

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
SPECIAL METTING
NOVEMBER 21, 2022**

TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
NOVEMBER 21, 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 Special Meeting of Timber Creek Community Development District will be held on **November 21, 2022 at 2:00 p.m. at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Please let us know at least 24 hours in advance if you are planning to call into the meeting.** Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT ON AGENDA ITEMS

3. BUSINESS ITEMS

A. Consideration of Resolution 2023-04; Adopting Amended Budget FY 2021-2022 Tab 01

4. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

5. 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 2023-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
AMENDING THE GENERAL FUND BUDGET FOR THE FISCAL
YEAR BEGINNING OCTOBER 1, 2021, AND ENDING
SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the 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 unincorporated Hillsborough County, Florida;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) adopted a General Fund Budget for the fiscal year beginning October 1, 2021, and ending September 30, 2022;

WHEREAS, pursuant to Section 189.016, Florida Statutes the Board desires to reallocate funds budgeted to reflect re-appropriated revenues and expenses during Fiscal Year 2021/2022.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Amending the General Fund Budget for Fiscal Year 2021/2022.** The General Fund Budget for Fiscal Year 2021/2022 is hereby amended as shown in **Exhibit “A”** attached hereto. The District Manager shall post the amended budget on the District’s official website within 5 days after adoption and ensure it remains on the website for at least 2 years.
2. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21st DAY OF NOVEMBER, 2022.

Attest:

**Timber Creek Community
Development District**

Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Amended General Fund Budget for Fiscal Year 2021/2022

Timber Creek Community Development District

Amended
Fiscal Year 2022
Final Annual Operating Budget

November 21, 2022

Prepared by:



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

Timber Creek Community Development District

Amended Fiscal Year 2022 Final Annual Operating Budget

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TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2022, which begins on October 1, 2021. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Current Period Actuals 10/1/20 - 3/31/21	Projected Revenues & Expenditures 4/1/21 to 9/30/21	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	242,675.00	243,531.07	(856.07)	242,675.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$242,675.00	\$243,531.07	(856.07)	\$242,675.00	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	990.97	(990.97)	0.00	0.00
Contributions Carried Forward Fund Balance	0.00			0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$990.97	(990.97)	\$0.00	\$0.00
TOTAL REVENUES	\$242,675.00	\$244,522.04	(\$1,847.04)	\$242,675.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	6,000.00	400.00	800.00	1,200.00	(4,800.00)
TOTAL LEGISLATIVE	\$6,000.00	\$400.00	\$800.00	\$1,200.00	(\$4,800.00)
FINANCIAL & ADMINISTRATIVE					
District Management	27,000.00	12,500.00	14,500.00	27,000.00	0.00
District Engineer	4,000.00	158.75	3,841.25	4,000.00	0.00
Disclosure Report	8,400.00	900.00	7,500.00	8,400.00	0.00
Trustees Fees	6,750.00	1,683.60	6,416.40	8,100.00	1,350.00
Auditing Services	7,200.00	52.00	5,248.00	5,300.00	(1,900.00)
Postage, Phone, Faxes, Copies	150.00	281.10	18.90	300.00	150.00
Public Officials Insurance	2,500.00	2,421.00	0.00	2,421.00	(79.00)
Legal Advertising	2,000.00	1,056.00	944.00	2,000.00	0.00
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	104.48	45.52	150.00	50.00
ADA Website Compliance	1,800.00	900.00	600.00	1,500.00	(300.00)
Website Administration	1,500.00	1,500.00	300.00	1,800.00	300.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,775.00	\$21,731.93	\$39,614.07	\$61,346.00	(\$429.00)
LEGAL COUNSEL					
District Counsel	3,500.00	1,249.50	2,250.50	3,500.00	0.00
TOTAL DISTRICT COUNSEL	\$3,500.00	\$1,249.50	\$2,250.50	\$3,500.00	\$0.00
UTILITY SERVICES					
Street Lights	50,000.00	0.00	25,000.00	25,000.00	(25,000.00)
Other Electric Services	8,000.00	21,097.73	18,902.27	40,000.00	32,000.00
Water Utility Services	8,000.00	1,883.71	2,116.29	4,000.00	(4,000.00)
TOTAL UTILITY SERVICES	\$66,000.00	\$22,981.44	\$46,018.56	\$69,000.00	\$3,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,400.00	0.00	1,200.00	1,200.00	(1,200.00)
TOTAL GARBAGE COLLECTION	\$2,400.00	\$0.00	\$1,200.00	\$1,200.00	(\$1,200.00)
OTHER PHYSICAL ENVIRONMENT					
Pool Maintenance	9,000.00	1,600.00	4,500.00	6,100.00	(2,900.00)
Waterway Management System	6,000.00	4,035.00	2,465.00	6,500.00	500.00
Irrigation Maintenance	5,000.00	850.00	1,150.00	2,000.00	(3,000.00)
General, Property & Casualty Insurance	6,000.00	12,385.00	0.00	12,385.00	6,385.00
Miscellaneous Repairs & Maintenance	5,000.00	1,351.55	3,648.45	5,000.00	0.00
Club Facility Maintenance	10,000.00	2,840.00	3,460.00	6,300.00	(3,700.00)
Landscape Maintenance	50,000.00	14,520.00	18,480.00	33,000.00	(17,000.00)
Mulch	6,000.00	0.00	3,000.00	3,000.00	(3,000.00)
Landscape Maintenance Other	6,000.00	4,470.00	1,530.00	6,000.00	0.00
Plant Replacement Program	0.00	675.00	325.00	1,000.00	1,000.00
Janitorial Service	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$103,000.00	\$42,726.55	\$38,558.45	\$81,285.00	(\$21,715.00)
TOTAL EXPENDITURES	\$242,675.00	\$89,089.42	\$128,441.58	\$217,531.00	(\$25,144.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$155,432.62	(\$130,288.62)	\$25,144.00	\$25,144.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2021 BUDGET ANALYSIS

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21	Fiscal Year 2022 Final Operating Budget	Increase / (Decrease) from FY 2021 to FY 2022
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	242,675.00	242,675.00	0.00	242,675.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$242,675.00	\$242,675.00	\$0.00	\$242,675.00	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
Contributions Carried Forward Fund Balance	0.00	0.00	0.00	7,105.00	7,105.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$242,675.00	\$242,675.00	\$0.00	\$249,780.00	\$7,105.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	6,000.00	1,200.00	0.00	6,000.00	0.00
TOTAL LEGISLATIVE	\$6,000.00	\$1,200.00	\$0.00	\$6,000.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Management	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	4,000.00	4,000.00	0.00	4,000.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	6,750.00	8,100.00	1,350.00	8,200.00	1,450.00
Auditing Services	7,200.00	5,300.00	(1,900.00)	5,500.00	(1,700.00)
Postage, Phone, Faxes, Copies	150.00	300.00	150.00	150.00	0.00
Public Officials Insurance	2,500.00	2,421.00	(79.00)	2,663.00	163.00
Legal Advertising	2,000.00	2,000.00	0.00	2,000.00	0.00
Bank Fees	200.00	200.00	0.00	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	150.00	50.00	100.00	0.00
ADA Website Compliance	1,800.00	1,500.00	(300.00)	1,500.00	(300.00)
Website Administration	1,500.00	1,800.00	300.00	1,800.00	300.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,775.00	\$61,346.00	(\$429.00)	\$61,688.00	(\$87.00)
LEGAL COUNSEL					
District Counsel	3,500.00	3,500.00	0.00	3,500.00	0.00
TOTAL DISTRICT COUNSEL	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	\$0.00
UTILITY SERVICES					
Street Lights	50,000.00	25,000.00	(25,000.00)	43,700.00	(6,300.00)
Other Electric Services	8,000.00	40,000.00	32,000.00	8,000.00	0.00
Water Utility Services	8,000.00	4,000.00	(4,000.00)	8,000.00	0.00
TOTAL UTILITY SERVICES	\$66,000.00	\$69,000.00	\$3,000.00	\$59,700.00	(\$6,300.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,400.00	1,200.00	(1,200.00)	2,400.00	0.00
TOTAL GARBAGE COLLECTION	\$2,400.00	\$1,200.00	(\$1,200.00)	\$2,400.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Pool Maintenance	9,000.00	6,100.00	(2,900.00)	9,000.00	0.00
Waterway Management System	6,000.00	6,500.00	500.00	4,560.00	(1,440.00)
Irrigation Maintenance	5,000.00	2,000.00	(3,000.00)	5,000.00	0.00
General, Property & Casualty Insurance	6,000.00	12,385.00	6,385.00	13,624.00	7,624.00
Miscellaneous Repairs & Maintenance	5,000.00	5,000.00	0.00	12,105.00	7,105.00
Club Facility Maintenance	10,000.00	6,300.00	(3,700.00)	6,300.00	(3,700.00)
Landscape Maintenance	50,000.00	33,000.00	(17,000.00)	44,000.00	(6,000.00)
Mulch	6,000.00	3,000.00	(3,000.00)	6,000.00	0.00
Landscape Maintenance Other	6,000.00	6,000.00	0.00	8,603.00	2,603.00
Plant Replacement Program	0.00	1,000.00	1,000.00	1,000.00	1,000.00
Janitorial Service	0.00	0.00	0.00	6300.00	6300.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$103,000.00	\$81,285.00	(\$21,715.00)	\$116,492.00	\$13,492.00
TOTAL EXPENDITURES	\$242,675.00	\$217,531.00	(\$20,344.00)	\$249,780.00	\$7,105.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$25,144.00	\$20,344.00	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Current Period Actuals 10/1/20 - 3/31/21	Projected Revenues & Expenditures 4/1/21 to 9/30/21	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	242,675.00	243,531.07	(856.07)	242,675.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$242,675.00	\$243,531.07	(856.07)	\$242,675.00	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	990.97	(990.97)	0.00	0.00
Contributions Carried Forward Fund Balance	0.00			0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$990.97	(990.97)	\$0.00	\$0.00
TOTAL REVENUES	\$242,675.00	\$244,522.04	(\$1,847.04)	\$242,675.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	6,000.00	400.00	800.00	1,200.00	(4,800.00)
TOTAL LEGISLATIVE	\$6,000.00	\$400.00	\$800.00	\$1,200.00	(\$4,800.00)
FINANCIAL & ADMINISTRATIVE					
District Management	27,000.00	12,500.00	14,500.00	27,000.00	0.00
District Engineer	4,000.00	158.75	3,841.25	4,000.00	0.00
Disclosure Report	8,400.00	900.00	7,500.00	8,400.00	0.00
Trustees Fees	6,750.00	1,683.60	6,416.40	8,100.00	1,350.00
Auditing Services	7,200.00	52.00	5,248.00	5,300.00	(1,900.00)
Postage, Phone, Faxes, Copies	150.00	281.10	18.90	300.00	150.00
Public Officials Insurance	2,500.00	2,421.00	0.00	2,421.00	(79.00)
Legal Advertising	2,000.00	1,056.00	944.00	2,000.00	0.00
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	104.48	45.52	150.00	50.00
ADA Website Compliance	1,800.00	900.00	600.00	1,500.00	(300.00)
Website Administration	1,500.00	1,500.00	300.00	1,800.00	300.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,775.00	\$21,731.93	\$39,614.07	\$61,346.00	(\$429.00)
LEGAL COUNSEL					
District Counsel	3,500.00	1,249.50	2,250.50	3,500.00	0.00
TOTAL DISTRICT COUNSEL	\$3,500.00	\$1,249.50	\$2,250.50	\$3,500.00	\$0.00
UTILITY SERVICES					
Street Lights	50,000.00	0.00	25,000.00	25,000.00	(25,000.00)
Other Electric Services	8,000.00	21,097.73	18,902.27	40,000.00	32,000.00
Water Utility Services	8,000.00	1,883.71	2,116.29	4,000.00	(4,000.00)
TOTAL UTILITY SERVICES	\$66,000.00	\$22,981.44	\$46,018.56	\$69,000.00	\$3,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,400.00	0.00	1,200.00	1,200.00	(1,200.00)
TOTAL GARBAGE COLLECTION	\$2,400.00	\$0.00	\$1,200.00	\$1,200.00	(\$1,200.00)
OTHER PHYSICAL ENVIRONMENT					
Pool Maintenance	9,000.00	1,600.00	4,500.00	6,100.00	(2,900.00)
Waterway Management System	6,000.00	4,035.00	2,465.00	6,500.00	500.00
Irrigation Maintenance	5,000.00	850.00	1,150.00	2,000.00	(3,000.00)
General, Property & Casualty Insurance	6,000.00	12,385.00	0.00	12,385.00	6,385.00
Miscellaneous Repairs & Maintenance	5,000.00	1,351.55	3,648.45	5,000.00	0.00
Club Facility Maintenance	10,000.00	2,840.00	3,460.00	6,300.00	(3,700.00)
Landscape Maintenance	50,000.00	14,520.00	18,480.00	33,000.00	(17,000.00)
Mulch	6,000.00	0.00	3,000.00	3,000.00	(3,000.00)
Landscape Maintenance Other	6,000.00	4,470.00	1,530.00	6,000.00	0.00
Plant Replacement Program	0.00	675.00	325.00	1,000.00	1,000.00
Janitorial Service	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$103,000.00	\$42,726.55	\$38,558.45	\$81,285.00	(\$21,715.00)
TOTAL EXPENDITURES	\$242,675.00	\$89,089.42	\$128,441.58	\$217,531.00	(\$25,144.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$155,432.62	(\$130,288.62)	\$25,144.00	\$25,144.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2021 BUDGET ANALYSIS

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21	Fiscal Year 2022 Final Operating Budget	Increase / (Decrease) from FY 2021 to FY 2022
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	242,675.00	242,675.00	0.00	242,675.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$242,675.00	\$242,675.00	\$0.00	\$242,675.00	\$0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
Contributions Carried Forward Fund Balance	0.00	0.00	0.00	7,105.00	7,105.00
TOTAL INTEREST EARNINGS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$242,675.00	\$242,675.00	\$0.00	\$249,780.00	\$7,105.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	6,000.00	1,200.00	0.00	6,000.00	0.00
TOTAL LEGISLATIVE	\$6,000.00	\$1,200.00	\$0.00	\$6,000.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Management	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	4,000.00	4,000.00	0.00	4,000.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	6,750.00	8,100.00	1,350.00	8,200.00	1,450.00
Auditing Services	7,200.00	5,300.00	(1,900.00)	5,500.00	(1,700.00)
Postage, Phone, Faxes, Copies	150.00	300.00	150.00	150.00	0.00
Public Officials Insurance	2,500.00	2,421.00	(79.00)	2,663.00	163.00
Legal Advertising	2,000.00	2,000.00	0.00	2,000.00	0.00
Bank Fees	200.00	200.00	0.00	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	150.00	50.00	100.00	0.00
ADA Website Compliance	1,800.00	1,500.00	(300.00)	1,500.00	(300.00)
Website Administration	1,500.00	1,800.00	300.00	1,800.00	300.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,775.00	\$61,346.00	(\$429.00)	\$61,688.00	(\$87.00)
LEGAL COUNSEL					
District Counsel	3,500.00	3,500.00	0.00	3,500.00	0.00
TOTAL DISTRICT COUNSEL	\$3,500.00	\$3,500.00	\$0.00	\$3,500.00	\$0.00
UTILITY SERVICES					
Street Lights	50,000.00	25,000.00	(25,000.00)	43,700.00	(6,300.00)
Other Electric Services	8,000.00	40,000.00	32,000.00	8,000.00	0.00
Water Utility Services	8,000.00	4,000.00	(4,000.00)	8,000.00	0.00
TOTAL UTILITY SERVICES	\$66,000.00	\$69,000.00	\$3,000.00	\$59,700.00	(\$6,300.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,400.00	1,200.00	(1,200.00)	2,400.00	0.00
TOTAL GARBAGE COLLECTION	\$2,400.00	\$1,200.00	(\$1,200.00)	\$2,400.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Pool Maintenance	9,000.00	6,100.00	(2,900.00)	9,000.00	0.00
Waterway Management System	6,000.00	6,500.00	500.00	4,560.00	(1,440.00)
Irrigation Maintenance	5,000.00	2,000.00	(3,000.00)	5,000.00	0.00
General, Property & Casualty Insurance	6,000.00	12,385.00	6,385.00	13,624.00	7,624.00
Miscellaneous Repairs & Maintenance	5,000.00	5,000.00	0.00	12,105.00	7,105.00
Club Facility Maintenance	10,000.00	6,300.00	(3,700.00)	6,300.00	(3,700.00)
Landscape Maintenance	50,000.00	33,000.00	(17,000.00)	44,000.00	(6,000.00)
Mulch	6,000.00	3,000.00	(3,000.00)	6,000.00	0.00
Landscape Maintenance Other	6,000.00	6,000.00	0.00	8,603.00	2,603.00
Plant Replacement Program	0.00	1,000.00	1,000.00	1,000.00	1,000.00
Janitorial Service	0.00	0.00	0.00	6300.00	6300.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$103,000.00	\$81,285.00	(\$21,715.00)	\$116,492.00	\$13,492.00
TOTAL EXPENDITURES	\$242,675.00	\$217,531.00	(\$20,344.00)	\$249,780.00	\$7,105.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$25,144.00	\$20,344.00	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	464,688
TOTAL REVENUES	\$	464,688

EXPENDITURES

Series 2018 May Bond Interest Payment	\$	167,344
Series 2018 November Bond Principal Payment	\$	130,000
Series 2018 November Bond Interest Payment	\$	167,344
TOTAL EXPENDITURES	\$	464,688
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	6,825,000
Principal Payment Applied Toward Series 2018 Bonds	\$	130,000
Bonds Outstanding - Period Ending 11/1/2022	\$	6,695,000

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	23,125
TOTAL REVENUES	\$	23,125

EXPENDITURES

Series 2020 May Bond Principal Payment	\$	5,000
Series 2020 May Bond Interest Payment	\$	9,125
Series 2020 November Bond Interest Payment	\$	9,000
TOTAL EXPENDITURES	\$	23,125
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	365,000
Principal Payment Applied Toward Series 2020 Bonds	\$	5,000
Bonds Outstanding - Period Ending 11/1/2022	\$	360,000

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2022 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	\$618.73	\$1,868.73	\$0.00
Single Family 50'	1.25	137	\$1,562.50	\$773.42	\$2,335.92	\$1,562.50	\$773.42	\$2,335.92	\$0.00
Subtotal		363							
SERIES 2020 - PHASE 2C									
Single Family 50'	1.25	16	\$1,595.75	\$773.42	\$2,369.17	\$1,595.75	\$773.42	\$2,369.17	\$0.00
Subtotal		16							
TOTAL		379							

Notations:

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

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET