

Timber Creek Community Development District

Board of Supervisors

Nicholas Dister, Chairman
Carlos de la Ossa, Vice Chairperson
Steve Luce, Assistant Secretary
Kelly Evans, Assistant Secretary
Ryan Motko, Assistant Secretary

Bryan Radcliff, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager

Regular Meeting Agenda

Thursday, March 02, 2023, at 2:00 p.m.

The Regular Meeting of the **Timber Creek Community Development District** will be held on **March 02, 2023 at 2:00 p.m. at the Offices of Inframark 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#

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. BUSINESS ITEMS

- A. Discussion of Appointment to the Board.....Tab 01
- B. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
February 02, 2023 Tab 02
- B. Consideration of Operation and Maintenance Expenditures December 2022 Tab 03
- C. Consideration of Operation and Maintenance Expenditures January 2023 Under Separate Cover
- D. Review of Financial Statements Month Ending January 31, 2023, Under Separate Cover

5. STAFF REPORTS

- A. District Counsel
- B. District Manager Tab 04
 - i. Community Inspection Report
- C. District Engineer

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. 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,

Heather Dilley

District Manager

District Office

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
(813) 873-7300

10209 Amazing Grace Ave
727.488.0077
sherikadixon@ymail.com

SHERIKA DIXON

SUMMARY Creative and experienced leader in the military, workplace and community. Project leader and team player who is experienced collaborating with other community leaders, homeowners, teachers, school staff, county, city and government officials.

SKILLS & ABILITIES Leadership, Problem-solving, Organizational skills, Resource Management, Team building skills, Office skills, Fundraiser Coordinator

EXPERIENCE

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT HOA
2/15/2022 - Current
President on Board of Directors

ARIES ANGEL HOUSE INC
1/8/2016 - Current
President/CEO of non-profit organization

ST. Paul A.M.E Church
7/15/2009 - 9/1/2019
Secretary/Youth Music Director/ Stewardess/Youth School Director

EDUCATION

SCHOOL NAME, LOCATION, DEGREE
BA Degree, Elementary Education, USF St. Petersburg,
General A.A. St. Petersburg College

LEADERSHIP President HOA Board, President/CEO of non-profit, Teacher in Hillsborough/Pinellas County Schools, Business owner, Philanthropist, Treasure student government club, Education Major Ambassador for USF

REFERENCES UPON REQUEST

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

February 02, 2023, 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, February 02, 2023, 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

Bryan Radcliff called the Regular Meetings of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, February 02, 2023, at 2:30 p.m.**

Board Members Present and Constituting a Quorum:

Nicholas Dister	Vice-Chair
Kelly Evans	Supervisor
Ryan Motko	Supervisor
Steve Luce	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Acceptance of Board Resignation – Supervisor Hills

The Board Approved the resignation of Jeff Hills from the Board of Supervisors at Timber Creek CDD.

MOTION TO:	Accept Jeff Hills resignation at Timber Creek CDD.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Appointment of Supervisor to Open Board Seat – Seat 1
ii. Confirmation of Board Compensation

The Board Appointed Carlos De La Ossa to seat 1 of the Board of Supervisors at Timber Creek CDD. Mr. De La Ossa elected to receive compensation.

MOTION TO:	Appoint Carlos de la Ossa to Seat 1 of the Board of Supervisors for Timber Creek CDD.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

C. Consideration of Resolution 2023-06; Redesignating Officers

The Board Adopted Resolution 2023-06; Redesignating Officers with the Chair being Nicholas Dister and the Vice Chair being Carlos De La Ossa. All other supervisors as Assistant Secretaries and Inframark staff will remain the same.

MOTION TO:	Approve the Resolution 2023-06; Re-Designating Officers as stated.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

D. General Matters of the District

There were no general matters of the District.

4. CONSENT AGENDA ITEMS

A. Consideration of Minutes of the Regular Meeting January 05, 2023

B. Consideration of Operations and Maintenance Expenditures December 2022

C. Review of Financial Statements for the Month Ending December 31, 2022

The Board Approved Consent Agenda Items A through C (Meeting minutes of the Public Hearing & Regular Meeting held on 01-05-23, O&M Expenditures for the month ending December 2022 and Financials for the month ending 12-31-2022).

MOTION TO:	Approve the Consent Agenda Items A through C.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

5. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

There were no reports 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.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

The Board requested District Management to collect resumes for all 5 Board seats.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

8. ADJOURNMENT

MOTION TO:	Adjourn the meeting at 2:34 P.M.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

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

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CHARTER COMMUNICATIONS	091950801120722	\$200.93		INTERNET SERVICES - 12/06/22-01/05/23
HARDSCAPES 2, INC.	10-145067	\$3,150.00		COMMON AREA AUG 2022
INFRAMARK LLC	86244	\$3,944.66		DISTRICT INVOICE NOV 2022
INFRAMARK LLC	87584	\$3,387.13	\$7,331.79	DISTRICT INVOICE DEC 2022
SITEX AQUATICS	7017B	\$380.00		LAKE MAINT. DEC 2022
ZEBRA CLEANING TEAM	5129	\$1,100.00		POOL CLEANING DEC. 2022
Monthly Contract Subtotal		\$12,162.72		
Variable Contract				
STRALEY ROBIN VERICKER	22372	\$723.00		PROFESSIONAL SERVICES THRU 11/15/22
STRALEY ROBIN VERICKER	22505	\$437.00	\$1,160.00	PROFESSIONAL SERVICES THRU 12/15/22
Variable Contract Subtotal		\$1,160.00		
Utilities				
BOCC	6143684734 112322	\$305.41		SERVICES 10/20/22-11/17/22
TAMPA ELECTRIC	21101845063 120722	\$3,175.22		SERVICES - 11/01/22-12/01/22
TAMPA ELECTRIC	221007623665 120722	\$143.14		SERVICES - 11/01/22-12/01/22
TAMPA ELECTRIC	221007683099 120722	\$727.30		SERVICES - 11/01/22-12/01/22
TAMPA ELECTRIC	221007683412 120722	\$59.07		SERVICES - 11/01/22-12/01/22
TAMPA ELECTRIC	221007708326 120722	\$52.70		SERVICES - 11/01/22-12/01/22
TAMPA ELECTRIC	221007724737 120722	\$31.42	\$4,188.85	SERVICES - 11/01/22-12/01/22
Utilities Subtotal		\$4,494.26		
Regular Services				
ACTION SECURITY, INC	21858	\$125.00		SERVICE BILLING - DECEMBER 2022
ACTION SECURITY, INC	21933	\$1,005.00	\$1,130.00	LABOR SERVICES 11/08/22

TIMBER CREEK CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
INFRAMARK LLC	1621	-\$1,600.00		CREDIT MEMO - OVERPAYMENT VERIFIED
SPEAREM ENTERPRISES	5562	\$650.00		CLUBHOUSE CLEANING THRU DEC 2022
TIMBER CREEK CDD	11282022-33	\$15,027.48		SERIES 2018 FY 23 TAX DIST ID 600
TIMBER CREEK CDD	11282022-34	\$724.17		SERIES 2020 FY23 TAX DIST ID 600
TIMBER CREEK CDD	12062022-32	\$20,589.54		SERIES 2020 FY23 TAX DIST ID 602
TIMBER CREEK CDD	12062022-33	\$427,258.35	\$463,599.54	SERIES 2018 FY23 TAX DIST ID 602
TIMES PUBLISHING COM	0000261577	\$469.50		NOTICE OF TOWING & PARKING POLICY
Regular Services Subtotal		\$464,249.04		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$482,066.02		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

December 7, 2022
Invoice Number: 091950801120722
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 12/06/22 through 01/05/23
details on following pages*

Previous Balance	197.96
Payments Received	0.00
Past Due Balance - Due Now	\$197.96
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	29.99
One-Time Charges	2.97
Current Charges Due by 12/23/22	\$200.93
Total Due	\$398.89

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.

Get the best mobile service for you and your employees and save! Call 1-844-871-1619 today!



Received

DEC 12 2022

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 07 12072022 NNNNNY 01 000201 0001

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



December 7, 2022

TIMBER CREEK CDD

Invoice Number: 091950801120722
Account Number: 0050919508-01
Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Total Due **\$398.89**
Amount you are enclosing \$ **200.93**

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



0001000100509195080111039889



Invoice Number:
Account Number:
Security Code:

TIMBER CREEK CDD
091950801120722
0050919508-01
2302

Contact Us

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

7635 1610 NO RP 07 12072022 NNNNNY 01 000201 0001

Charge Details

Previous Balance	197.96
Past Due Balance - Due Now	\$197.96

Payments received after 12/07/22 will appear on your next bill.

Services from 12/06/22 through 01/05/23

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
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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
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One-Time Charges

Late Payment Charge	12/06	2.97
One-Time Charges Total		\$2.97

Current Charges Due by 12/23/22	\$200.93
Total Due	\$398.89

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

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

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.

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

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

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

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

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

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

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

Payment Options

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

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

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





Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
14620 Bellamy Brothers Blvd Dade City, FL 33525
Phone 866-617-2235 Fax 866-929-6998
AR@CornerstoneSolutionsGroup.com
Tax ID: 61-1632592
www.CornerstoneSolutionsGroup.com



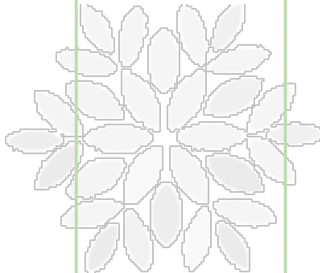
Invoice

Date	Invoice #
12/1/2022	10-145067

Invoice Created By

Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	MER3124 - Timber Creek Riverview, FL

P.O. No.		W.O. No.	Account #	Cost Code	Terms	Project	
					Net 30	MER3124 - Timber Creek, #Maint.	
Quantity	Description			U/M	Rate	Serviced Date	Amount
1	Common Area and Cul de Sacs - August				3,150.00	10/31/2022	3,150.00
<div> Cornerstone</div>							

Accounts over 60 days past due will be subject to credit hold and services may be suspended. All past due amounts are subject to interest at 1.5% per month plus costs of collection including attorney fees if incurred.

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





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#86244

DATE

11/30/2022

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#**DUE DATE**

12/30/2022

BILL TO

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

Services provided for the Month of: November 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management Services - District Management	1	Ea	2,250.00		2,250.00
Field Management - Field Management	1	Ea	1,000.00		1,000.00
Mailings - FY2023 Budget Notice Mailing	1.05	Ea	472.03		495.63
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00		125.00
Postage - Postage- September	129	Ea	0.57		73.53
Copies - Color Copies- September	1	Ea	0.50		0.50
Subtotal					3,944.66

Subtotal \$3,944.66

Tax \$0.00

Total Due \$3,944.66

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#87584

DATE

12/21/2022

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#**DUE DATE**

1/20/2023

BILL TO

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

Services provided for the Month of: December 2022

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management Services - District Management	1	Ea	2,250.00		2,250.00
Field Management - Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00		125.00
Postage - Postage- September	14	Ea	0.57		7.98
Copies - B/W Copies- September	21	Ea	0.15		3.15
Copies - Color Copies- September	2	Ea	0.50		1.00
Subtotal					3,387.13

Subtotal \$3,387.13

Tax \$0.00

Total Due \$3,387.13

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



Invoice

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

Date	Invoice #
12/1/2022	7017B

Bill To

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

P.O. No.

Terms

Project

Net 30

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



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

EXPIRATION DATE

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL	
		December 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

December 01, 2022
Client: 001498
Matter: 000001
Invoice #: 22372

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
10/26/2022	LB	RESEARCH RECORDS RE SEATS UP FOR LANDOWNER'S ELECTION; PREPARE DRAFT RESOLUTION CANVASSING AND CERTIFYING LANDOWNER'S ELECTION.	0.3	\$49.50
10/27/2022	VTS	REVIEW AND REVISE RESOLUTION CANVASSING AND CERTIFYING RESULTS OF LANDOWNERS' ELECTION.	0.2	\$61.00
10/27/2022	LB	FINALIZE RESOLUTION CANVASSING AND CERTIFYING LANDOWNER'S ELECTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	\$33.00
10/28/2022	VTS	RECEIPT AND REVIEW NOVEMBER BOARD MEETING AGENDA BOOK.	0.3	\$91.50
11/2/2022	VTS	PREPARATION OF RESOLUTION SETTING PUBLIC HEARING ON TOWING POLICY AND TRANSMITTAL TO DISTRICT MANAGER.	0.6	\$183.00
11/3/2022	VTS	PREPARE FOR AND ATTEND LANDOWNERS' ELECTION AND REGULAR BOARD MEETING.	0.8	\$244.00
11/15/2022	VTS	RECEIPT AND REVIEW SPECIAL BOARD MEETING AGENDA BOOK.	0.2	\$61.00
Total Professional Services			2.6	\$723.00

December 01, 2022
Client: 001498
Matter: 000001
Invoice #: 22372

Page: 2

Total Services	\$723.00	
Total Disbursements	\$0.00	
Total Current Charges		\$723.00
Previous Balance		\$1,102.50
Less Payments		(\$1,102.50)
PAY THIS AMOUNT		\$723.00

Please Include Invoice Number on all Correspondence

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

December 29, 2022

Client: 001498

Matter: 000001

Invoice #: 22505

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
11/16/2022	JMV	REVIEW COMMUNICATION FROM B. RADCLIFF RE: CDD STORM DAMAGE.	0.2	\$71.00
11/16/2022	VTs	REVIEW AND REPLY TO CORRESPONDENCE FROM B. RADCLIFF RE: FENCE REPAIR (12230 MIRACLE MILE).	0.2	\$61.00
11/21/2022	VTs	PREPARE FOR AND ATTEND SPECIAL BOARD MEETING.	0.5	\$152.50
11/28/2022	VTs	REVIEW CORRESPONDENCE FROM M. ALVAREZ WITH ATTACHMENT RE: PARKING AND TOWING POLICY.	0.2	\$61.00
11/29/2022	VTs	REVIEW DRAFT NOTICE OF PUBLIC HEARING AND SEND CORRESPONDENCE TO DISTRICT MANAGER RE: PARKING AND TOWING POLICY.	0.3	\$91.50
Total Professional Services			1.4	\$437.00

December 29, 2022
Client: 001498
Matter: 000001
Invoice #: 22505

Page: 2

Total Services	\$437.00	
Total Disbursements	\$0.00	
Total Current Charges		\$437.00
Previous Balance		\$723.00
PAY THIS AMOUNT		\$1,160.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22372	December 01, 2022	\$723.00	\$0.00	\$0.00	\$0.00	\$1,160.00
Total Remaining Balance Due						\$1,160.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,160.00	\$0.00	\$0.00	\$0.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	11/23/2022	12/14/2022

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	10/20/2022	7451	11/17/2022	7613	16200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$48.92
Water Base Charge	\$35.14
Water Usage Charge	\$14.90
Sewer Base Charge	\$86.22
Sewer Usage Charge	\$92.50

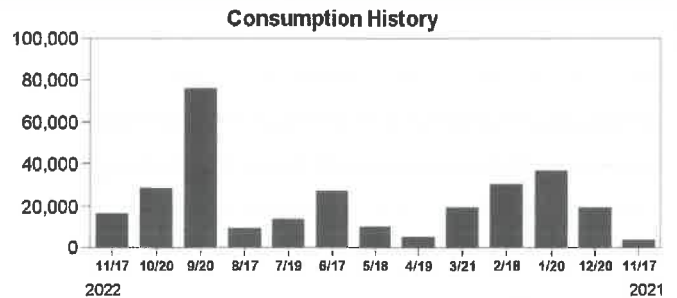
Miscellaneous Charges

Late Payment Charge	\$22.45
Total Miscellaneous Charges	\$22.45

Summary of Account Charges

Previous Balance	\$1,406.19
Net Payments - Thank You	\$-1,406.19
Bill Adjustments	\$22.45
Total Account Charges	\$282.96
AMOUNT DUE	\$305.41

Received
DEC 01 2022



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

2,444 8

DUE DATE	12/14/2022
AMOUNT DUE	\$305.41
AMOUNT PAID	

0061436847349 00000305417



Received

DEC 12 2022

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 12/07/2022

Account: 211018485063

Past Due – Pay Immediately **\$3,174.55**

Current month's charges: **\$3,175.22**

Total amount due: **\$6,349.77**

Payment Due By: **12/28/2022**

Your Account Summary

Previous Amount Due	\$3,174.55
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$3,174.55
Current Month's Charges	\$3,175.22
Total Amount Due	\$6,349.77

00000053-0000552-Page 8 of 28



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

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018485063

Past Due – Pay Immediately **\$3,174.55**

Current month's charges: **\$3,175.22**

Total amount due: **\$6,349.77**

Payment Due By: **12/28/2022**

Amount Enclosed **\$ 3,175.22**

678544198215

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

6785441982152110184850630000006349776

Account: 211018485063
Statement Date: 12/07/2022
Current month's charges due 12/28/2022



Details of Charges – Service from 11/01/2022 to 12/01/2022

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

Rate Schedule: Lighting Service

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

Other Fees and Charges

Lighting Late Payment Fee	\$5.00
---------------------------	--------

Total Other Fees and Charges

\$5.00

Details of Charges – Service from 11/01/2022 to 12/01/2022

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

Rate Schedule: Lighting Service

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

Other Fees and Charges

Lighting Late Payment Fee	\$45.01
---------------------------	---------

Total Other Fees and Charges

\$45.01

Total Current Month's Charges

\$3,175.22

Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.



ke

DEC 12 2022

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 12/07/2022

Account: 221007623665

Past Due – Pay Immediately \$28.85

Current month's charges: \$143.14

Total amount due: \$171.99

Payment Due By: 12/28/2022

Your Account Summary

Previous Amount Due \$28.85

Payment(s) Received Since Last Statement \$0.00

Past Due – Pay Immediately \$28.85

Current Month's Charges \$143.14

Total Amount Due \$171.99



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

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Past Due – Pay Immediately \$28.85

Current month's charges: \$143.14

Total amount due: \$171.99

Payment Due By: 12/28/2022

Amount Enclosed \$143.14

641507324204

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

6415073242042210076236650000000171992

Account: 221007623665
Statement Date: 12/07/2022
Current month's charges due 12/28/2022



Details of Charges – Service from 11/01/2022 to 12/01/2022

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

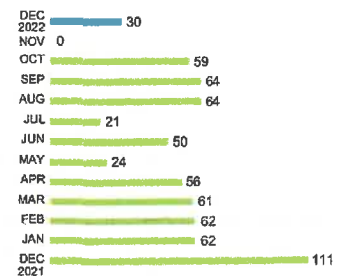
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	12/01/2022	60,110		59,176		934 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	934 kWh @ \$0.07089/kWh	\$66.21
Fuel Charge	934 kWh @ \$0.04126/kWh	\$38.54
Storm Protection Charge	934 kWh @ \$0.00315/kWh	\$2.94
Clean Energy Transition Mechanism	934 kWh @ \$0.00402/kWh	\$3.75
Florida Gross Receipt Tax		\$3.45
Electric Service Cost		\$138.14
Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00
Total Current Month's Charges		\$143.14

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.



Received
DEC 12 2022

ACCOUNT INVOICE

tampaelectric.com



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



Statement Date: 12/07/2022

Account: 221007683099

Past Due – Pay Immediately \$706.76

Current month's charges: \$727.30

Total amount due: \$1,434.06

Payment Due By: 12/28/2022

Your Account Summary

Previous Amount Due	\$706.76
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$706.76
Current Month's Charges	\$727.30
Total Amount Due	\$1,434.06



00000053-0000549-Page 3 of 28

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

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Past Due – Pay Immediately \$706.76

Current month's charges: \$727.30

Total amount due: \$1,434.06

Payment Due By: 12/28/2022

Amount Enclosed \$ 727.30

641507324205

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

6415073242052210076830990000001434064

Account: 221007683099
 Statement Date: 12/07/2022
 Current month's charges due 12/28/2022



Details of Charges – Service from 11/01/2022 to 12/01/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	12/01/2022	62,176		58,444		3,732 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	3,732 kWh @ \$0.07089/kWh	\$264.56
Fuel Charge	3,732 kWh @ \$0.04126/kWh	\$153.98
Storm Protection Charge	3,732 kWh @ \$0.00315/kWh	\$11.76
Clean Energy Transition Mechanism	3,732 kWh @ \$0.00402/kWh	\$15.00
Florida Gross Receipt Tax		\$12.01

Electric Service Cost

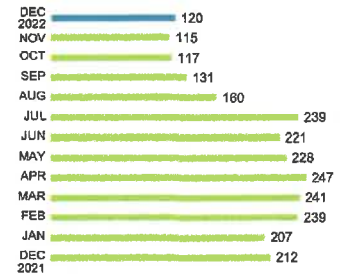
Other Fees and Charges

Electric Late Payment Fee	\$7.01
---------------------------	--------

Total Other Fees and Charges

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



\$480.56

\$7.01

Details of Charges – Service from 11/01/2022 to 12/01/2022

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

Rate Schedule: Lighting Service

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

Other Fees and Charges

Lighting Late Payment Fee	\$5.00
---------------------------	--------

Total Other Fees and Charges

\$5.00

Total Current Month's Charges

\$727.30



Received
DEC 12 2022

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 12/07/2022

Account: 221007683412

Past Due – Pay Immediately

\$65.57

Current month's charges: \$59.07

Total amount due: \$124.64

Payment Due By: 12/28/2022

Your Account Summary

Previous Amount Due	\$65.57
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$65.57
Current Month's Charges	\$59.07
Total Amount Due	\$124.64

00000053-0000560-Page 25 of 28



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

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See reverse side for more information

Account: 221007683412

Past Due – Pay Immediately

\$65.57

Current month's charges: \$59.07

Total amount due: \$124.64

Payment Due By: 12/28/2022

Amount Enclosed

\$ 39.07

641507324206

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

6415073242062210076834120000000124644

Account: 221007683412
Statement Date: 12/07/2022
Current month's charges due 12/28/2022



Details of Charges – Service from 11/01/2022 to 12/01/2022

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

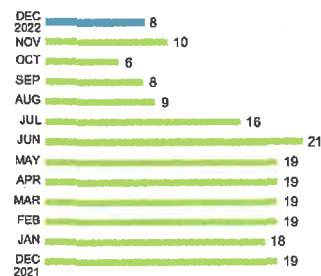
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	12/01/2022	16,042		15,795		247 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	247 kWh @ \$0.07089/kWh	\$17.51
Fuel Charge	247 kWh @ \$0.04126/kWh	\$10.19
Storm Protection Charge	247 kWh @ \$0.00315/kWh	\$0.78
Clean Energy Transition Mechanism	247 kWh @ \$0.00402/kWh	\$0.99
Florida Gross Receipt Tax		\$1.35
Electric Service Cost		\$54.07
Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00
Total Current Month's Charges		\$59.07

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.



Received

DEC 12 2022

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 12/07/2022

Account: 221007708326

Past Due – Pay Immediately \$57.24

Current month's charges: \$52.70

Total amount due: \$109.94

Payment Due By: 12/28/2022

Your Account Summary

Previous Amount Due	\$57.24
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$57.24
Current Month's Charges	\$52.70
Total Amount Due	\$109.94



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

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Past Due – Pay Immediately \$57.24

Current month's charges: \$52.70

Total amount due: \$109.94

Payment Due By: 12/28/2022

Amount Enclosed \$ 52.70

641507324207

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

6415073242072210077083260000000109943

Account: 221007708326
Statement Date: 12/07/2022
Current month's charges due 12/28/2022



Details of Charges – Service from 11/01/2022 to 12/01/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	12/01/2022	12,236		12,041		195 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	195 kWh @ \$0.07089/kWh	\$13.82
Fuel Charge	195 kWh @ \$0.04126/kWh	\$8.05
Storm Protection Charge	195 kWh @ \$0.00315/kWh	\$0.61
Clean Energy Transition Mechanism	195 kWh @ \$0.00402/kWh	\$0.78
Florida Gross Receipt Tax		\$1.19
Electric Service Cost		\$47.70
Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00
Total Current Month's Charges		\$52.70

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.



Received

DEC 12 2022

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 12/07/2022

Account: 221007724737

Past Due – Pay Immediately \$31.17

Current month's charges: \$31.42

Total amount due: \$62.59

Payment Due By: 12/28/2022

Your Account Summary

Previous Amount Due	\$31.17
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$31.17
Current Month's Charges	\$31.42
Total Amount Due	\$62.59

00000053-0000558-Page 21 of 28



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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Past Due – Pay Immediately \$31.17

Current month's charges: \$31.42

Total amount due: \$62.59

Payment Due By: 12/28/2022

Amount Enclosed \$ 31.42

641507324208

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

6415073242082210077247370000000062593

Account: 221007724737
Statement Date: 12/07/2022
Current month's charges due 12/28/2022



Details of Charges – Service from 11/01/2022 to 12/01/2022

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

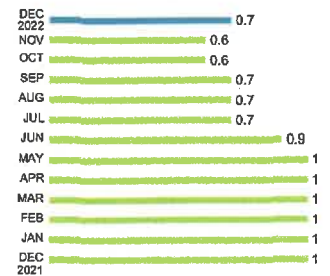
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	12/01/2022	850		829		21 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.75000	\$23.25
Energy Charge	21 kWh @ \$0.07089/kWh	\$1.49
Fuel Charge	21 kWh @ \$0.04126/kWh	\$0.87
Storm Protection Charge	21 kWh @ \$0.00315/kWh	\$0.07
Clean Energy Transition Mechanism	21 kWh @ \$0.00402/kWh	\$0.08
Florida Gross Receipt Tax		\$0.66
Electric Service Cost		\$26.42
Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00
Total Current Month's Charges		\$31.42

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.

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
21858	12/01/2022	\$125.00	12/01/2022	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!

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
21933	12/05/2022	\$1,005.00	01/02/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 11/8/2022 Provided service per customer request, to checkout report of womens restroom having card access issues. Troubleshoot system and worked with mfg support to verify tracker board defective. Replaced, wired, and configured. Was able to download and test functions. Verified and left operational.	2	125.00	250.00
Tracker Board	1	695.00	695.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$1,005.00

Thank you, we appreciate your business!

Inframark, LLC
2002 West Grand Parkway North
Suite 100
Katy TX 77449
United States

Credit Memo

#1621
12/1/2022

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

PO #	Client Project	Shipping Method
	TBCCDD	

Quantity	Item	Options	Rate	Amount
	Description Credit memo due to the client has been overcharged for the field services by 200/month. Their fee should have been 1,000/month instead of 1,200/month. They are requesting a credit for the overcharged amount paid on the following invoices: 72382, 74033, 75298, 76827, 77961, 79424, 80879 & 83365. (200 x 8 months)			
8	SIS00068 Mgmt Svcs - Field Operations Field Management - Field Management		\$200.00	\$1,600.00
			Total	\$1,600.00

Spearem Enterprises, LLC

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



INVOICE

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

INVOICE 5562
DATE 12/23/2022
TERMS Net 15
DUE DATE 01/07/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 12/2-12/23/2022 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	50.00	50.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE **\$650.00**

CHECK REQUEST FORM
Timber Creek

Date: 12/14/2022

Invoice#: 1128/2022-33

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2018 - FY 23 Tax Dist. ID 600

Code to: 201.131000.1000

Amount: \$15,027.48

Requested By: Toni Campbell 12/14/2022

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11/28/2022
Check Amount \$15,027.48
Payable To Timber Creek CDD
Check Description Series 2018 - FY 23 Tax Dist. ID 600
Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

TIMBER CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 258,893.25	33.15%	0.331500
Net DS 18	\$ 498,031.25	63.77%	0.637700
Net DS 20	\$ 24,000.08	3.07%	0.030700
Net Total	780,924.58	100.00%	0.999900

Date Received	Amount Received	33.15%	33.15%	63.77%	63.77%	0.00%	0.00%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Rounded Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Rounded 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue	Rounded 2020 Debt Service Revenue			
11/3/2022	5,529.61	1,833.18	1,833.18	3,526.48	3,526.48	169.94	169.94	0.01	595	
11/16/2022	11,520.03	3,819.14	3,819.14	7,346.85	7,346.85	354.04	354.04	0.00	598	
11/22/2022	13,855.32	4,593.34	4,593.34	8,836.17	8,836.17	425.81	425.81	(0.00)	599	
11/28/2022	23,563.44	7,811.79	7,811.79	15,027.48	15,027.48	724.17	724.17	(0.00)	600	
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		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	54,468.40	18,057.44	18,057.45	34,736.98	34,736.98	1,673.97	1,673.96	0.01		
Net Total on Roll	780,924.58		258,893.25		498,031.25		24,000.08			
Collection Surplus / (Deficit)	(726,456.18)		(240,835.80)		(463,294.27)		(22,326.12)			

CHECK REQUEST FORM
Timber Creek

Date: 12/14/2022

Invoice#: 11282022-34

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2020 - FY 23 Tax Dist. ID 600

Code to: 202.131000.1000

Amount: \$724.17

Requested By: 12/14/2022
Toni Campbell

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 11/28/2022
Check Amount \$724.17
Payable To Timber Creek CDD
Check Description Series 2020 - FY 23 Tax Dist. ID 600
Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

TIMBER CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 258,893.25	33.15%	0.331500
Net DS 18	\$ 498,031.25	63.77%	0.637700
Net DS 20	\$ 24,000.08	3.07%	0.030700
Net Total	780,924.58	100.00%	0.999900

Date Received	Amount Received	33.15% Raw Numbers Operations Revenue	33.15% Rounded Operations Revenue	63.77% Raw Numbers 2018 Debt Service Revenue	63.77% Rounded 2018 Debt Service Revenue	0.00% Raw Numbers 2020 Debt Service Revenue	0.00% Rounded 2020 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/3/2022	5,529.61	1,833.18	1,833.18	3,526.48	3,526.48	169.94	169.94	0.01	595	
11/16/2022	11,520.03	3,819.14	3,819.14	7,346.85	7,346.85	354.04	354.04	0.00	598	
11/22/2022	13,855.32	4,593.34	4,593.34	8,836.17	8,836.17	425.81	425.81	(0.00)	599	
11/28/2022	23,563.44	7,811.79	7,811.79	15,027.48	15,027.48	724.17	724.17	(0.00)	600	
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		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	54,468.40	18,057.44	18,057.45	34,736.98	34,736.98	1,673.97	1,673.96	0.01		
Net Total on Roll	780,924.58		258,893.25		498,031.25		24,000.08			
Collection Surplus / (Deficit)	(726,456.18)		(240,835.80)		(463,294.27)		(22,326.12)			

CHECK REQUEST FORM
Timber Creek

Date: 12/8/2022

Invoice#: 12062022-32

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2020 - FY 23 Tax Dist. ID 602

Code to: 202.131000.1000

Amount: \$20,589.54

Requested By: Toni Campbell 12/8/2022

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 12/6/2022
Check Amount \$20,589.54
Payable To Timber Creek CDD
Check Description Series 2020 - FY 23 Tax Dist. ID 602
Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

TIMBER CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

	Dollar Amounts	Fiscal Year 2023 Percentages	
Net O&M	\$ 258,893.25	33.15%	0.331500
Net DS 18	\$ 498,031.25	63.77%	0.637700
Net DS 20	\$ 24,000.08	3.07%	0.030700
Net Total	780,924.58	100.00%	0.999900

Date Received	Amount Received	33.15% Raw Numbers Operations Revenue	33.15% Rounded Operations Revenue	63.77% Raw Numbers 2018 Debt Service Revenue	63.77% Rounded 2018 Debt Service Revenue	0.00% Raw Numbers 2020 Debt Service Revenue	0.00% Rounded 2020 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/3/2022	5,529.61	1,833.18	1,833.18	3,526.48	3,526.48	169.94	169.94	0.01	595	687
11/16/2022	11,520.03	3,819.14	3,819.14	7,346.85	7,346.85	354.04	354.04	0.00	598	687
11/22/2022	13,855.32	4,593.34	4,593.34	8,836.17	8,836.17	425.81	425.81	(0.00)	599	687
11/28/2022	23,563.44	7,811.79	7,811.79	15,027.48	15,027.48	724.17	724.17	(0.00)	600	
12/6/2022	669,951.03	222,103.14	222,103.14	427,258.35	427,258.35	20,589.54	20,589.54	0.00	602	
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TOTAL	724,419.43	240,160.58	240,160.59	461,995.33	461,995.33	22,263.51	22,263.50	0.01		
Net Total on Roll	780,924.58		258,893.25		498,031.25		24,000.08			
Collection Surplus / (Deficit)	(56,505.15)		(18,732.66)		(36,035.92)		(1,736.58)			

CHECK REQUEST FORM
Timber Creek

Date:	12/8/2022
Invoice#:	12062022-33
Vendor#:	V00036
Vendor Name:	Timber Creek
Pay From:	Truist Acct# 9163
Description:	Series 2018 - FY 23 Tax Dist. ID 602
Code to:	201.131000.1000
Amount:	\$427,258.35
Requested By:	<div>12/8/2022</div> <div><u>Toni Campbell</u></div>

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 12/6/2022
Check Amount \$427,258.35 \
Payable To Timber Creek CDD
Check Description Series 2018 - FY 23 Tax Dist. ID 602
Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

TIMBER CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

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Net Total on Roll	780,924.58		258,893.25		498,031.25		24,000.08			
Collection Surplus / (Deficit)	(56,505.15)		(18,732.66)		(36,035.92)		(1,736.58)			



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	
12/14/22	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
12/14/2022	Deirdre Bonett	176840
Total Amount Due		Ad Number
\$469.50		0000261577

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/14/22	12/14/22	0000261577	Times	Legals CLS	Towing and Parking Policy	1	2x56 L	\$467.50
12/14/22	12/14/22	0000261577	Tampabay.com	Legals CLS	Towing and Parking Policy AffidavitMaterial	1	2x56 L	\$0.00 \$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	
12/14/22	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
12/14/2022	Deirdre Bonett	176840
Total Amount Due		Ad Number
\$469.50		0000261577

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Towing and Parking Policy** was published in said newspaper by print in the issues of: **12/14/22** or by publication on the newspaper's website, if authorized, on

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


 Signature Affiant

Sworn to and subscribed before me this **12/14/2022**


 Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

Timber Creek Community Development District
Notice of Meeting and Public Hearing on Proposed Parking and Towing Policy

The Timber Creek Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to consider and adopt a parking and towing policy (the "Parking and Towing Policy") on January 5, 2023, at 2:00 p.m. at the Inframark LLC conference room located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The Board deems it necessary to hold the above-referenced meeting and public hearing to consider the Parking and Towing Policy and to receive input on such items, provide for efficient and effective District operations, and conduct all necessary business properly coming before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting and/or public hearing may be continued without additional notice to a date, time, and place to be specified on the record at the meeting. The District fully encourages public participation at public hearing. At the conclusion of the hearing, the Board shall adopt the parking and towing policy as finally approved by the Board. Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically, provide legal authority for establishment or amendment of such policies.

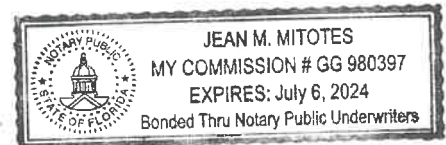
To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Copies of the agenda and the proposed Parking and Towing Policy will be available by emailing the District Manager at bryan.radcliff@inframark.com. The District Manager's office can be reached telephonically at (813) 873-7300, extension 105.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

Publish Date: December 14, 2022

0000261577



MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Tuesday February 21, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	8	-2	<u>Getting better</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	4	-1	<u>Good overall</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	5	0	<u>Good</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Getting better</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	3	-2	<u>Some beds need more mulch</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

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

SCORE

100	94	-6	94%
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Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Wednesday February 22, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	17	-3	Invasives noted in all ponds
INVASIVE MATERIAL (SUBMERSED)	20	8	-12	Marginal submersed invasive material in ponds
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	Good
CLUBHOUSE EXTERIOR	3	3	0	Good
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	8	0	Good
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Good
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	Good
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	8	0	Good
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Wednesday February 22, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	25	-5	Good overall. There are Plimbago plants replacements
				needed
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	NA
GATES				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
SCORE	700	680	-20	97%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Timber Creek February 2023.



The Amenity Center is clean & looks good. All bathrooms are clean & fully functional.



The mailbox pavilion is clean & looks good.



The plants & ornamentals surrounding the Amenity Center are healthy & look good.



The ornamental grass is in the process of being trimmed. The grass will flush out in the spring.



The Amenity Center parking lot is clean & looks good.



Heading West on the Golden Light sidewalk looks good.



The ILLic plants in the parking lot are healthy & look good.



The Amenity Center frontage on Miracle Mile looks good.



The playground is weed free & looks good.



The Ferns growing through the fence need to be trimmed.



The BB court looks good.



The Amenity Center entrance on Opaline Sky looks good.



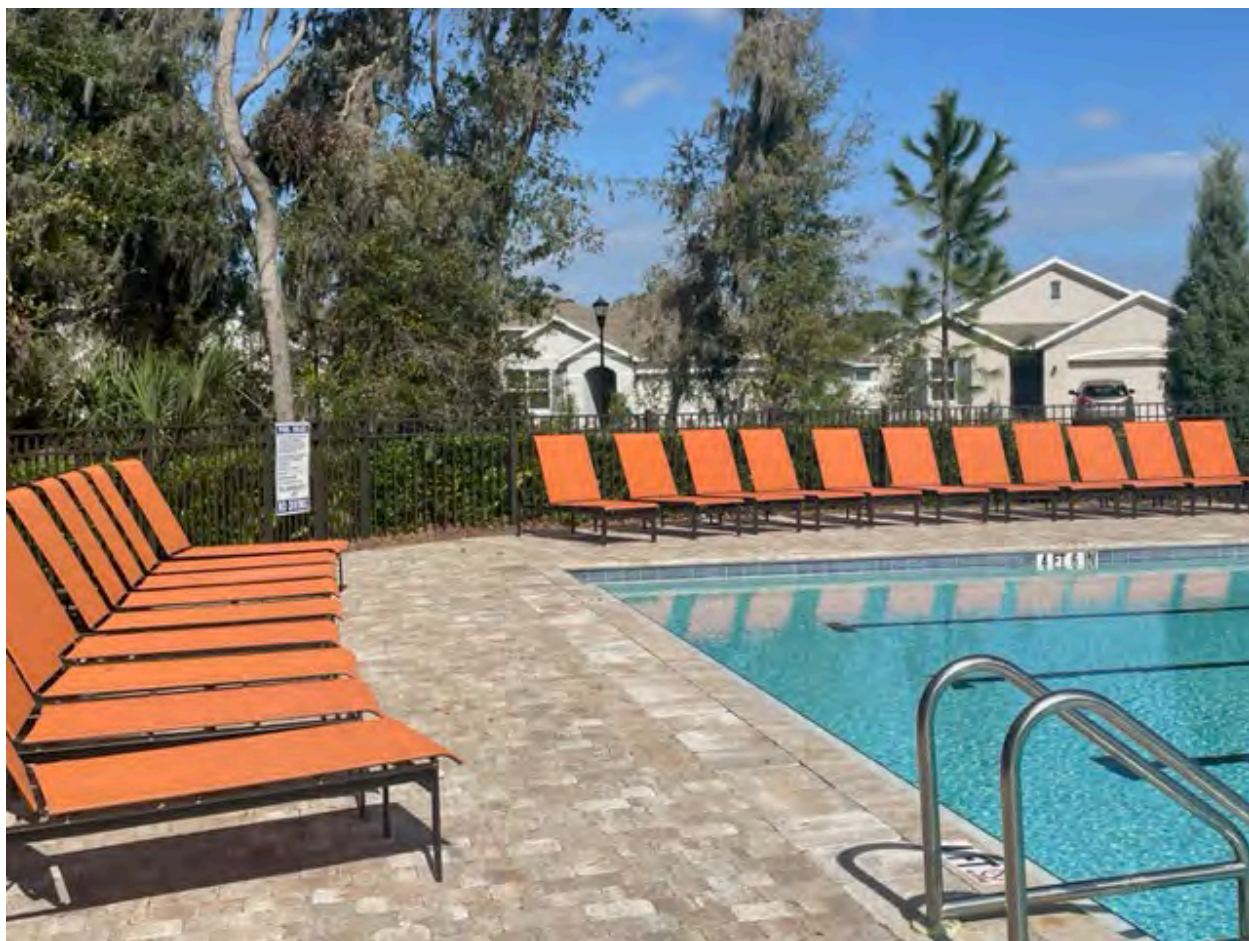
Heading West on the Opaline Sky sidewalk looks good.



Heading West on the Opaline Sky sidewalk looks good. The turf fertility will improve with the warmer weather.



The pool is clear & blue.



The chaise lounges are clean & look good.



The Juniper plants growing through the fence need to be removed.



The table, chairs, & umbrellas look good.



The back of the Amenity Center looks good.



The men's bathroom door lock needs to be repaired.



The N.W. entrance on Miracle Mile looks good.



The N.E entrance on Miracle Mile looks good overall. There are some Juniper plants that need to be replaced at both entrances. Mulch is also needed in all beds.



Heading West on Tucker Jones looks good.



The S.W. entrance on Miracle Mile looks good.



The S.E entrance on Miracle Mile looks good overall.



The Tyryallis plant fertility on Tucker Jones will improve with the warmer weather.



Heading West on the Happy Heart sidewalk next to the dog park looks good.



The mailbox pavilion is clean & looks good.



The plants & ornamental grass next to the dog park are healthy & look good. The Zoysia turf fertility should improve with the warmer weather.



The plants look good and the park is clean.



The dog park looks good.



I asked the landscaper to trim the dead trim limbs.



The turf fertility is poor next to the Summer Kiss sidewalk.



There is a cracked sidewalk close to Summer Kiss.



This area needs to be resodded. This area is basically all weeds and turf will not grow back in this area.



The pond looks good.



The preserve is encroaching on the homeowners property.



The pond looks good.



The pond looks good.



The receded pond looks good.



The pond looks good.



There is a wash-out on the North pond. We are waiting to receive an estimate to repair.