

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING &
REGULAR MEETING
JANUARY 5, 2023**

TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JANUARY 5, 2023, 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 Public Hearing & Regular Meetings of Timber Creek Community Development District will be held on **January 5, 2023, at 2:00 p.m. at the Offices of Inframark, LLC 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.RECESS TO PUBLIC HEARING

4.PUBLIC HEARING ON ADOPTING PARKING & TOWING POLICY

- A. Open the Public Hearing on Adopting Parking & Towing Policy
- B. Staff Presentations
- C. Public Comment
- D. Close the Public Hearing on Adopting Parking & Towing Policy
- E. Consideration of Resolution 2023-05; Adopting Parking & Towing Policy.....Tab 01

RETURN AND PROCEED TO REGULAR MEETING

1. BUSINESS ITEMS

- A. General Matters of the District

2. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Landowner's Election
November 3, 2022.....Tab 02
- B. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
November 3, 2022,..... Tab 03
- C. Consideration of Board of Supervisor's Meeting Minutes of the Special Meeting
November 21, 2022, *Under Separate Cover*
- D. Consideration of Operation and Maintenance Expenditures October 2022 Tab 04
- E. Consideration of Operation and Maintenance Expenditures November 2022 *Under Separate Cover*
- F. Review of Financial Statements Month Ending November 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 NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY REGARDING PARKING AND TOWING FROM DISTRICT OWNED PROPERTY; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING 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 in Hillsborough County, Florida.

WHEREAS, the District owns and maintains District-owned parking areas, located within the District (the “**District-Owned Property**”);

WHEREAS the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District-Owned Property if the notice and procedures requirements of section 715.07, Florida Statutes, are followed.

WHEREAS unauthorized vehicles or vessels on the District-Owned Property may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

WHEREAS the District desires to contract with a towing operator that is included on an approved list of towing operators in Hillsborough County, Florida, to tow unauthorized vehicles from District-Owned Property;

WHEREAS the Board held a public meeting to receive public comment on its proposed parking and towing policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of Parking and Towing Policy.** The Board hereby adopts the Parking and Towing Policy attached hereto as **Exhibit “A”**.
3. **Authorizing the Engagement of an Approved Towing Operator.**
 - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Hillsborough County regulations, and the Parking and Towing Policy.
 - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District-Owned Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).

4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

Passed and Adopted on January 5, 2023

Attest:

**Timber Creek
Community Development District**

Assistant Secretary

Name: _____
Chair of the Board of Supervisors

Exhibit “A”
Parking and Towing Policy

Timber Creek CDD Parking and Towing Policy

The Timber Creek Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on the District-owned areas located within the District, including, but not limited to the clubhouse. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

1. There shall be no parking of vehicles on District Property except during permitted hours only and within a properly posted parking area or within properly marked parking spaces in accordance with this Policy.
2. No automobiles, motorcycles, or vehicles of any kind or nature may be parked overnight on District Property. For the purposes of this Policy, “Overnight Parking” shall be interpreted as the hours between 10:00 p.m. and 6:00 a.m.
3. All vehicles parked on District Property must have current license tags.
4. No commercial vehicles (which for purposes of this provision are defined as vehicles not designed and used for normal personal/family transportation, vehicles with work racks, tool racks and/or visible equipment, and/or vehicles bearing lettering, graphics, contact information, logos, advertising and/or any other commercial insignia), may be parked on the District Property except during the period of delivery or the provision of services to the District, and surrounding business fronts.
5. No recreational vehicles, trailers of any kind, watercraft, vessels or campers may be parked on the District Property.
6. Any vehicle parked with 1/2 a tire width or more of a tire on the grass of the District Property is in violation of this Policy or applicable regulatory requirements and shall be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
7. Upon discovery of a violation, the towing operator with whom the District enters into a towing authorization agreement shall photograph the evidence of such violation and may then tow the vehicle or vessel from District Property in accordance with said agreement. The towing operator shall provide a report of all tow activity conducted overnight to the District Manager by 9:00 a.m. the following morning.
8. The following representatives of the District are designated to authorize towing of unauthorized vehicles or vessels on District Property pursuant to this Policy:
 - a. Any member of the Board of Supervisors of the District;
 - b. District Manager; and
 - c. President of the Timber Creek Community Association, Inc.
9. The towing operator may patrol the District Property for violations of this Policy (roam towing).

This policy was adopted by Resolution No. 2023-05 on January 5, 2023

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

November 3, 2022, Minutes of the Landowner's Election

MINUTES OF THE LANDOWNER'S ELECTION

The Landowner's Election of the Board of Supervisors for the Timber Creek Community Development District was held on Thursday, November 3, 2022, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Landowner's Election of the Board of Supervisors of the Timber Creek Community Development District to order on Thursday, November 3, 2022, at 2:00 p.m.

Staff Members Present:

Brian Lamb	District Manager, Inframark
Brittany Crutchfield	Administrative Assistant, Inframark
Vanessa Steinerts	District Counsel, Straley & Robin, P.A.

There were no audience members present.

2. APPOINTMENT OF MEETING CHAIRMAN

Brian Lamb from Inframark stated that he will be serving as the meeting chairman.

3. ANNOUNCEMENT OF CANDIDATES/CALL FOR NOMINATIONS

Mr. Lamb briefly went over the election process and announced the candidates: Jeffery S. Hills, Nicholas Dister, Steve Luce

4. ELECTION OF SUPERVISORS

The ballots and proxies were collected, and the votes were tallied. Mr. Lamb proceeded with announcing the results: Jeffery S. Hills received two (2) votes and will have Seat 1 with a four-year term, Nicholas Dister received two (2) votes and will have Seat 2 with a four-year term, and Steve Luce received one (1) vote and will have Seat 3 with a two-year term.

5. OWNERS REQUESTS

There were no requests by landowners.

6. ADJOURNMENT

The landowner's election was adjourned.

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

November 03, 2022, Minutes of the Regular Meeting

MINUTES OF THE REGULAR MEETING

The Regular Meetings of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, November 03, 2022, at 2:00 p.m.** at the Offices at Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meetings of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, November 03, 2022, at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Nicholas Dister	Vice-Chair	<i>(newly elected at the Landowners Election)</i>
Kelly Evans	Supervisor	
Ryan Motko	Supervisor	
Steve Luce	Supervisor	<i>(newly elected at the Landowners Election)</i>

Staff Members Present:

Brian Lamb	District Manager, Inframark
Brittany Crutchfield	Administrative Assistant, Inframark
Vanessa Steinarts	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

There were two of the three newly elected supervisors in attendance. Mr. Lamb provided legal documents for the Oath of Offices to Nicholas Dister and Steve Luce to be signed for the records of proceedings.

2. BUSINESS ITEMS

A. Consideration of Resolution 2023-01; Setting Public Hearing for Towing Policy

The Board reviewed and discussed the resolution. A conversation ensued between the Board to set the Public Hearing for Towing Policy that will be set for January 05, 2023, at 2:00 PM along with the set regular meeting on that date.

MOTION TO:	Approve the Amended Resolution 2023-01 for revision to set date for Public Hearing on January 05, 2023.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

B. Consideration of Resolution 2023-02; Canvassing & Certifying the Results of the Landowners Election.

The Board reviewed the resolution and discussed the votes for Jeffery S. Hills received two (2) votes serving Seat 1 with a four-year term, Nicholas Dister received two (2) votes serving Seat 2 with a four-year term, and Steve Luce received one (1) vote serving Seat 5 with a two-year term.

MOTION TO:	Approve Resolution 2023-02.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2023-03; Designating Officers.

The Board reviewed the resolution. Mr. Lamb discussed the designated officers as follows, Jeffery S. Hills as Chairman, Nicholas Dister as Vice-Chairman will remain the same to serve the Board in the designated position.

MOTION TO:	Approve Resolution 2023-03.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. General Matters of the District

There are no general matters of the District.

3. CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Public Hearing & Regular Meeting August 22, 2022

B. Consideration of Operation and Maintenance Expenditures August 2022

C. Consideration of Operation and Maintenance Expenditures September 2022

D. Review of Financial Statements Month Ending September 30, 2022

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda A-D.
MADE BY: Supervisor Motko
SECONDED BY: Supervisor Evans
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

4. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

There were no reports on behalf of the District Counsel or Engineer.

C. District Manager

i. Community Inspection Report

The Board reviewed the management reports and had no questions.

5. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisors request currently.

6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

7. ADJOURNMENT

MOTION TO: Adjourn.
MADE BY: Supervisor Motko
SECONDED BY: Supervisor Evans
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Charter Communications	091950801100722	\$197.96		Internet Services thru 10/05/2022
Sitex Aquatics	6788B	\$380.00		Lake Maint 10/2022
Spearem Enterprises	5450	\$675.00		Clubhouse Cleaning thru 9/30/2022
Zebra Cleaning Team	5059	\$1,100.00		Pool Cleaning 10/2022
Monthly Contract Sub-Total		\$2,352.96		

Variable Contract				
Straley robin Vericker	22225	\$523.50		Professional Services thru 10/15/2022
Variable Contract Sub-Total		\$523.00		

Utilities				
BOCC	6143684734 092622	\$957.14		Water Service thru 09/20/2022
TECO	10062022 3099	\$686.49		Electric Service thru 9/30/2022
TECO	211018485063 100622	\$3,125.21		Electric Service thru 9/30/2022
TECO	221007623665 100622	\$240.18		Electric Service thru 9/30/2022
TECO	221007683412 100622	\$45.11		Electric Service thru 9/30/2022
TECO	221007708326 100622	\$54.29		Electric Service thru 9/30/2022
TECO	221007724737 100622	\$25.41	\$4,176.69	Electric Service thru 9/30/2022
Utilities Sub-Total		\$5,133.83		

Regular Services				
Action Security Inc	21416	\$125.00		Service Agreement 10/2022
EGIS Insurance	16931	\$16,825.00		Insurance 10/01/2022
Department of Economic Opp	87304	\$175.00		District Fee FY2022/2023
Jose R Torres	JT 102022	\$50.00		Clubhouse Refund
Spearem Enterprises	5494	\$675.00		Labor 10/28/2022
Straley Robin Vericker	22087	\$579.00		District Counsel Legal thru 9/15/2022
Times Publishing Com	176840 101922	\$1,192.00		Landowners Election 10/19/2022

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Times Publishing Com	247838 092122	\$503.50	\$1,695.50	Meeting Schedule AD 09/21/2022
Regular Services Sub-Total		\$20,124.50		
Additional Services				
Hawkins Service Company	218648	\$775.00		Equipment and Repair/Maintenance
Meritus Districts	10493	\$8,444.40		District Invoice Reimbursement
Spearem Enterprises	5474	\$150.00		Hurricane Prep and Post
Zebra Cleaning Team	5068	\$180.00		Pool Rule Signs 10/17/2022
Additional Services Sub-Total		\$9,549.40		
TOTAL:		\$37,684.19		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



October 7, 2022
Invoice Number: 091950801100722
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 10/06/22 through 11/05/22
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 10/23/22	\$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 10072022 NNNNNY 01 000198 0001

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

October 7, 2022

TIMBER CREEK CDD

Invoice Number: 091950801100722
Account Number: 0050919508-01
Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Received
OCT 13 2022

Total Due by 10/23/22	\$197.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001000100509195080112019796



Invoice Number: 091950801100722
 Account Number: 0050919508-01
 Security Code: 2302

Contact Us

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

7635 1610 NO RP 07 10072022 NNNNNY 01 000198 0001

Charge Details

Previous Balance	197.96
Payments Received - Thank You 09/22	-197.96
Remaining Balance	\$0.00

Payments received after 10/07/22 will appear on your next bill.

Services from 10/06/22 through 11/05/22

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 10/23/22	\$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 \$1.69, 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.

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.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - For your convenience, if you provide a check as payment, you authorize Spectrum Business to use the information from your check to make a one-time electronic funds transfer from your account. If you have any questions, please call our office at the telephone number on the front of this invoice. To assist you in future payments, your bank or credit card account information may be electronically stored in our system in a secure, encrypted manner.

Complaint Procedures - If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

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

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

Date	Invoice #
10/1/2022	6788B

Bill To

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

P.O. No.

Terms

Project

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

Spearem Enterprises, LLC

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



INVOICE

BILL TO	INVOICE	5450
Timber Creek CDD	DATE	09/30/2022
Meritus	TERMS	Net 15
2005 Pan Am Circle, Suite 300	DUE DATE	10/15/2022
Tampa , FL 33607		

ACTIVITY	QTY	RATE	AMOUNT
Labor	4	131.25	525.00
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 9-10 to 9/30/2022 , total of 4 weeks			
Machine Time	1	75.00	75.00
paper Goods: Toilet Paper, paper towels, hand soap trash bags and mut mits			
Fuel Surcharge	1	75.00	75.00
Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.			

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

Thanks For Your Business!

INVOICE

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

DATE: OCTOBER 10, 2022
INVOICE #5059

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	
		October pool cleaning			\$1100.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$1100.00

Comments:

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

October 27, 2022

Client: 001498

Matter: 000001

Invoice #: 22225

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
10/7/2022	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2018 AND SERIES 2020 BONDS.	0.2	\$33.00
10/10/2022	VTS	REVIEW CORRESPONDENCE FROM T. STEWART RE: FENCE DAMAGE.	0.2	\$61.00
10/11/2022	VTS	REVIEW CORRESPONDENCE FROM B. RADCLIFF, REVIEW AND ANALYSIS OF PLAT AND EASEMENTS OF RECORD, AND SEND CORRESPONDENCE TO B. RADCLIFF AND T. STEWART RE: FENCE DAMAGE.	0.8	\$244.00
10/13/2022	VTS	EXCHANGE CORRESPONDENCE WITH B. RADCLIFF RE: FENCE REPAIR; REVIEW QUARTERLY REPORT FOR SERIES 2018 BONDS AND SERIES 2020 BONDS.	0.5	\$152.50
10/13/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED SEPTEMBER 30, 2022; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	\$33.00
Total Professional Services			1.9	\$523.50

October 27, 2022
Client: 001498
Matter: 000001
Invoice #: 22225

Page: 2

Total Services	\$523.50	
Total Disbursements	\$0.00	
Total Current Charges		\$523.50
Previous Balance		\$579.00
PAY THIS AMOUNT		\$1,102.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22087	October 05, 2022	\$579.00	\$0.00	\$0.00	\$0.00	\$1,102.50
Total Remaining Balance Due						\$1,102.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,102.50	\$0.00	\$0.00	\$0.00

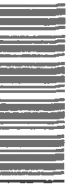


Hillsborough
County Florida

S-Page 1 of 1

Service Address: 10224 OPALINE SKY CT

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	09/26/2022	10/17/2022



METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	08/17/2022	6408	09/20/2022	7167	75900 GAL	ACTUAL	WATER

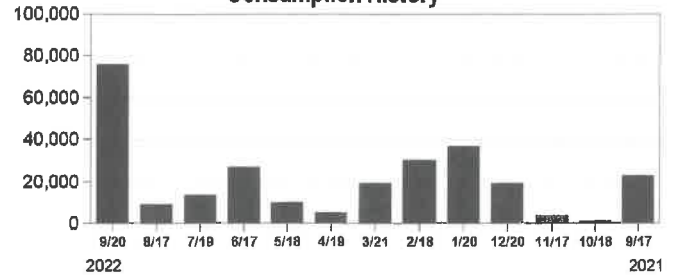
Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$229.22
Water Base Charge	\$33.15
Water Usage Charge	\$199.33
Sewer Base Charge	\$81.36
Sewer Usage Charge	\$409.10

Summary of Account Charges

Previous Balance	\$205.62
Net Payments - Thank You	\$-205.62
Total Account Charges	\$957.14
AMOUNT DUE	\$957.14

Consumption History



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



OCT 03 2022

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

8,888 8

DUE DATE	10/17/2022
AMOUNT DUE	\$957.14
AMOUNT PAID	

0061436847349 00000957142

Statement Date: 10/06/2022

Account: 221007683099

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



Current month's charges:	\$686.49
Total amount due:	\$686.49
Payment Due By:	10/27/2022

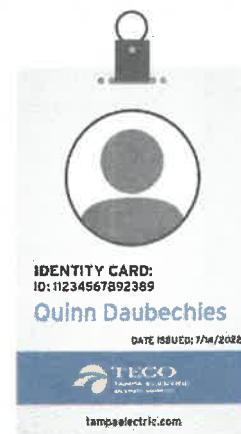
Your Account Summary

Previous Amount Due	\$737.54
Payment(s) Received Since Last Statement	-\$737.54
Current Month's Charges	\$686.49
Total Amount Due	\$686.49

SAFETY TIP:

Ask for Identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

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tampaelectric.com/bizsave

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$686.49
Total amount due:	\$686.49
Payment Due By:	10/27/2022

Amount Enclosed \$ 620519680766

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: 10/06/2022
 Current month's charges due 10/27/2022



Details of Charges – Service from 09/01/2022 to 09/30/2022

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

Rate Schedule: General Service - Non Demand

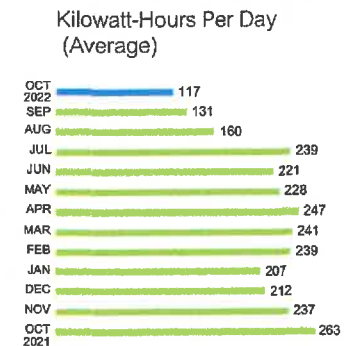
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	09/30/2022	54,878		51,375		3,503 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	3,503 kWh @ \$0.07089/kWh	\$248.33
Fuel Charge	3,503 kWh @ \$0.04126/kWh	\$144.53
Storm Protection Charge	3,503 kWh @ \$0.00315/kWh	\$11.03
Clean Energy Transition Mechanism	3,503 kWh @ \$0.00402/kWh	\$14.08
Florida Gross Receipt Tax		\$11.29

Electric Service Cost

\$451.76

Tampa Electric Usage History



Details of Charges – Service from 09/01/2022 to 09/30/2022

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

\$686.49



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/06/2022

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:	10/27/2022

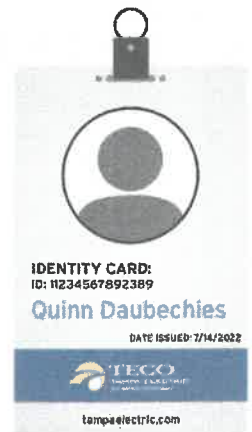
Your Account Summary

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

SAFETY TIP:

Ask for Identification

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See reverse side for more information

Account: 211018485063

Current month's charges:	\$3,125.21
Total amount due:	\$3,125.21
Payment Due By:	10/27/2022

Amount Enclosed \$

687186117811

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

6871861178112110184850630000003125214

Account: 211018485063
Statement Date: 10/06/2022
Current month's charges due 10/27/2022



Details of Charges – Service from 09/01/2022 to 09/30/2022

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 09/01/2022 to 09/30/2022

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

Important Messages

Don't get "tricked" by scammers.

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Statement Date: 10/06/2022

Account: 221007623665

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



Current month's charges:	\$240.18
Total amount due:	\$240.18
Payment Due By:	10/27/2022

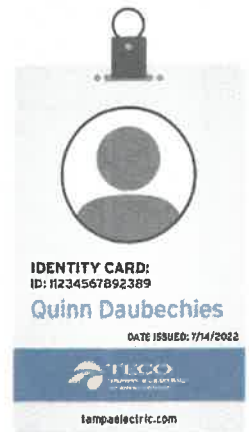
Your Account Summary

Previous Amount Due	\$257.43
Payment(s) Received Since Last Statement	-\$257.43
Current Month's Charges	\$240.18
Total Amount Due	\$240.18

SAFETY TIP:

Ask for identification

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See reverse side for more information

Account: 221007623665

Current month's charges:	\$240.18
Total amount due:	\$240.18
Payment Due By:	10/27/2022

Amount Enclosed \$ 620519680765

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: 10/06/2022
Current month's charges due 10/27/2022



Details of Charges – Service from 09/01/2022 to 09/30/2022

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

Rate Schedule: General Service - Non Demand

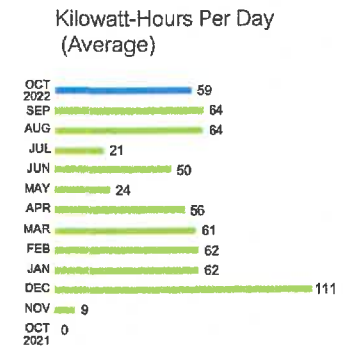
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	09/30/2022	59,176		57,402		1,774 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	1,774 kWh @ \$0.07089/kWh	\$125.76
Fuel Charge	1,774 kWh @ \$0.04126/kWh	\$73.20
Storm Protection Charge	1,774 kWh @ \$0.00315/kWh	\$5.59
Clean Energy Transition Mechanism	1,774 kWh @ \$0.00402/kWh	\$7.13
Florida Gross Receipt Tax		\$6.00
Electric Service Cost		\$240.18

Total Current Month's Charges

\$240.18

Tampa Electric Usage History



Important Messages

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Statement Date: 10/06/2022

Account: 221007683412

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



Current month's charges:	\$45.11
Total amount due:	\$45.11
Payment Due By:	10/27/2022

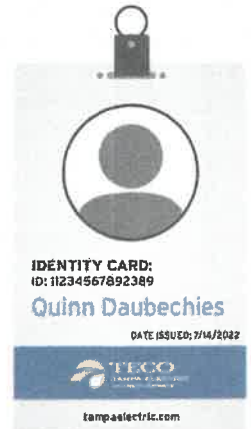
Your Account Summary

Previous Amount Due	\$52.32
Payment(s) Received Since Last Statement	-\$52.32
Current Month's Charges	\$45.11
Total Amount Due	\$45.11

SAFETY TIP:

Ask for identification

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See reverse side for more information

Account: 221007683412

Current month's charges:	\$45.11
Total amount due:	\$45.11
Payment Due By:	10/27/2022

Amount Enclosed \$

620519680767

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

6205196807672210076834120000000045111

Account: 221007683412
Statement Date: 10/06/2022
Current month's charges due 10/27/2022



Details of Charges – Service from 09/01/2022 to 09/30/2022

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	09/30/2022	15,495		15,315		180 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	180 kWh @ \$0.07089/kWh	\$12.76
Fuel Charge	180 kWh @ \$0.04126/kWh	\$7.43
Storm Protection Charge	180 kWh @ \$0.00315/kWh	\$0.57
Clean Energy Transition Mechanism	180 kWh @ \$0.00402/kWh	\$0.72
Florida Gross Receipt Tax		\$1.13

Electric Service Cost

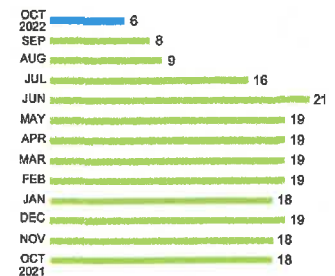
\$45.11

Total Current Month's Charges

\$45.11

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/06/2022

Account: 221007708326

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



Current month's charges:	\$54.29
Total amount due:	\$54.29
Payment Due By:	10/27/2022

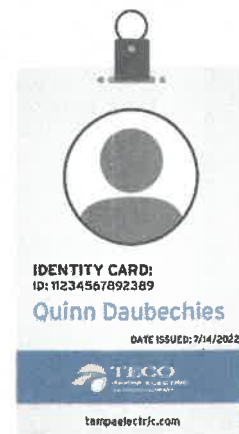
Your Account Summary

Previous Amount Due	\$62.97
Payment(s) Received Since Last Statement	-\$62.97
Current Month's Charges	\$54.29
Total Amount Due	\$54.29

SAFETY TIP:

Ask for identification

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Current month's charges:	\$54.29
Total amount due:	\$54.29
Payment Due By:	10/27/2022

Amount Enclosed \$

620519680768

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

6205196807682210077083260000000054296

Account: 221007708326
Statement Date: 10/06/2022
Current month's charges due 10/27/2022



Details of Charges – Service from 09/01/2022 to 09/30/2022

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

Rate Schedule: General Service - Non Demand

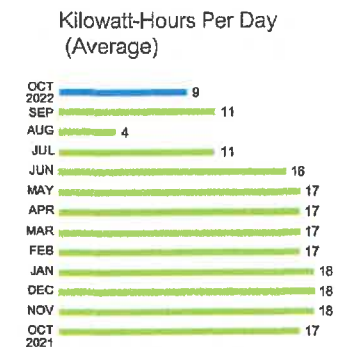
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	09/30/2022	11,809		11,554		255 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	255 kWh @ \$0.07089/kWh	\$18.08
Fuel Charge	255 kWh @ \$0.04126/kWh	\$10.52
Storm Protection Charge	255 kWh @ \$0.00315/kWh	\$0.80
Clean Energy Transition Mechanism	255 kWh @ \$0.00402/kWh	\$1.03
Florida Gross Receipt Tax		\$1.36
Electric Service Cost		\$54.29

Total Current Month's Charges

\$54.29

Tampa Electric Usage History



Important Messages

Don't get "tricked" by scammers.

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Statement Date: 10/06/2022
Account: 221007724737

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



Current month's charges:	\$25.41
Total amount due:	\$25.41
Payment Due By:	10/27/2022

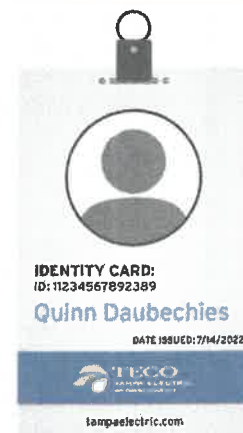
Your Account Summary

Previous Amount Due	\$25.65
Payment(s) Received Since Last Statement	-\$25.65
Current Month's Charges	\$25.41
Total Amount Due	\$25.41

SAFETY TIP:

Ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Current month's charges:	\$25.41
Total amount due:	\$25.41
Payment Due By:	10/27/2022

Amount Enclosed \$

620519680769

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: 10/06/2022
Current month's charges due 10/27/2022



Details of Charges – Service from 09/01/2022 to 09/30/2022

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	09/30/2022	810		791		19 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	19 kWh @ \$0.07089/kWh	\$1.35
Fuel Charge	19 kWh @ \$0.04126/kWh	\$0.78
Storm Protection Charge	19 kWh @ \$0.00315/kWh	\$0.06
Clean Energy Transition Mechanism	19 kWh @ \$0.00402/kWh	\$0.08
Florida Gross Receipt Tax		\$0.64

Electric Service Cost

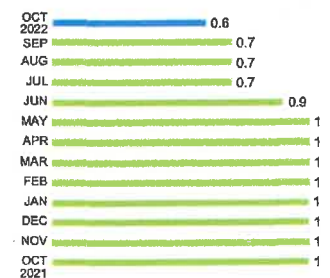
\$25.41

Total Current Month's Charges

\$25.41

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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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
21416	10/01/2022	\$125.00	10/01/2022	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!



Insurance & Risk Advisors

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

INVOICE

Customer	Timber Creek Community Development District
Acct #	798
Date	09/14/2022
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 16,825.00
Payment Amount	
Payment for:	Invoice#16931
100122339	

Thank You

Please detach and return with payment



Customer: Timber Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
16931	10/01/2022	Renew policy	Policy #100122339 10/01/2022-10/01/2023 Florida Insurance Alliance Package - Renew policy Due Date: 9/14/2022 <i>prop = \$10837.00</i> <i>gen = \$3294.00</i> <i>pub = \$2694.00</i>	16,825.00

				Total
				\$ 16,825.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555	sclimer@egisadvisors.com	09/14/2022
Atlanta, GA 30374-8555		

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2022/2023 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 87304			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Timber Creek Community Development District
Mr. Brian Lamb
Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607



FLORIDA DEPARTMENT of
ECONOMIC OPPORTUNITY

2. Telephone: (813) 397-5120
3. Fax: (813) 873-7070
4. Email: brian.lamb@merituscorp.com *inframark.com*
5. Status: Independent
6. Governing Body: Elected
7. Website Address: timbercreekcdd.com
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 02/14/2018
11. Creation Document on File: 02/14/2018
12. Date Established: 02/14/2018
13. Creation Method: Local Ordinance
14. Local Governing Authority: Hillsborough County
15. Creation Document(s): County Ordinance 18-9
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/05/2021

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date: 10/6/22

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

CHECK REQUEST FORM

District Name: Timber Creek

Date: 10/20/22

Invoice Number: 10/20/2022

Please issue a check to:

Vendor Name: Jose' R. Torres

Vendor No.:

Check amount: \$50.00

Please cut check from Acct. #:

Please code to: 001-369900-3000

Check Description/Reason: Clubhouse Refund

Mailing instructions: 10230 Amazing Grace Avenue, Riverview, FL 33578

Due Date for Check: next check run


Requestor: William Rogers

Manager's review:

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Timber Creek community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to TIMBER CREEK CDD.
4. The undersigned, Jose R Torres, (the Applicant), has applied to the District to use the

Number of Attendees (NOT TO EXCEED 40): 40
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
7. As further consideration for the District's permission to the Applicant, its agents, employees and

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

09/06/2022 08/25/2022 - (10/01/2022 reservation Day)
10/01/2022 / 10/15/22

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over four will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Timber Creek Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date. Without proper notice, rental fee is non-refundable. J.R.T.

All persons using the Recreation Center do so at their own risk. J.R.T.
Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center.

Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT** (THERE WILL BE NO EXCEPTIONS) J.R.T.

Glass beverage containers are NOT permitted at the Recreation Center. J.R.T.
Furniture shall NOT be removed from the Recreation Center at any time. J.R.T.

All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. J.R.T.

It shall be the responsibility of any resident using the Recreation Center to remove food or other items. J.R.T.
Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. J.R.T.

All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. J.R.T.

Glitter and Confetti are not allowed in Recreation Center J.R.T.

Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

District Office • 2005 Pan Am Circle • Suite 300 • Tampa, Florida 33607 • (813) 873-7300 • Fax (813) 873-7070

Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. J.R.T.

Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** J.R.T.

All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster - replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. J.R.T.

Renters must provide their own cleaning products and remove them at the conclusion of the event. J.R.T.
ALL CLEANING MUST BE COMPLETED and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER 11 pm** will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). J.R.T.

No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. J.R.T.

Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. J.R.T.

Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. J.R.T.

No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. J.R.T.

All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. J.R.T.

There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. J.R.T.

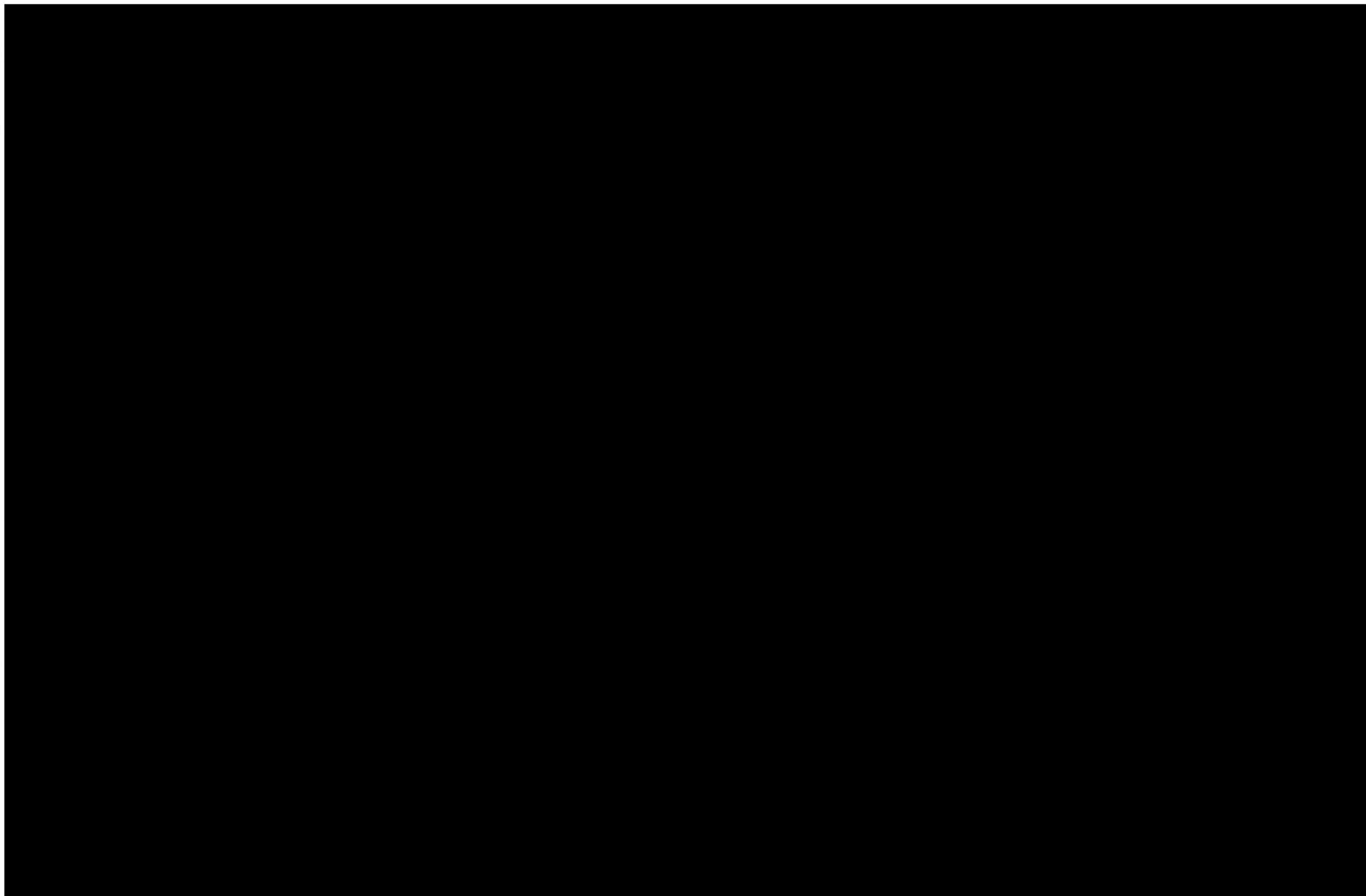
Call 911 in the event of an emergency. J.R.T.

Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. J.R.T.


Applicant Signature

Jose R. Torres / Darlene Baeza
Applicant Printed Name

08/25/2022
Date



**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

This form must be completed by each person issuing a check to Timber Creek CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained for each occurrence.

DATE: 09/05/2002 ^{09/06/2002}

NAME OF ISSUER: José R. Torres / Darlene Baera

PLACE OF EMPLOYMENT: Brandon (Army)

WORK PHONE: () -

AMOUNT OF CHECK: \$ 200 - + \$ 50 -

REASON FOR CHECK: Deposit (Birthday)
Clubhouse (Rent)

101-201/215

Fecha / Día: _____

\$ 200 -

4/100

Dólares
Dollars

1. The first step is to identify the problem.



POPULAR.

BANCO POPULAR DE PUERTO RICO
Stop 22
San Juan, Puerto Rico

Para / For

Clubhouse

Waphase a At Again.

3130

Spearem Enterprises, LLC

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



INVOICE

BILL TO	INVOICE	5494
Timber Creek CDD	DATE	10/25/2022
Meritus	TERMS	Net 15
2005 Pan Am Circle, Suite 300	DUE DATE	11/09/2022
Tampa , FL 33607		

ACTIVITY	QTY	RATE	AMOUNT
Labor 10/7-10/28/2022 Cleaning services provided for clubhouse bathrooms back porch dumping trash at the basketball court and both mail pavilions along with servicing 5 dog waste cans 1 time per week	4	131.25	525.00
Machine Time paper Goods: Toilet Paper, paper towels, hand soap trash bags and mut mits	1	75.00	75.00
Fuel Surcharge Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.	1	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

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

October 05, 2022

Client: 001498

Matter: 000001

Invoice #: 22087

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
8/16/2022	VTs	RECEIPT AND REVIEW OF AUGUST BOARD MEETING AGENDA.	0.2	\$61.00
8/19/2022	VTs	RECEIPT AND REVIEW OF BOARD MEETING AGENDA BOOK.	0.3	\$91.50
8/22/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$213.00
8/22/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.7	\$213.50
Total Professional Services			1.8	\$579.00

October 05, 2022
Client: 001498
Matter: 000001
Invoice #: 22087

Page: 2

Total Services	\$579.00	
Total Disbursements	\$0.00	
Total Current Charges		\$579.00
Previous Balance		\$207.00
Less Payments		(\$207.00)
PAY THIS AMOUNT		\$579.00

Please Include Invoice Number on all Correspondence



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	
10/12/22 - 10/19/22		TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account	
10/19/2022	Deirdre Bonett	176840	
Total Amount Due		Ad Number	
\$1,192.00		0000251359	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/12/22	10/19/22	0000251359	Times	Legals CLS	Landowners Election	2	2x71 L	\$1,190.00
10/12/22	10/19/22	0000251359	Tampabay.com	Legals CLS	Landowners Election AffidavitMaterial	2	2x71 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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.

Advertising Run Dates		Advertiser Name	
10/12/22 - 10/19/22		TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account	
10/19/2022	Deirdre Bonett	176840	
Total Amount Due		Ad Number	
\$1,192.00		0000251359	

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
OCT 26 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

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: Landowners Election** was published in said newspaper by print in the issues of: **10/12/22, 10/19/22** 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 not 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 10/19/2022

Signature of Notary Public

Personally known X or produced identification

Type of identification produced

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND
MEETING OF THE BOARD OF SUPERVISORS OF THE
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Timber Creek Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 88.9 acres more or less, generally located between Bullfrog Creek Road and Highway 301 and north of Breezy Creek Road, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2022
TIME: 2:00 p.m.
PLACE: The offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

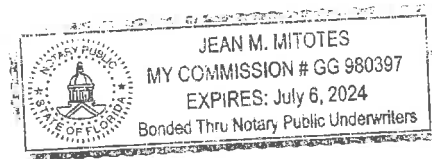
Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb, District Manager

Publication Dates: October 12th & October 19, 2022

0000251359





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	
09/21/22		TIMBER CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/21/2022		Deirdre Bonett	176840
Total Amount Due			Ad Number
\$503.50			0000247838

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/21/22	09/21/22	0000247838	Times	Legals CLS	Meeting Schedule	1	2x60 L	\$501.50
09/21/22	09/21/22	0000247838	Tampabay.com	Legals CLS	Meeting Schedule	1	2x60 L	\$0.00
					AffidavitMaterial			\$2.00

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

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/21/22		TIMBER CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/21/2022		Deirdre Bonett	176840
Total Amount Due			Ad Number
\$503.50			0000247838

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

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

Received

SEP 30 2022

REMIT TO:

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

JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters



Invoice

10517 Riverview Dr
Riverview, FL 33578

Fax # 813.871.6726

Date	Invoice #
10/5/2022	218648

Bill To
Timber Creek CDD 10224 Opalane Sky Ct Riverview, FL 33578

Project Address
Timber Creek CDD 10224 Opalane Sky Ct Riverview, FL 33578

P.O. No.	Terms
WO-1576	

Quantity	Description	Rate	Amount
1	EQUIPMENT REPAIR/MAINTENANCE Replaced transformer and contactor Replaced 15 amp fuse with 5 amp fuse	775.00	775.00

	Invoice Amount	\$775.00
	Balance Due	\$775.00

Thank you for Choosing Hawkins Service Company

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10493
DATE: 05/24/2021
DUE DATE: 05/24/2021

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Reimbursement Clubhouse CCTV Down Payment	8,444.40	8,444.40
SUBTOTAL			8,444.40
NEW CHARGES			
TOTAL			8,444.40

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 # 5474**DATE 10/06/2022****DUE DATE 10/21/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
Labor HURRICANE IAN PREP FURNITURE PUT AWAY, SET BACK UP AFTER STORM.	1	150.00	150.00

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**\$150.00**

Thanks For Your Business!

INVOICE

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

DATE: OCTOBER 17, 2022
INVOICE #5068

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			\$180.00
				SUBTOTAL	
				SALES TAX	
				TOTAL	\$180.00

Comments: signs damaged in storm had to be replaced

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2022

Prepared by:



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TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2022

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL						TOTAL
	GENERAL FUND	SERIES 2018	SERIES 2020	SERIES 2020	GENERAL	LONG-TERM	
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS ACCOUNT GROUP FUND	DEBT ACCOUNT GROUP FUND	
ASSETS							
Cash - Operating Account	97,796	-	-	-	-	-	97,796
Accounts Receivable - Other	16	-	-	-	-	-	16
Due From Other Funds	-	38,477	1,866	-	-	-	40,343
Investments:							
Acquisition & Construction Account	-	-	-	15	-	-	15
Capitalized Interest Account	-	167,094	-	-	-	-	167,094
Deferred Cost	-	147	-	-	-	-	147
Interest Account	-	-	9,000	-	-	-	9,000
Prepayment Account	-	4,853	-	-	-	-	4,853
Reserve Fund	-	233,103	5,000	-	-	-	238,103
Revenue Fund	-	3,207	2,138	-	-	-	5,345
Sinking fund	-	130,000	-	-	-	-	130,000
Deposits	4,820	-	-	-	-	-	4,820
Fixed Assets							
Construction Work In Process	-	-	-	-	6,774,838	-	6,774,838
Amount Avail In Debt Services	-	-	-	-	-	311,222	311,222
Amount To Be Provided	-	-	-	-	-	6,692,310	6,692,310
TOTAL ASSETS	\$ 102,632	\$ 576,881	\$ 18,004	\$ 15	\$ 6,774,838	\$ 7,003,532	\$ 14,475,902

LIABILITIES

Accounts Payable	\$ 16,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,784
Accounts Payable - Other	7	-	-	-	-	-	7
Due To Developer	5,252	-	-	-	-	-	5,252
Clubhouse Deposits	(800)	-	-	-	-	-	(800)
Bonds Payable	-	-	-	-	-	7,003,531	7,003,531
Due To Other Funds	19,683	-	-	-	-	-	19,683
TOTAL LIABILITIES	40,926	-	-	-	-	7,003,531	7,044,457

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2022

(In Whole Numbers)

					GENERAL	GENERAL	
		SERIES 2018	SERIES 2020	SERIES 2020	GENERAL	LONG-TERM	
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	FIXED ASSETS	DEBT	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	ACCOUNT	ACCOUNT	TOTAL
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	576,881	18,004	-	-	-	594,885
Capital Projects	-	-	-	15	-	-	15
Unassigned:	61,706	-	-	-	6,774,838	1	6,836,545
TOTAL FUND BALANCES	61,706	576,881	18,004	15	6,774,838	1	7,431,445
TOTAL LIABILITIES & FUND BALANCES	\$ 102,632	\$ 576,881	\$ 18,004	\$ 15	\$ 6,774,838	\$ 7,003,532	\$ 14,475,902

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 282,395	\$ 20,001	\$ (262,394)	7.08%
Other Miscellaneous Revenues	-	(50)	(50)	0.00%
TOTAL REVENUES	282,395	19,951	(262,444)	7.06%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	8,000	800	7,200	10.00%
ProfServ-Trustee Fees	6,900	5,051	1,849	73.20%
Disclosure Report	4,200	700	3,500	16.67%
District Counsel	3,500	1,103	2,397	31.51%
District Engineer	4,000	-	4,000	0.00%
District Manager	27,000	4,500	22,500	16.67%
Auditing Services	5,700	-	5,700	0.00%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	150	587	(437)	391.33%
Public Officials Insurance	3,007	-	3,007	0.00%
Legal Advertising	2,000	1,689	311	84.45%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	250	1,250	16.67%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	175	75	70.00%
Total Administration	68,707	16,355	52,352	23.80%
<u>Utility Services</u>				
Utility - Water	4,000	754	3,246	18.85%
Utility - Electric	11,000	276	10,724	2.51%
Utility - StreetLights	43,700	7,964	35,736	18.22%
Total Utility Services	58,700	8,994	49,706	15.32%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,500	-	2,500	0.00%
Total Garbage/Solid Waste Services	2,500	-	2,500	0.00%
<u>Other Physical Environment</u>				
Waterway Management	4,560	760	3,800	16.67%
ProfServ - Field Management Onsite Staff	20,000	2,000	18,000	10.00%
Field Manager	12,000	-	12,000	0.00%
Janitorial Services & Supplies	7,200	675	6,525	9.38%
Insurance -Property & Casualty	15,385	-	15,385	0.00%
R&M-Clubhouse	10,540	956	9,584	9.07%

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Other Landscape	8,603	-	8,603	0.00%
R&M-Pools	12,900	2,380	10,520	18.45%
Landscape Maintenance	37,800	3,150	34,650	8.33%
Plant Replacement Program	1,000	-	1,000	0.00%
Mulch & Tree Trimming	6,000	-	6,000	0.00%
Miscellaneous Maintenance	10,000	3,725	6,275	37.25%
Gatehouse Repair & Maintenance	1,500	-	1,500	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
Total Other Physical Environment	152,488	13,646	138,842	8.95%
TOTAL EXPENDITURES	282,395	38,995	243,400	13.81%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(19,044)	(19,044)	0.00%
Net change in fund balance	\$ -	\$ (19,044)	\$ (19,044)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	80,750	80,750		
FUND BALANCE, ENDING	\$ 80,750	\$ 61,706		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4	\$ 4	0.00%
Special Assmnts- Tax Collector	464,325	38,476	(425,849)	8.29%
TOTAL REVENUES	464,325	38,480	(425,845)	8.29%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	329,325	-	329,325	0.00%
Total Debt Service	464,325	-	464,325	0.00%
TOTAL EXPENDITURES	464,325	-	464,325	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	38,480	38,480	0.00%
Net change in fund balance	\$ -	\$ 38,480	\$ 38,480	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	538,401	538,401		
FUND BALANCE, ENDING	\$ 538,401	\$ 576,881		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2020 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 24,375	\$ 1,866	\$ (22,509)	7.66%
TOTAL REVENUES	24,375	1,866	(22,509)	7.66%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	5,000	-	5,000	0.00%
Interest Expense	19,375	-	19,375	0.00%
Total Debt Service	24,375	-	24,375	0.00%
TOTAL EXPENDITURES	24,375	-	24,375	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,866	1,866	0.00%
Net change in fund balance	\$ -	\$ 1,866	\$ 1,866	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	16,138	16,138		
FUND BALANCE, ENDING	\$ 16,138	\$ 18,004		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
Series 2020 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	15		
FUND BALANCE, ENDING	\$ -	\$ 15		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Fixed Assets Account Group Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	6,774,838		
FUND BALANCE, ENDING	\$ -	\$ 6,774,838		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 30, 2022
General Long-Term Debt Account Group Fund (950)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	1		
FUND BALANCE, ENDING	\$ -	\$ 1		

TIMBER CREEK CDD

Bank Reconciliation

Bank Account No. 9163 TRUIST - GF Operating
Statement No. 11-22
Statement Date 11/30/2022

G/L Balance (LCY)	97,796.22	Statement Balance	119,480.51
G/L Balance	97,796.22	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	119,480.51
Subtotal	97,796.22	Outstanding Checks	21,684.29
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	97,796.22	Ending Balance	97,796.22
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/1/2022		JE000029	Outstanding Check# 641; Ryan Motko	200.00	200.00	0.00
10/27/2022	Payment	667	BOCC	957.14	957.14	0.00
10/27/2022	Payment	668	CHARTER COMMUNICATIONS	197.96	197.96	0.00
10/27/2022	Payment	669	TAMPA ELECTRIC	4,176.69	4,176.69	0.00
10/27/2022	Payment	670	ZEBRA CLEANING TEAM	1,280.00	1,280.00	0.00
11/9/2022	Payment	671	ACTION SECURITY, INC	125.00	125.00	0.00
11/9/2022	Payment	672	HAWKINS SERVICE COMPANY	775.00	775.00	0.00
11/9/2022	Payment	673	INFRAMARK LLC	4,091.86	4,091.86	0.00
11/9/2022	Payment	675	MERITUS DISTRICTS	8,444.40	8,444.40	0.00
11/9/2022	Payment	676	SPEAREM ENTERPRISES	675.00	675.00	0.00
11/9/2022	Payment	677	STRALEY ROBIN VERICKER	523.50	523.50	0.00
11/9/2022	Payment	678	TIMES PUBLISHING COM	1,192.00	1,192.00	0.00
11/16/2022	Payment	679	ACTION SECURITY, INC	310.00	310.00	0.00
11/16/2022	Payment	680	BOCC	449.05	449.05	0.00
11/16/2022	Payment	682	KELLY ANN EVANS	200.00	200.00	0.00
11/16/2022	Payment	684	RYAN MOTKO	200.00	200.00	0.00
11/16/2022	Payment	685	SITEX AQUATICS	380.00	380.00	0.00
11/16/2022	Payment	686	STEVEN K. LUCE	200.00	200.00	0.00
Total Checks				24,377.60	24,377.60	0.00
Deposits						
11/3/2022		JE000003	Debt Service/Tax Revenue	G/L 5,529.61	5,529.61	0.00
11/16/2022		JE000004	Debt Service/Tax Revenue	G/L 11,520.03	11,520.03	0.00
11/22/2022		JE000036	Debt Service/Tax Revenue	G/L 13,855.32	13,855.32	0.00
11/29/2022		JE000038	assessment distribution	G/L 23,563.44	23,563.44	0.00
Total Deposits				54,468.40	54,468.40	0.00
Outstanding Checks						
11/9/2022	Payment	674	JOSE R TORRES	50.00	0.00	50.00
11/16/2022	Payment	681	HAWKINS SERVICE COMPANY	775.00	0.00	775.00
11/16/2022	Payment	683	NICHOLAS J. DISTER	200.00	0.00	200.00

TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
11/29/2022	Payment	687	TIMBER CREEK CDD	20,659.29	0.00	20,659.29
Total Outstanding Checks.....				21,684.29		21,684.29