

Timber Creek Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nicholas Dister, Vice Chairperson
James M Chin, Assistant Secretary
Sherika Dixon, 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, May 04, 2023, at 2:00 p.m.

The Regular Meeting of the **Timber Creek Community Development District** will be held on **May 04, 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:

Join Zoom Meeting

<https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0VlZjhodE4rZz09>

Meeting ID: 870 6131 3619

Passcode: 315865

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 Board Resignations
- B. Discussion of Board Appointments and Redesignating Officers Tab 01
- C. Consideration of Resolution 2023-07; Re - Designation of Officers Tab 02
- D. Annual Notice of Qualified Electors Tab 03
- E. Discussion on Review of Fiscal Year 2024 Proposed Budget
- F. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
April 06, 2023, Tab 04
- B. Consideration of Operation and Maintenance Expenditures March 2023..... Tab 05
- C. Review of Financial Statements Month Ending May 31, 2023, Tab 06

5. STAFF REPORTS

- A. District Counsel
- B. District Manager Tab 07
 - 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,

Bryan Radcliff

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

David Hutchinson
10204 Summer Kiss Ave
Riverview, FL 33578

Dear Sir or Madam,

Attached is my resume for Timber Creek CDD Supervisor position. I have been part of the community for the past two years and want to be a CDD Supervisor to continue to better the neighborhood and be involved in the future development. My experience of being an insurance claims manager, outsourced banking manager with Brinks and my experience in involving people within community activities would make a great candidate to be considered for this important position.

Thank you for your consideration for the Timber Creek CDD Supervisor position. I look forward to continuously be more involved in the community and involving community members to make the best decisions.

Thank you,

A handwritten signature in black ink, appearing to read 'D. Hutchinson', with a stylized flourish at the end.

David Hutchinson
10204 Summer Kiss Ave
Riverview, FL 33578

10204 Summer Kiss (727) 768-9633
Avenue dhutchinson0@yahoo.com
Riverview, FL 33578

David Hutchinson

Objective My objective is to find a customer-focused business services management position within a stable, visionary within the Tampa Bay Area.

Experience May 2018 to Current **National General an Allstate Company**
Tampa, FL

Personal Injury Protection (PIP) Claims Manager

- In this role, I processed complex coverage auto accident medical claims for Florida policies for National General, Direct General Century National and Imperial Fire and Casualty insurance companies. I began as a frontline claims adjuster, being promoted to coverage adjuster, pre-suit demand adjuster, PIP litigation specialist, senior PIP claims representative and finally Claims Manager. In these roles, I completed a variety of pre-suit litigation demand responses and negotiated medical suit settlements with plaintiff counsel and managed a staff of 7.
- In addition to my main job function I completed a variety of trainings, led employee focus groups, led mentorships of new hires, completing special projects and departmental engagement activities including appreciation days. In the Engagement Activities Committee (EAC) I was elected to charity co-chairperson, and active in organizing company community outreach projects including blood donation drives, school supply drives, and community volunteer events with Paint Your Heart out Tampa, Metropolitan Ministries and Feeding Tampa Bay. I regularly assisted in management tasks during their absence. Additionally, I graduated from the leadership development program in December 2019 with National General.

February 2017 to May 2018

GEICO

Lakeland, FL

Liability Claims Adjuster and Personal Injury Protection (PIP) Adjuster

- After obtaining a 620 Florida claims adjusting license, I averaged about 4.4 productivity on a scale of 1 to 5. As a liability claims adjuster I regularly took recorded statements from policy holders and claimants, completed detailed investigations, responded to subrogation requests from other insurance agencies, handled attorney letters and soft tissue injury claims.

March 2016 to December 2016

Ricoh USA

Tampa Bay, FL

Account Executive

- This was a business to business sales role selling technology, outsourced labor and software to small and medium sized businesses within Tampa Bay.

2013 to 2016

Dunbar Armored Incorporated

Clearwater, FL

Account Executive

- I successfully sold more financial institution services in the southeast than all other account executives. This led the Tampa cash vault gaining 33% more revenue from January to December 2015. Chosen to attend the top performer national conference for these results and President's Club for sales in 2016.

2012 to 2013

Sleep Outfitters

New Albany. IN / Louisville, KY

Store Manager

- Transformed a poorly performing store to sales that the unit had a positive profit margin, these sales results were accomplished through remerchandising display units.

2005 to 2011 **Brinks Incorporated** Oakland, CA, St Louis, MO & Lexington, KY

Branch Manager / Operations Supervisor Brinks Money Processing Division

- More than doubled the volume of revenue and increased profit margin over 500% compared to previous management in a two-year period in St Louis, MO. Lexington, St Louis and Oakland locations were all awarded Circle of Excellence under my management of the cash processing branches.
- I was personally responsible for up to one hundred million physical dollars

in daily business deposits and assets. This includes the hiring and training of up to twenty-seven employees.

Education **1999-2003** **University of Kentucky** **Lexington, KY**
B.A. Business Administration, Minor in Environmental Studies (3.2 GPA on a 4.0 scale)

- 2001-2003 Student Government Senator-At Large
- 2002 Sierra Student Coalition Kentucky State Coordinator
- 2000-2003 Green Thumb Environmental Club, member, treasurer 2002 and vice president in 2003

RESOLUTION 2023-07

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 4th DAY OF May 2023.

ATTEST:

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair of the Board of Supervisors



April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
Timber Creek	574

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@votehillsborough.gov.

Respectfully,

Enjoli White
Senior Candidate Services Manager



**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

April 06, 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, April 06, 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, April 06, 2023, at 2:56 p.m.**

Board Members Present and Constituting a Quorum:

Nicholas "Nick" Dister	Chairman
Carlos de la Ossa	Vice-Chairman
Kelly Evans	Supervisor
Ryan Motko	Supervisor
Steve Luce	Supervisor

Staff Members Present:

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

The Board Accepted the resignation of Kelly Evans from the Board of Supervisors at Timber Creek CDD.

MOTION TO:	Accept Kelly Evans resignation at Timber Creek CDD.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor de la Ossa
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

The Board Accepted the resignation of Steve Luce from the Board of Supervisors of Timber Creek CDD.

MOTION TO:	Accept Steve Luce resignation at Timber Creek CDD.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor de la Ossa
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

B. Appointment of Supervisor to Open Board Seat – Seat 4
ii. Confirmation of Board Compensation

The Board Appointed Sherika Dixon to Seat 4 of the Board of Supervisors of Timber Creek CDD. Ms. Dixon accepted compensation.

MOTION TO:	Appoint Sherika Dixon to Seat 4 of the Board of Supervisors for Timber Creek CDD.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor de la Ossa
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

C. Appointment of Supervisor to Open Board Seat – Seat 5
ii. Confirmation of Board Compensation

The Board Appointed James Chin to Seat 5 of the Board of Supervisors of Timber Creek CDD. Mr. Chin accepted compensation.

MOTION TO:	Appoint James Chin to Seat 5 of the Board of Supervisors for Timber Creek CDD.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

D. Discussion on Ponds Washout Proposal

The Board Approved a proposal from Cornerstone for pond bank washout repairs.

MOTION TO:	Approve proposal from Cornerstone for pond bank washout repairs.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor de la Ossa
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

E. Discussion on Fiscal Year 2024

Mr. de la Ossa addressed the Board and Staff regarding the FY 2024 Budget preparation.

F. 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 – C (Regular meeting minutes from 02/02/2023, O&M Expenditures for the month of February 2023 and financials for the month ending 02/28/2023).

MOTION TO:	Approve the Consent Agenda Items A through C.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
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

C. District Manager

i. Community Inspection Report

There were no vendor or staff reports currently.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no Board o Supervisors requests or comments.

7. ADJOURNMENT

MOTION TO:	Adjourn the meeting at 3:16 P.M.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Motko
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	0131287030623	\$197.96		INTERNET SERVICES 03/06/23-04/05/23
CORNERSTONE SOLUTIONS GROUP	10-140788	\$3,150.00		LANDSCAPE MAINT. AUGUST 2022
CORNERSTONE SOLUTIONS GROUP	10-148518	\$3,150.00	\$6,300.00	LANDSCAPE MAINT. MARCH 2023
INFRAMARK LLC	90619	\$4,080.79		DISTRICT INVOICE FEB 2023
SITEX AQUATICS	7366B	\$380.00		LAKE MAINT - 4 WATERWAYS MARCH 2023
Monthly Contract Subtotal		\$10,958.75		
Variable Contract				
STRALEY ROBIN VERICKER	22758	\$643.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/15/23
Variable Contract Subtotal		\$643.50		
Utilities				
TAMPA ELECTRIC	211018485063 030823	\$3,657.97		ELECTRICITY SERVICES 02/02/23-03/02/23
TAMPA ELECTRIC	221007623665 030823	\$177.38		ELECTRICITY SERVICES 02/02/23-03/02/23
TAMPA ELECTRIC	221007683099 030823	\$1,257.06		ELECTRICITY SERVICES 02/02/23-03/02/23
TAMPA ELECTRIC	221007683412 030823	\$62.46		ELECTRICITY SERVICES 02/02/23-03/02/23
TAMPA ELECTRIC	221007708326 030823	\$57.28		ELECTRICITY SERVICES 02/02/23-03/02/23
TAMPA ELECTRIC	221007724737 030823	\$26.93	\$5,239.08	ELECTRICITY SERVICES 02/02/23-03/02/23
Utilities Subtotal		\$5,239.08		
Regular Services				
CORLIN SERVICES LLC	0000049	\$60.00		REINSTALLING VINYL FENCE
CORNERSTONE SOLUTIONS GROUP	10-128032	\$4,140.00		LANDSCAPE SERVICES TRUE UP
CORNERSTONE SOLUTIONS GROUP	10-143449	\$3,150.00		COMMON AREAS
CORNERSTONE SOLUTIONS GROUP	10-144215	\$4,535.00	\$11,825.00	STAKING TREES
FLORIDA FOUNTAINS & EQUIPMENT LLC	CL-3271	\$175.00		EXAMINE / INSPECT - CLEANED NOZZLE/FIXTURES
SPEAREM ENTERPRISES	5667	\$650.00		LABOR - 02/24/23-03/17/23 CLANING/MATERIALS
TIMBER CREEK CDD	03022023-1	\$2,519.24		SERIES 2018 FY23 TAX DIST ID 613
TIMBER CREEK CDD	03022023-2	\$121.40	\$2,640.64	SERIES 2020 FY23 TAX DIST ID 613
ZEBRA CLEANING TEAM	5214	\$1,100.00		POOL CLEANING MARCH 2023
Regular Services Subtotal		\$16,450.64		
Additional Services				
CORNERSTONE SOLUTIONS GROUP	10-1487000	\$150.00		DEBRIS REMOVED - COUCH MATTERS
MHD COMMUNICATIONS	29250	\$441.25		SERVICE REQUEST #340722

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
OWENS ELECTRIC INC.	20235099	\$903.00		SERVICE DATE 03/10/23 - MISC TASK
Additional Services Subtotal		\$1,494.25		
TOTAL		\$34,786.22		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



March 6, 2023
Invoice Number: 0131287030623
Account Number: 8338 12 028 0131287
Security Code: 2302
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary Service from 03/06/23 through 04/05/23 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 03/23/23	\$197.96

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8338 1200 NO RP 06 03072023 NNNNNYNN 01 000146 0001

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



833812028013128700197962

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. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

ACTION REQUIRED: Important Reminder about Your Bill.

Our billing system update is complete. **You have received a new account number that is included on this statement and your payments must now be sent to a new remittance address:**

Spectrum Business
P.O. Box 7186 Pasadena, CA 91109-7186

To ensure all of your payments are processed in an accurate and timely fashion, please make the following updates:

- **If you pay by mail**, you must update your account number and payment remittance address information.
- **If you use AutoPay** through your financial institution, credit card, or other third party provider, you will need to make them aware of your new account number in order to avoid missed payments. If you currently have AutoPay set up with Spectrum directly, we will automatically update your account and you do not need to take any action at this time.

Please note that all Spectrum Business websites, such as SpectrumBusiness.net have also been updated with your new account number, which may be required to login.

NEW! Get a second mobile unlimited line **FREE** when you buy one mobile unlimited line! Call **1-833-539-1794** to learn how.

March 6, 2023

TIMBER CREEK CDD

Invoice Number: 0131287030623
Account Number: 8338 12 028 0131287
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Total Due by 03/23/23	\$197.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 0131287030623
 Account Number: 8338 12 028 0131287
 Security Code: 2302

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8338 1200 NO RP 06 03072023 NNNNNNNN 01 000146 0001

Charge Details

Previous Balance		197.96
Payment - Thank You	03/02	-197.96
Remaining Balance		\$0.00

Payments received after 03/06/23 will appear on your next bill.

Service from 03/06/23 through 04/05/23

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Bundle Discount	-60.00
Business WiFi	7.99
	\$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

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

Current Charges **\$197.96**

Total Due by 03/23/23 **\$197.96**

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.

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

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds

Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.69, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.10.

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.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

Simplify your life with Auto Pay!

Spend less time paying your bill
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's FREE - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment

(My Account login required)

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment free of charge using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.





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



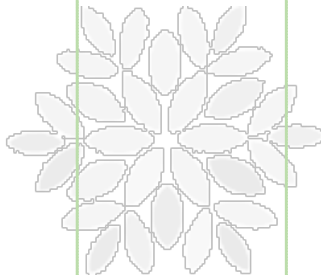
Invoice

Date	Invoice #
8/1/2022	10-140788

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	8/1/2022	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





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



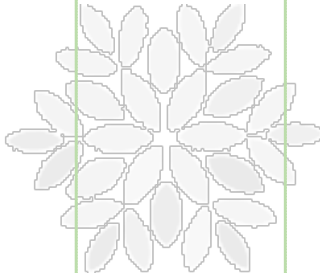
Invoice

Date	Invoice #
3/1/2023	10-148518

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	Monthly Lawn Maintenance - Mow, edge, weed eat, trim bushes, and pull weeds at Common Area and Cul de Sacs				3,150.00	3/1/2023	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#

#90619

CUSTOMER ID

C2316

PO#

INVOICE

DATE

2/28/2023

NET TERMS

Net 30

DUE DATE

3/30/2023

BILL TO

Timber Creek CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,250.00		2,250.00
Field Management	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	700.00		700.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Postage	10	Ea	0.58		5.79
Subtotal					4,080.79

Subtotal

\$4,080.79

Tax

\$0.00

Total Due

\$4,080.79

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 #
3/1/2023	7366B

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-March	380.00	380.00
		Balance Due	\$380.00

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

March 01, 2023

Client: 001498

Matter: 000001

Invoice #: 22758

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
1/18/2023	LB	FINALIZE QUARTERLY REPORT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.2	\$33.00
1/24/2023	LB	REVIEW DISTRICT'S WEBSITE; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD RE CORRECTION TO THE DISTRICT'S WEBSITE RE TERMS OF THE BOARD MEMBERS.	0.1	\$16.50
2/1/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$106.50
2/2/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$213.00
2/2/2023	KSH	PREPARE AND ATTEND BOS MEETING AT INFRAMARK.	0.6	\$183.00
2/10/2023	WAS	RESEARCH AND DRAFT MEMORANDUM IN RESPONSE TO NEW LEGISLATION REGARDING LEGAL NOTICE POSTING REQUIREMENTS.	0.3	\$91.50
Total Professional Services			2.1	\$643.50

March 01, 2023
Client: 001498
Matter: 000001
Invoice #: 22758

Page: 2

Total Services	\$643.50	
Total Disbursements	\$0.00	
Total Current Charges		\$643.50
Previous Balance		\$728.00
PAY THIS AMOUNT		\$1,371.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22608	January 27, 2023	\$728.00	\$0.00	\$0.00	\$0.00	\$1,371.50
Total Remaining Balance Due						\$1,371.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$643.50	\$728.00	\$0.00	\$0.00

Statement Date: 03/08/2023

Account: 211018485063

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



Current month's charges:	\$3,661.90
Total amount due:	\$3,657.97
Payment Due By:	03/29/2023

Your Account Summary

Previous Amount Due	\$3,456.69
Payment(s) Received Since Last Statement	-\$3,456.69
Miscellaneous Credits	-\$3.93
Credit balance after payments and credits	-\$3.93
Current Month's Charges	\$3,661.90
Total Amount Due	\$3,657.97

One Less Worry :)

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TampaElectric.com/Paperless

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018485063

Current month's charges:	\$3,661.90
Total amount due:	\$3,657.97
Payment Due By:	03/29/2023
Amount Enclosed	\$

682247946455

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

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

Account: 211018485063
Statement Date: 03/08/2023
Current month's charges due 03/29/2023



Details of Charges – Service from 02/02/2023 to 03/02/2023

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	76 kWh @ \$0.03511/kWh	\$2.67
Fixture & Maintenance Charge	4 Fixtures	\$65.28
Lighting Pole / Wire	4 Poles	\$111.16
Lighting Fuel Charge	76 kWh @ \$0.04767/kWh	\$3.62
Storm Protection Charge	76 kWh @ \$0.01466/kWh	\$1.11
Clean Energy Transition Mechanism	76 kWh @ \$0.00036/kWh	\$0.03
Florida Gross Receipt Tax		\$0.19
State Tax		\$13.87

Lighting Charges

\$197.93

Details of Charges – Service from 02/02/2023 to 03/02/2023

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1330 kWh @ \$0.03511/kWh	\$46.70
Fixture & Maintenance Charge	70 Fixtures	\$1142.40
Lighting Pole / Wire	70 Poles	\$1945.30
Lighting Fuel Charge	1330 kWh @ \$0.04767/kWh	\$63.40
Storm Protection Charge	1330 kWh @ \$0.01466/kWh	\$19.50
Clean Energy Transition Mechanism	1330 kWh @ \$0.00036/kWh	\$0.48
Florida Gross Receipt Tax		\$3.34
State Tax		\$242.85

Lighting Charges

\$3,463.97

Total Current Month's Charges

\$3,661.90

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$3.93

Total Current Month's Credits

-\$3.93

Important Messages

Change in Deposit Interest

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

Statement Date: 03/08/2023

Account: 221007623665

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

Current month's charges:	\$177.38
Total amount due:	\$177.38
Payment Due By:	03/29/2023

Your Account Summary

Previous Amount Due	\$284.47
Payment(s) Received Since Last Statement	-\$284.47
Current Month's Charges	\$177.38
Total Amount Due	\$177.38

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Current month's charges:	\$177.38
Total amount due:	\$177.38
Payment Due By:	03/29/2023
Amount Enclosed	\$

642741952296

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: 03/08/2023
Current month's charges due 03/29/2023



Details of Charges – Service from 02/02/2023 to 03/02/2023

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	03/02/2023	65,046		64,037		1,009 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	1,009 kWh @ \$0.07990/kWh	\$80.62
Fuel Charge	1,009 kWh @ \$0.04832/kWh	\$48.75
Storm Protection Charge	1,009 kWh @ \$0.00400/kWh	\$4.04
Clean Energy Transition Mechanism	1,009 kWh @ \$0.00427/kWh	\$4.31
Florida Gross Receipt Tax		\$4.09
Electric Service Cost		\$163.56
State Tax		\$13.82

Total Electric Cost, Local Fees and Taxes

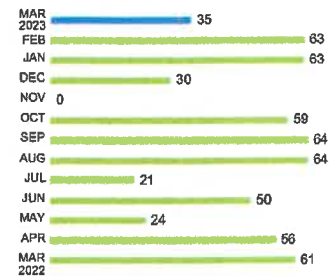
\$177.38

Total Current Month's Charges

\$177.38

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000048-0001181-Page 23 of 38

Important Messages

Important Rate Information for Outdoor Lighting Customers

Tampa Electric has requested an increase to outdoor lighting bills for uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. If approved by the Florida Public Service Commission (PSC), the increase will begin in April. Visit tampaelectric.com/ratecommunications to learn more.

Statement Date: 03/08/2023
Account: 221007683099

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



Current month's charges:	\$1,257.06
Total amount due:	\$1,257.06
Payment Due By:	03/29/2023

Your Account Summary

Previous Amount Due	\$799.20
Payment(s) Received Since Last Statement	-\$799.20
Current Month's Charges	\$1,257.06
Total Amount Due	\$1,257.06

One Less Worry :)

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$1,257.06
Total amount due:	\$1,257.06
Payment Due By:	03/29/2023

Amount Enclosed

\$

613112386795

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

6131123867952210076830990000001257067

Account: 221007683099
Statement Date: 03/08/2023
Current month's charges due 03/29/2023



Details of Charges – Service from 02/02/2023 to 03/02/2023

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

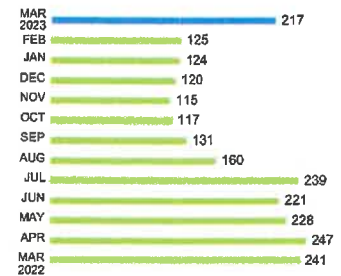
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	03/02/2023	76,195		69,889		6,306 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	6,306 kWh @ \$0.07990/kWh	\$503.85
Fuel Charge	6,306 kWh @ \$0.04832/kWh	\$304.71
Storm Protection Charge	6,306 kWh @ \$0.00400/kWh	\$25.22
Clean Energy Transition Mechanism	6,306 kWh @ \$0.00427/kWh	\$26.93
Florida Gross Receipt Tax		\$22.63
Electric Service Cost		\$905.09
State Tax		\$76.48

Total Electric Cost, Local Fees and Taxes
\$981.57

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Details of Charges – Service from 02/02/2023 to 03/02/2023

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	135 kWh @ \$0.03511/kWh	\$4.74
Fixture & Maintenance Charge	5 Fixtures	\$103.65
Lighting Pole / Wire	5 Poles	\$138.95
Lighting Fuel Charge	135 kWh @ \$0.04767/kWh	\$6.44
Storm Protection Charge	135 kWh @ \$0.01466/kWh	\$1.98
Clean Energy Transition Mechanism	135 kWh @ \$0.00036/kWh	\$0.05
Florida Gross Receipt Tax		\$0.34
State Tax		\$19.34

Lighting Charges
\$275.49
Total Current Month's Charges
\$1,257.06

Statement Date: 03/08/2023

Account: 221007683412

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



Current month's charges:	\$62.46
Total amount due:	\$62.46
Payment Due By:	03/29/2023

Your Account Summary

Previous Amount Due	\$61.33
Payment(s) Received Since Last Statement	-\$61.33
Current Month's Charges	\$62.46
Total Amount Due	\$62.46

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683412

Current month's charges:	\$62.46
Total amount due:	\$62.46
Payment Due By:	03/29/2023

Amount Enclosed \$

613112386796

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

6131123867962210076834120000000062461

Account: 221007683412
Statement Date: 03/08/2023
Current month's charges due 03/29/2023



Details of Charges – Service from 02/02/2023 to 03/02/2023

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	03/02/2023	16,825		16,573		252 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	252 kWh @ \$0.07990/kWh	\$20.13
Fuel Charge	252 kWh @ \$0.04832/kWh	\$12.18
Storm Protection Charge	252 kWh @ \$0.00400/kWh	\$1.01
Clean Energy Transition Mechanism	252 kWh @ \$0.00427/kWh	\$1.08
Florida Gross Receipt Tax		\$1.44
Electric Service Cost		\$57.59
State Tax		\$4.87

Total Electric Cost, Local Fees and Taxes

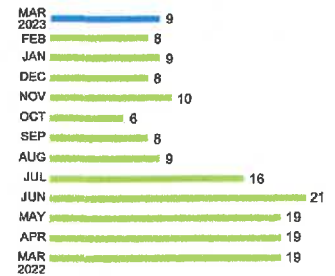
\$62.46

Total Current Month's Charges

\$62.46

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Outdoor Lighting Customers

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Statement Date: 03/08/2023

Account: 221007708326

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



Current month's charges:	\$57.28
Total amount due:	\$57.28
Payment Due By:	03/29/2023

Your Account Summary

Previous Amount Due	\$50.39
Payment(s) Received Since Last Statement	-\$50.39
Current Month's Charges	\$57.28
Total Amount Due	\$57.28

One Less Worry :)

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Current month's charges:	\$57.28
Total amount due:	\$57.28
Payment Due By:	03/29/2023

Amount Enclosed \$

613112386797

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

6131123867972210077083260000000057280

Account: 221007708326
Statement Date: 03/08/2023
Current month's charges due 03/29/2023



Details of Charges – Service from 02/02/2023 to 03/02/2023

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

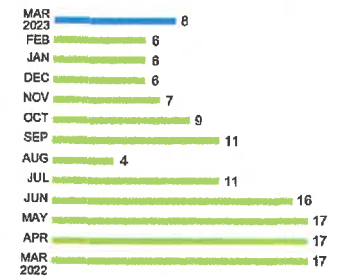
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	03/02/2023	12,830		12,612		218 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75	
Energy Charge	218 kWh @ \$0.07990/kWh	\$17.42	
Fuel Charge	218 kWh @ \$0.04832/kWh	\$10.53	
Storm Protection Charge	218 kWh @ \$0.00400/kWh	\$0.87	
Clean Energy Transition Mechanism	218 kWh @ \$0.00427/kWh	\$0.93	
Florida Gross Receipt Tax		\$1.32	
Electric Service Cost		\$52.82	
State Tax		\$4.46	
Total Electric Cost, Local Fees and Taxes		\$57.28	
Total Current Month's Charges		\$57.28	

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Outdoor Lighting Customers

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Statement Date: 03/08/2023

Account: 221007724737

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



Current month's charges:	\$26.93
Total amount due:	\$26.93
Payment Due By:	03/29/2023

Your Account Summary

Previous Amount Due	\$30.12
Payment(s) Received Since Last Statement	-\$30.12
Current Month's Charges	\$26.93
Total Amount Due	\$26.93

00000048-0001183-Page 27 of 38

One Less Worry :)

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Current month's charges:	\$26.93
Total amount due:	\$26.93
Payment Due By:	03/29/2023

Amount Enclosed \$ 613112386798

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: 03/08/2023
Current month's charges due 03/29/2023



Details of Charges – Service from 02/02/2023 to 03/02/2023

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	03/02/2023	910		892		18 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	18 kWh @ \$0.07990/kWh	\$1.44
Fuel Charge	18 kWh @ \$0.04832/kWh	\$0.87
Storm Protection Charge	18 kWh @ \$0.00400/kWh	\$0.07
Clean Energy Transition Mechanism	18 kWh @ \$0.00427/kWh	\$0.08
Florida Gross Receipt Tax		\$0.62
Electric Service Cost		\$24.83
State Tax		\$2.10

Total Electric Cost, Local Fees and Taxes

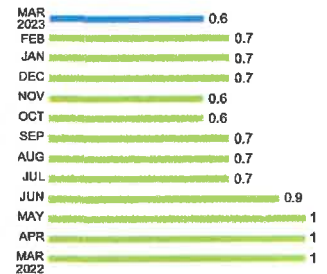
\$26.93

Total Current Month's Charges

\$26.93

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important Rate Information for Outdoor Lighting Customers

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CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, Florida 33579

Billed To
Timber Creek

Date of Issue
03/13/2023

Invoice Number
0000049

Amount Due (USD)
\$60.00

Due Date
04/12/2023

Description	Rate	Qty	Line Total
reinstalling 2 sections of vinyl fence	\$60.00	1	\$60.00
	\$0.00	1	\$0.00
Subtotal			60.00
Tax			0.00
Total			60.00
Amount Paid			0.00
Amount Due (USD)			\$60.00



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



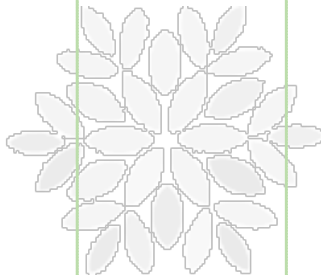
Invoice

Date	Invoice #
10/30/2021	10-128032

Invoice Created By

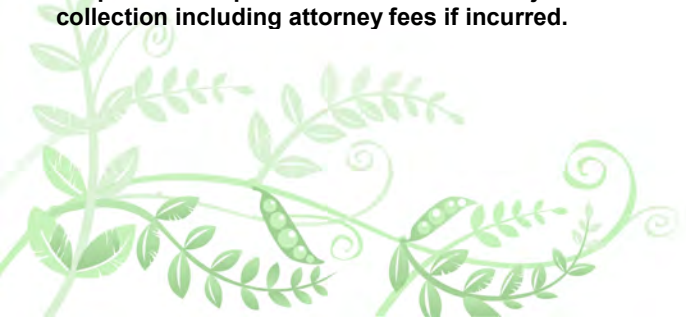
Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	Timber Creek CDD

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	True up landscape maintenance services				13,140.00		13,140.00
<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	\$13,140.00
Payments/Credits	-\$9,000.00
Balance Due	\$4,140.00





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



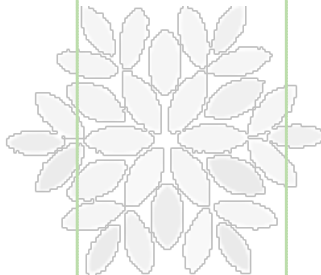
Invoice

Date	Invoice #
10/1/2022	10-143449

Invoice Created By

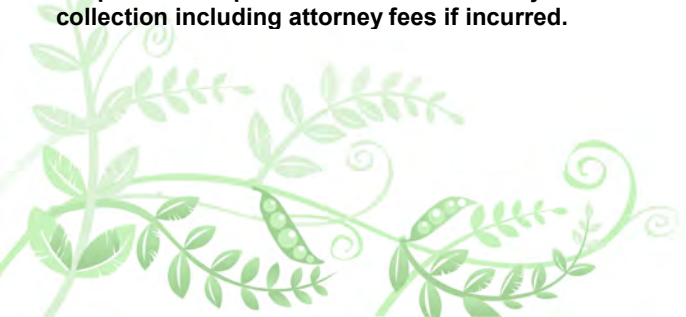
Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

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				3,150.00		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





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

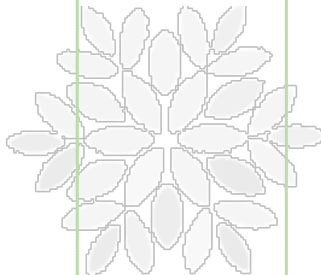
Date	Invoice #
10/31/2022	10-144215

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	Staking of (21) various leaning trees through out property			1,785.00	10/31/2022	1,785.00
1	Remove one medium tree at Amenity Center			875.00	10/31/2022	875.00
1	Remove (1) large hazardous limb hanging from large tree near Amenity Center			1,875.00	10/31/2022	1,875.00

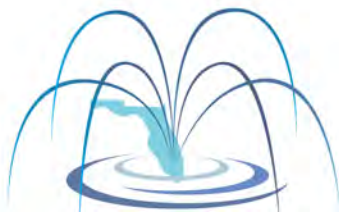


Cornerstone

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

Total	\$4,535.00
Payments/Credits	\$0.00
Balance Due	\$4,535.00





17252 Alico Center Rd. Suite 2
Fort Myers, FL 33967
(239) 567-3030

admin@flfountains.com

Invoice

Date	Invoice #
12/30/2022	CL-3271

Florida Fountains & Equipment, LLC

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

Location
Timber Creek

Other	Warranty Expires	Technician	Customer PO	Due Date
Dec Cleaning 2022		EFR		1/30/2023

Serviced	Description	Qty	U/M	Rate	Amount
6/21/2022	<p>This invoice is to Timber Creek HOA for the regularly scheduled preventative maintenance as per approved proposal 2020-11294.</p> <p>Examine control panel Inspect all relays and contactors Inspect time clocks/photo cells to make sure they are functioning properly Meggar test motor and light cables (check cables for moisture)</p> <p>Clean (pressure wash) fountain, nozzle, screen and light fixtures</p> <p>Cleaning to be done: 4 times per year</p> <p>Next scheduled cleaning is March 2023</p> <p>Amp Levels: 5hp</p> <p>Red: 11.5 Black: 16.2 Yellow: 20.1 All lights work</p>	1		175.00	175.00

Thank you for your business.

Subtotal \$175.00

Sales Tax (6.0%) \$0.00

Total \$175.00

Payments/Credits \$0.00

Balance Due \$175.00

Terms and Conditions

Please send payment within 30 days of receiving this invoice. There will be a 4.0% service charge on Credit Card payments. Please be sure to include invoice number on the check.

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 5667
DATE 03/15/2023
TERMS Net 15
DUE DATE 03/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 2-24-2023 thru 3-17-2023 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: 3/6/2023

Invoice#: 03022023 - 1

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2018 - FY 23 Tax Dist. ID 613

Code to: 201.103200.1000

Amount: \$2,519.24

Requested By: 3/6/2023
Teresa Farlow

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 3/2/2023
Check Amount \$2,519.24
Payable To Timber Creek CDD
Check Description Series 2018 - FY 23 Tax Dist. ID 613
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

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2023, Tax Year 2022

Net O&M	Net DS 18	Net DS 20	Net Total
---------	-----------	-----------	-----------

TOTAL Net Total on Roll Collection Surplus / (Deficit)

CHECK REQUEST FORM
Timber Creek

Date: 3/6/2023

Invoice#: 03022023 - 2

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2020 - FY 23 Tax Dist. ID 613

Code to: 202.103200.1000

Amount: \$121.40

Requested By: 3/6/2023
Teresa Farlow

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 3/2/2023
Check Amount \$121.40
Payable To Timber Creek CDD
Check Description Series 2020 - FY 23 Tax Dist. ID 613
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

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
Fiscal Year 2023, Tax Year 2022

Net O&M
Net DS 18
Net DS 20
Net Total

TOTAL	Net Total	on Roll	Collectio	Surplus /	(Deficit)
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Thanks For Your Business!

INVOICE

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

DATE: MARCH 14, 2023
INVOICE #5214

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

Comments:



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



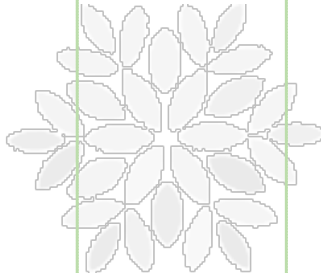
Invoice

Date	Invoice #
2/28/2023	10-148700

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	Debris Removal- Couch and Mattress				150.00	2/2/2023	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	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00





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

Date	Invoice
03/10/2023	29250
Account	
Timber Creek CDD	

Bill To:
Timber Creek CDD Attn: District Invoices 10224 Opaline Sky Court Riverview, FL 33578 United States

Ship To
Timber Creek CDD 10224 Opaline Sky Court Riverview, FL 33578 United States

Terms	Due Date	PO Number	Reference	
NET15	03/25/2023			

Service Request Number		340722			
Summary	Create Firewall Allowances				
Billing Method	Actual Rates				
Detail	Wed 3/1/2023/4:10 PM UTC-05/ Skyler Baker (time)- Worked with Justin/Tyler to repatch DKS controller back into firewall. Controller re-patched into LAN2 on firewall; confirmed device returned in device inventory in FTM. Confirmed DKS device was still set static to original IP in VIP policy. Provided external WAN and port mapping for access to controller to Tyler to give to Jahyra.				
	Wed 3/1/2023/3:45 PM UTC-05/ Tyler DeJean (time)- Removed door king from router and patched into port 2 on firewall. Reached out to the IT company and tested connection.				
	Wed 3/1/2023/3:25 PM UTC-05/ Tyler DeJean (time)- Travel to site				
	Thu 2/23/2023/9:30 AM UTC-05/ Skyler Baker (time)- Reviewed device inventory in FTM for Timber Creek firewall; unable to locate MAC for door controller in inventory. Found LAN3 added to SDWAN zone; door controller possibly patched into LAN3.				
	Will need to go onsite and diagnose if door controller is powered on/determine where door controller is physically patched.				
	Wed 2/22/2023/8:52 AM UTC-05/ Jay Bubla- User called in requesting assistance for firewall rules for the security doors and fobs.				
	Security company name is : Update Security, the best contact is Jeff Rubert @ 941-702-1999, per user Jeff can give us the firewall rules and allowances we need.				
	Best contact with user is: 813-415-5633, please call her back to confirm complete or for additional questions.				
Resolution					
Company Name	Timber Creek CDD				
Contact Name	Jahyra Rivera				
Services	Work Type	Hours	Rate	Amount	
Billable Services					
Professional Services Technician	PS - Travel	0.50	150.00	\$75.00	

Professional Services Technician	PS - Onsite - Business Hours	0.75	150.00	\$112.50
Network Engineer	IT - Remote - Business Hours	1.75	145.00	\$253.75
Total Services:				\$441.25
<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>		Invoice Subtotal:	\$441.25	
		Sales Tax:	\$0.00	
		Invoice Total:	\$441.25	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$441.25	

Invoice Time Detail

Invoice Number: 29250
Company: Timber Creek CDD

Charge To: Timber Creek CDD / Create Firewall Allowances Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
02/23/2023	Baker, Skyler	Service Ticket: 340722 Summary: Create Firewall Allowances Reviewed device inventory in FTM for Timber Creek firewall; unable to locate MAC for door controller in inventory. Found LAN3 added to SDWAN zone; door controller possibly patched into LAN3. Will need to go onsite and diagnose if door controller is powered on/determine where door controller is physically patched.	Y	1.25	145.00	\$181.25
03/01/2023	DeJean, Tyler	Service Ticket: 340722 Summary: Create Firewall Allowances Travel to site	Y	0.50	150.00	\$75.00
03/01/2023	DeJean, Tyler	Service Ticket: 340722 Summary: Create Firewall Allowances Removed door king from router and patched into port 2 on firewall. Reached out to the IT company and tested connection.	Y	0.75	150.00	\$112.50
03/01/2023	Baker, Skyler	Service Ticket: 340722 Summary: Create Firewall Allowances Worked with Justin/Tyler to repatch DKS controller back into firewall. Controller re-patched into LAN2 on firewall; confirmed device returned in device inventory in FTM. Confirmed DKS device was still set static to original IP in VIP policy. Provided external WAN and port mapping for access to controller to Tyler to give to Jahyra.	Y	0.50	145.00	\$72.50

Subtotal: \$441.25**Invoice Time Total:****Billable Hours:****3.00**



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
3/13/23	20235099

Bill To

Timber Creek
10224 Opaline Sky
Riverview, FL 33578

	DISPATCH	TERMS	P.O. NUMBER
	230588	COD	
Description	Qty	Rate	Amount
Date of Service: 3/10/2023		0.00	0.00
Location: Dog Park			
Service Performed: Troubleshoot post lights and exterior lights not working at dog park and mailboxes. Found bad lamps in exterior fixtures and one post light and changed out with new. Found photocell miswired and changed out with new and wired correctly. The remaining four post lights have now power ran to them. Made all necessary connections and tested for proper operation.			
Passed by Tech: Casey and John			
Service Call-Standard	1	99.00	99.00
Service Labor Hours-Standard	3	165.00	495.00
Photocell	1	42.00	42.00
60W A19 LED lamps 3000K	9	25.00	225.00
Handhole	1	30.00	30.00
Service Miscellaneous	1	12.00	12.00
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total	\$903.00
		Payments/Credits	\$0.00
<i>In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.</i>		Balance Due	\$903.00

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2023

Prepared by:



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

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2020							TOTAL
	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS								
Cash - Operating Account	\$ 222,965	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	222,965
Due From Other Funds	-	3,951	202	-	-	-	-	4,153
Investments:								
Acquisition & Construction Account	-	-	-	15	-	-	-	15
Prepayment Account	-	103	-	-	-	-	-	103
Reserve Fund	-	233,001	5,000	-	-	-	-	238,001
Revenue Fund	-	490,330	25,612	-	-	-	-	515,942
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	\$ 227,785	\$ 727,385	\$ 30,814	\$ 15	\$ 6,774,838	\$ 7,003,532	\$ -	14,764,369
LIABILITIES								
Accounts Payable	\$ 9,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,165
Due To Developer	5,252	-	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	7,003,531	-	7,003,531
Due To Other Funds	4,153	-	-	-	-	-	-	4,153
TOTAL LIABILITIES	18,570	-	-	-	-	7,003,531	-	7,022,101

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018	SERIES 2020	SERIES 2020		GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND		
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	727,385	30,814	-	-	-	758,199
Capital Projects	-	-	-	15	-	-	15
Unassigned:	209,215	-	-	-	6,774,838	1	6,984,054
TOTAL FUND BALANCES	209,215	727,385	30,814	15	6,774,838	1	7,742,268
TOTAL LIABILITIES & FUND BALANCES	\$ 227,785	\$ 727,385	\$ 30,814	\$ 15	\$ 6,774,838	\$ 7,003,532	\$ 14,764,369

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
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	\$ 255,272	\$ (27,123)	90.40%
Other Miscellaneous Revenues	-	150	150	0.00%
TOTAL REVENUES	282,395	255,422	(26,973)	90.45%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	8,000	1,800	6,200	22.50%
ProfServ-Trustee Fees	6,900	5,051	1,849	73.20%
Disclosure Report	4,200	4,200	-	100.00%
District Counsel	3,500	3,634	(134)	103.83%
District Engineer	4,000	-	4,000	0.00%
District Manager	27,000	13,500	13,500	50.00%
Auditing Services	5,700	-	5,700	0.00%
Website Compliance	1,800	1,500	300	83.33%
Annual Mailing	-	496	(496)	0.00%
Postage, Phone, Faxes, Copies	150	121	29	80.67%
Public Officials Insurance	3,007	2,694	313	89.59%
Legal Advertising	2,000	2,159	(159)	107.95%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	750	750	50.00%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	175	75	70.00%
Total Administration	68,707	36,080	32,627	52.51%
<u>Utility Services</u>				
Utility - Water	4,000	2,189	1,811	54.73%
Utility - Electric	11,000	2,317	8,683	21.06%
Utility - StreetLights	43,700	24,614	19,086	56.32%
Total Utility Services	58,700	29,120	29,580	49.61%
<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%

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
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>Other Physical Environment</u>				
Waterway Management	4,560	2,280	2,280	50.00%
ProfServ - Field Management Onsite Staff	20,000	6,000	14,000	30.00%
Field Manager	12,000	-	12,000	0.00%
Janitorial Services & Supplies	7,200	3,275	3,925	45.49%
Insurance -Property & Casualty	15,385	14,131	1,254	91.85%
R&M-Clubhouse	10,540	4,381	6,159	41.57%
R&M-Other Landscape	8,603	1,775	6,828	20.63%
R&M-Pools	12,900	5,705	7,195	44.22%
Landscape Maintenance	37,800	23,435	14,365	62.00%
Plant Replacement Program	1,000	-	1,000	0.00%
Mulch & Tree Trimming	6,000	-	6,000	0.00%
Miscellaneous Maintenance	10,000	6,876	3,124	68.76%
Gatehouse Repair & Maintenance	1,500	310	1,190	20.67%
Irrigation Maintenance	5,000	50	4,950	1.00%
Total Other Physical Environment	152,488	68,218	84,270	44.74%
TOTAL EXPENDITURES	282,395	133,418	148,977	47.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	122,004	122,004	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		87,211		
FUND BALANCE, ENDING		\$ 209,215		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
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	\$ -	\$ 14	\$ 14	0.00%
Special Assmnts- Tax Collector	464,325	491,064	26,739	105.76%
TOTAL REVENUES	464,325	491,078	26,753	105.76%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	135,000	-	100.00%
Interest Expense	329,325	167,094	162,231	50.74%
Total Debt Service	464,325	302,094	162,231	65.06%
TOTAL EXPENDITURES	464,325	302,094	162,231	65.06%
Excess (deficiency) of revenues				
Over (under) expenditures	-	188,984	188,984	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		538,401		
FUND BALANCE, ENDING		\$ 727,385		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
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	\$ 23,676	\$ (699)	97.13%
TOTAL REVENUES	24,375	23,676	(699)	97.13%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	5,000	-	5,000	0.00%
Interest Expense	19,375	9,000	10,375	46.45%
Total Debt Service	24,375	9,000	15,375	36.92%
TOTAL EXPENDITURES	24,375	9,000	15,375	36.92%
Excess (deficiency) of revenues				
Over (under) expenditures	-	14,676	14,676	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,138		
FUND BALANCE, ENDING		\$ 30,814		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
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%
FUND BALANCE, BEGINNING (OCT 1, 2022)		15		
FUND BALANCE, ENDING		<u>\$ 15</u>		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
General Fixed Assets 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%
FUND BALANCE, BEGINNING (OCT 1, 2022)		6,774,838		
FUND BALANCE, ENDING		<u>\$ 6,774,838</u>		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023
General Long-Term Debt 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%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1		
FUND BALANCE, ENDING		<u><u>\$ 1</u></u>		

TIMBER CREEK CDD

Bank Reconciliation

Bank Account No. 9163 TRUIST - GF Operating
Statement No. 03-23
Statement Date 3/31/2023

G/L Balance (LCY)	222,965.42	Statement Balance	225,459.07
G/L Balance	222,965.42	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	225,459.07
Subtotal	222,965.42	Outstanding Checks	2,493.65
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	222,965.42	Ending Balance	222,965.42
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/23/2023	Payment	736	CHARTER COMMUNICATIONS	197.96	197.96	0.00
2/23/2023	Payment	738	SITEX AQUATICS	380.00	380.00	0.00
2/23/2023	Payment	739	STRALEY ROBIN VERICKER	728.00	728.00	0.00
3/2/2023	Payment	741	BOCC	238.35	238.35	0.00
3/9/2023	Payment	742	ACTION SECURITY, INC	310.00	310.00	0.00
3/9/2023	Payment	743	CORNERSTONE SOLUTIONS GROUP	18,840.00	18,840.00	0.00
3/9/2023	Payment	744	INFRAMARK LLC	4,080.79	4,080.79	0.00
3/9/2023	Payment	745	MHD COMMUNICATIONS	83.75	83.75	0.00
3/9/2023	Payment	746	SITEX AQUATICS	380.00	380.00	0.00
3/9/2023	Payment	747	SPEAREM ENTERPRISES	650.00	650.00	0.00
3/9/2023	Payment	748	STRALEY ROBIN VERICKER	643.50	643.50	0.00
3/9/2023	Payment	749	TIMBER CREEK CDD	2,640.64	2,640.64	0.00
3/9/2023	Payment	750	ZEBRA CLEANING TEAM	25.25	25.25	0.00
3/17/2023	Payment	751	CORNERSTONE SOLUTIONS GROUP	150.00	150.00	0.00
3/23/2023	Payment	752	CHARTER COMMUNICATIONS	197.96	197.96	0.00
3/23/2023	Payment	753	FLORIDA FOUNTAINS & EQUIPMENT LLC	175.00	175.00	0.00
3/23/2023	Payment	754	MHD COMMUNICATIONS	441.25	441.25	0.00
3/23/2023	Payment	755	OWENS ELECTRIC INC.	903.00	903.00	0.00
3/23/2023	Payment	756	SPEAREM ENTERPRISES	650.00	650.00	0.00
3/23/2023	Payment	757	TAMPA ELECTRIC	3,720.43	3,720.43	0.00
3/23/2023	Payment	758	ZEBRA CLEANING TEAM	1,100.00	1,100.00	0.00
Total Checks				36,535.88	36,535.88	0.00
Deposits						
3/3/2023		JE000117	CK#152## Pool Key	G/L Ac 25.00	25.00	0.00
3/3/2023		JE000128	Tax Revenue/ Debt Service	G/L Ac 3,950.23	3,950.23	0.00
Total Deposits				3,975.23	3,975.23	0.00
Outstanding Checks						
11/16/2022	Payment	681	HAWKINS SERVICE COMPANY	775.00	0.00	775.00
2/16/2023	Payment	733	RYAN MOTKO	200.00	0.00	200.00

TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
3/30/2023	Payment	759	TAMPA ELECTRIC	1,518.65	0.00	1,518.65
Total Outstanding Checks.....				2,493.65		2,493.65

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Tuesday April 25, 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>Good overall</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	3	-2	<u>Needs improvement</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>Good</u>
INSECT/DISEASE CONTROL	7	7	0	<u>Good</u>
DEADHEADING/PRUNING	3	3	0	<u>Good</u>

SCORE

100	93	-7	93%
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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 April 26, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	18	-2	Minimal amount
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Minimal amount
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 April 26, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
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	696	-4	99%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

VENTANA CDD 4/26/23, 4:30 PM

April 2023 site inspection report.

Wednesday, April 26, 2023

Prepared For Board Of Supervisors.

65 Issues Identified



VENTANA GROVE BLVD EAST ENTRANCE.

The entrance sign is clean and looks good. The turf fertility is lacking color and needs improvement.



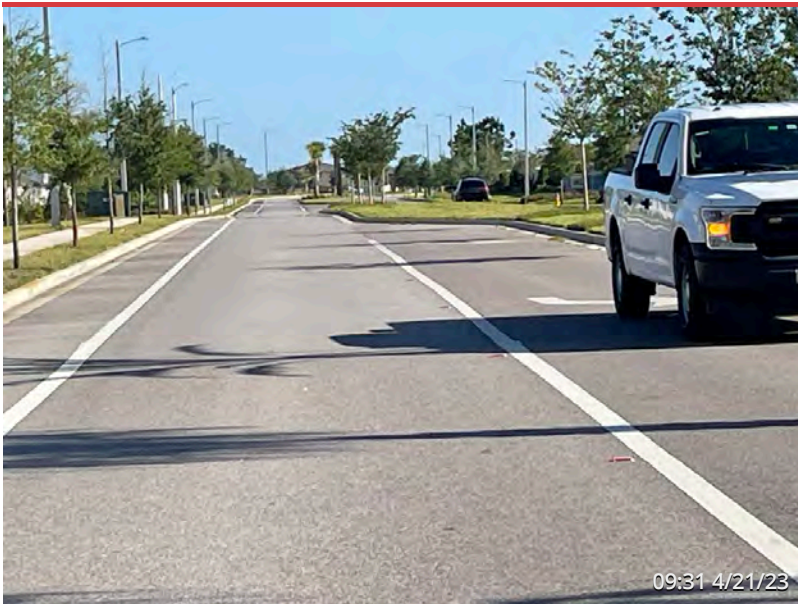
SYMMES RD FRONTAGE.

Obvious turf issues caused by a lack of water. There was a previous irrigation issue that has now been resolved.



VENTANA GROVE MEDIAN.

Needs improvement. There is also a weed issue in the beds and turf.



WEST VENTANA BLVD STREET.

Is clean and looks good.



WEST VENTANA GROVE BLVD.

Heading North on the West
sidewalk could look better.



MEDIAN.

Weeds.



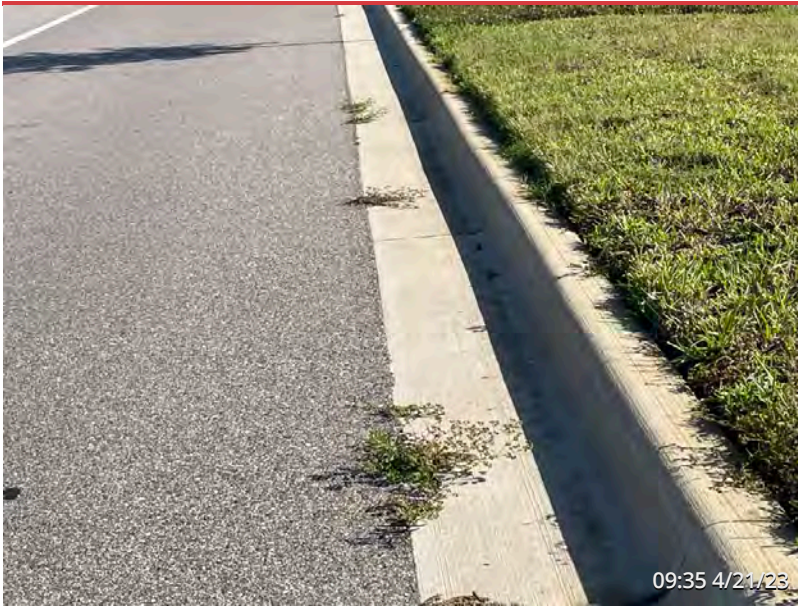
SYMMES RD,

Heading West on the Symmes Rd sidewalk could look better. The turf fertility needs improvement.



**WEST SIDE VENTANA GROVE
ENTRANCE.**

The entrance signage is clean and looks good. The turf utility needs improvement.



VENTANA GROVE BLVD.

Weeds on the street throughout.



FERN HILL RD & SYMMES RD.

Looks good overall.



FERN HILL RD.

Heading North on the Fern Hill sidewalk looks good overall.



FERN HILL RD.

Turf weeds.



FERN HILL RD.

Bed weeds.



**FERN HILL RD & ANCHOR
BEND.**

Needs to be detailed. Many weeds.



S.W. ANCHOR BEND ENTRANCE.

Looks good overall. The turf fertility needs improvement. The dead Sabal palm tree needs to be removed.



FERN HILL

Heading South on the fern Hill sidewalk looks good overall.



FERN HILL RD.

Heading North on the Fern Hill sidewalk looks good overall except for the weeds in the turf.



N.E. ANCHOR BEND ENTRANCE.

Looks good overall but needs better weed control.



DEAD CEDAR TREE.

Needs replacement.



**N.W CRUSHED GRAPE
ENTRANCE.**

Looks good.



CONE GROVE.

Heading East on the Cone Grove sidewalk looks good.



**N.E CRUSHED GRAPE
ENTRANCE.**

Looks good.



CONE GROVE.

Heading West on Cone Grove &
Ventana Grove Blvd looks good.



VENTANA GROVE BLVD.

Heading South on Ventana Grove
Blvd looks good.



N.E CAKE BREAD ENTRANCE.

Would look better with additional
Bougainvillea plants..



S.E CAKE BREAD ENTRANCE.

Looks good.



S.W CAKE BREAD ENTRANCE.
The entrance needs Bougainvillea replacement plants.



N.W. CAKE BREAD ENTRANCE.



GREEN HARVEST POCKET PARK.

The Viburnum trimming was missed. I informed the landscaper to trim this area.



GREEN HARVEST.

I am formed Landscaper to trim the suckers off of the hardwood trees in the pocket park.



NORTH GREEN HARVEST.

I informed the landscaper to treat the turf weeds on the North Green Harvest pocket park.



N.E. BERRYESSA ENTRANCE.

Bougainvillea plant replacement will enhance the curb appeal of this entrance.



S.E. BERRYESSA ENTRANCE.

Looks good.



S.W. BERRYESSA ENTRANCE.

Needs Bougainvillea replacement plants.



N.W. BERRYESSA ENTRANCE.



VENTANA GROVE BLVD.
Heading North on the Ventana
Grove sidewalk looks good.



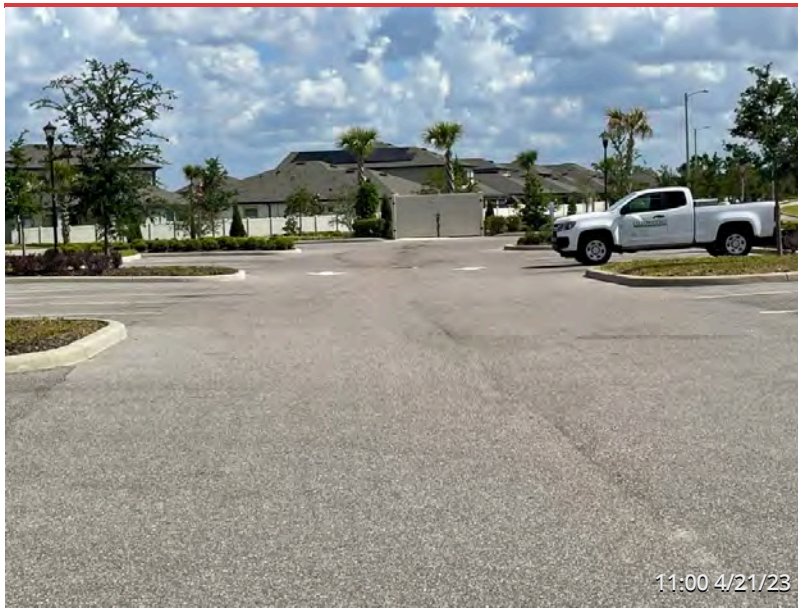
AMENITY CENTER.

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



AMENITY CENTER.

Bougainvillea plant replacement is needed fir better curb appeal.



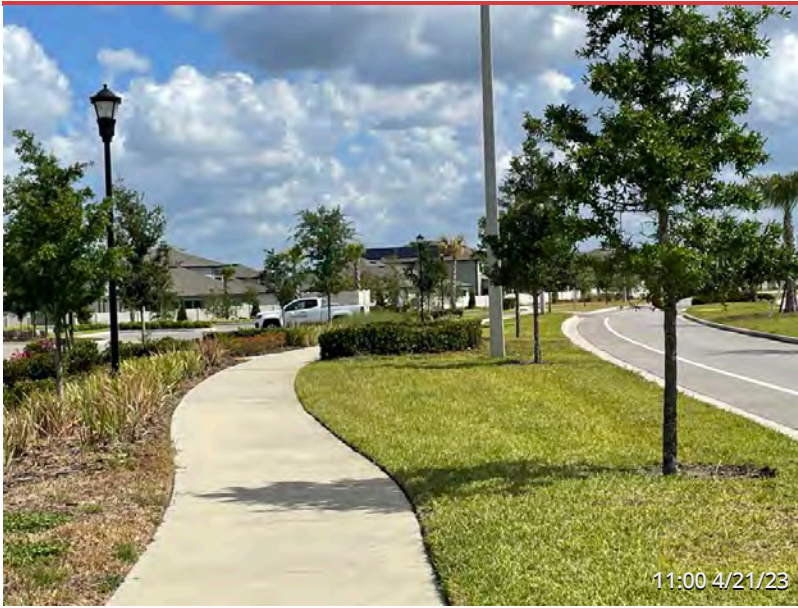
AMENITY CENTER PARKING LOT.

The parking lot is clean and looks good.



AMENITY CENTER SIGNAGE.

The entrance sign to the Amenity Center is clean & looks good. The turf in front of the sign is lacking fertility.



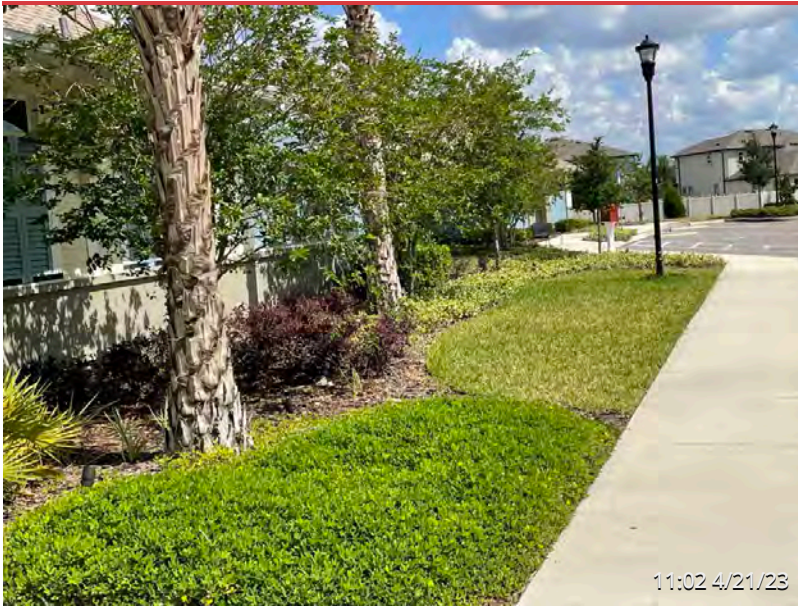
VENTANA GROVE BLVD.

Heading North on the Ventana sidewalk could look better. Turf issues need to be addressed.



AMENITY CENTER.

The dead weeds need to be scuffed or removed.



**AMENITY CENTER SOUTH
FRONTAGE.**

Looks good overall.



AMENITY CENTER.

ASI Landscaping Vendor to investigate the lack of fertility with the Loripetalum plants.



MAILBOX PAVILION.

The mailbox pavilion is clean and looks good.



THE PICKLE BALL COURT.

The pickle ball court has some staining on it, but looks good overall.



THE PICKLE BALL COURT.

There is standing on a pickle ball court that needs to be pressure washed.



AMENITY CENTER.

Turf weeds. The turf in this area is not Irrigation.



THE PLAYGROUND.

Needs additional mulch.



AMENITY CENTER POOL.

Bed weeds need to be removed. I contacted Landscaper to remove the weeds in the beds by the pool.



BED WEEDS.

Needs to be removed.



BED WEEDS

Needs to be removed.



AMENITY CENTER.

The back of the Amenity Center looks good.



POOL

The pool is clear and blue.



**CHAISE LOUNGES &
UMBRELLAS.**

Looks good.



AMENITY CENTER.

The table and chairs and lounge
area looks good.



POND

The pond looks good.



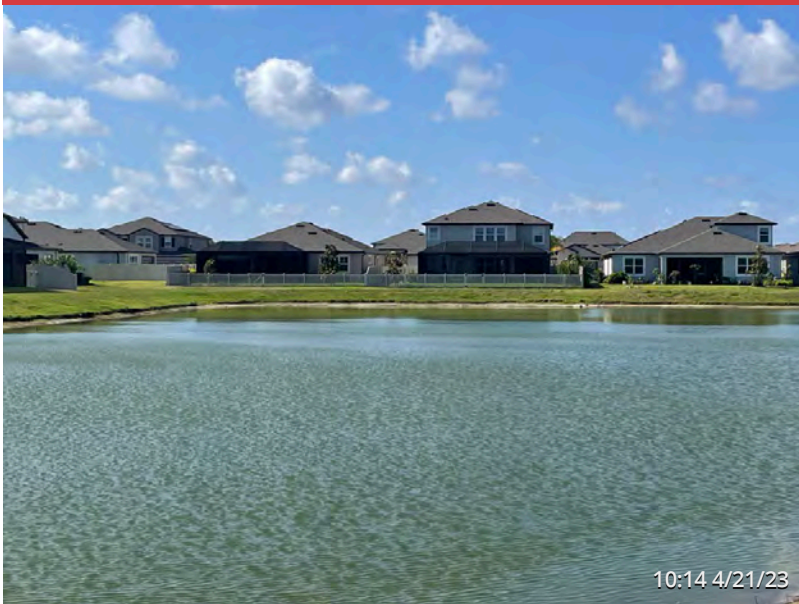
POND.

The filamentous algae within the pond has died, and the pond looks good overall.



POND.

The pond looks good.



POND.

The pond looks good.



POND.

The receded pond looks good.



POND.

The receded pine looks good.



POND.

The receded pond looks good.



POND

The receded pond looks good.

There is beneficial Bull Rush pond plants in front of the receded pond.



POND.

Looks good.