fees	175.00	516.00	(341.00)	(195)%
Office Supplies	100.00	107.00	(7.00)	(7)%
Website Administration	1,800.00	1,400.00	400.00	22 %
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	3,500.00	6,670.00	(3,170.00)	(91)%
Utility Services				
Street Lights	43,700.00	42,390.00	1,310.00	4 %
Other Electric Services	8,000.00	6,118.00	1,882.00	24 %
Water Utility Service	8,000.00	2,555.00	5,445.00	68 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,400.00	3,770.00	(1,370.00)	(57)%
Other Physical Environment				
Mulch	6,000.00	0.00	6,000.00	100 %
Janitorial Service	6,300.00	6,130.00	170.00	3 %
Pool Maintenance	9,000.00	12,752.00	(3,752.00)	(42)%
Waterway Management	4,560.00	4,560.00	0.00	0 %
Irrigation Maintenance	5,000.00	50.00	4,950.00	99 %
General, Property & Casualty	13,624.00	14,161.00	(537.00)	(4)%
Insurance				
Club Facility Maintenance	6,300.00	11,775.00	(5,475.00)	(87)%
Landscape Maintenance	44,000.00	40,500.00	3,500.00	8 %
Miscellaneous Repairs & Maintenance	5,000.00	22,159.00	(17,159.00)	(343)%

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Plant Replacement Program	1,000.00	0.00	1,000.00	100 %
Landscape Maintenance	<u>8,603.00</u>	<u>4,945.00</u>	<u>3,658.00</u>	43 %
Total Expenditures	<u>242,675.00</u>	<u>249,780.00</u>	<u>(7,105.00)</u>	(3)%
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(5,400.00)</u>	<u>(5,400.00)</u>	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	<u>0.00</u>	<u>103,342.00</u>	<u>103,342.00</u>	0 %
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>103,342.00</u>	<u>103,342.00</u>	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>97,942.00</u>	<u>97,942.00</u>	0 %

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

*201 - Debt Service Fund -- Series
2018
(In Whole Numbers)*

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	464,688.00	467,469.00	2,781.00	1 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>(5,035.00)</u>	<u>(5,035.00)</u>	<u>0 %</u>
Total Revenues	<u>464,688.00</u>	<u>462,434.00</u>	<u>(2,254.00)</u>	<u>(0)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	334,688.00	337,266.00	(2,578.00)	(1)%
Principal Payments	<u>130,000.00</u>	<u>130,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>464,688.00</u>	<u>467,266.00</u>	<u>(2,578.00)</u>	<u>(1)%</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(4,832.00)</u>	<u>(4,832.00)</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other	<u>0.00</u>	<u>176,622.00</u>	<u>176,622.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>176,622.00</u>	<u>176,622.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>171,790.00</u>	<u>171,790.00</u>	<u>0 %</u>

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

202 - Debt Service Fund - Series
2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	23,125.00	24,036.00	911.00	4 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Total Revenues	<u>23,125.00</u>	<u>24,037.00</u>	<u>912.00</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	18,125.00	18,250.00	(125.00)	(1)%
Principal Payments	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>23,125.00</u>	<u>23,250.00</u>	<u>(125.00)</u>	<u>(1)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	0.00	0.00	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>787.00</u>	<u>787.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other				
	<u>0.00</u>	<u>15,352.00</u>	<u>15,352.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>15,352.00</u>	<u>15,352.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>16,138.00</u>	<u>16,138.00</u>	<u>0 %</u>

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

302 - Capital Projects Fund - Series
2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0.00	0.00	0.00	0 %
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other				
	<u>0.00</u>	<u>14.00</u>	<u>14.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>14.00</u>	<u>14.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>14.00</u>	<u>14.00</u>	<u>0 %</u>

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 9/30/2022

Timber Creek CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked

Bank Balance	113,136.91
Less Outstanding Checks/Vouchers	6,109.41
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	107,027.50
Balance Per Books	<u>107,027.50</u>
Unreconciled Difference	<u>0.00</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: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
641	9/1/2022	System Generated Check/Voucher	200.00	Ryan Motko
654	9/21/2022	System Generated Check/Voucher	4,084.41	Inframark LLC
655	9/30/2022	System Generated Check/Voucher	500.00	Alafia Termite and Pest Control
656	9/30/2022	System Generated Check/Voucher	225.00	MHD Communications
657	9/30/2022	System Generated Check/Voucher	<u>1,100.00</u>	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			<u>6,109.41</u>	

Timber Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
632	8/28/2022	System Generated Check/Voucher	4,728.00	Action Security, Inc.
633	8/28/2022	System Generated Check/Voucher	570.29	MHD Communications
634	8/28/2022	System Generated Check/Voucher	125.65	Piper Fire Protection
635	8/28/2022	System Generated Check/Voucher	380.00	Sitex Aquatics
636	8/28/2022	System Generated Check/Voucher	895.00	Spearem Enterprises, LLC
637	8/28/2022	System Generated Check/Voucher	2,103.50	Times Publishing Company
638	9/1/2022	System Generated Check/Voucher	205.62	BOCC - Hillsborough County Water Resource Services
639	9/1/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
640	9/1/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
642	9/1/2022	System Generated Check/Voucher	200.00	Steven K. Luce
643	9/8/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
644	9/8/2022	System Generated Check/Voucher	380.00	Sitex Aquatics
645	9/8/2022	System Generated Check/Voucher	108.00	Stantec Consulting Services Inc.
646	9/8/2022	System Generated Check/Voucher	207.00	Straley Robin Vericker
647	9/8/2022	System Generated Check/Voucher	1,100.00	Zebra Cleaning Team, Inc.
648	9/15/2022	System Generated Check/Voucher	935.00	Action Security, Inc.
649	9/15/2022	System Generated Check/Voucher	197.96	Charter Communications
650	9/15/2022	System Generated Check/Voucher	120.00	CorLin Services LLC
651	9/15/2022	System Generated Check/Voucher	675.00	Spearem Enterprises, LLC
652	9/15/2022	System Generated Check/Voucher	4,261.12	Tampa Electric
653	9/15/2022	System Generated Check/Voucher	110.00	Zebra Cleaning Team, Inc.
653	9/15/2022	System Generated Check/Voucher	(110.00)	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			<u>17,717.14</u>	

Timber Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 09/30/2022
Reconciliation Date: 9/30/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR191-1	6/15/2022	Clubhouse Rental CK#2053 - Astrid Luu - \$50.00	<u>50.00</u>	
Cleared Deposits			<u>50.00</u>	