

Timber Creek Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
James M Chin, Vice Chairperson
David Hutchinson, Assistant Secretary
Sherika Dixon, Assistant Secretary
Nicolas Dister, Assistant Secretary

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

Regular Meeting Agenda

Thursday, July 06, 2023, at 2:00 p.m.

The Regular Meeting of the Timber Creek Community Development District will be held on **July 06, 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 Resignation (*Nick Dister*) Tab 01
- B. Discussion of Board Appointment Tab 02
- C. Consideration of Resolution 2023-09; - Redesignation of officers Tab 03
- D. General Matters of the District

4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the
Regular Meeting June 01, 2023, Tab 04
- B. Consideration of Operation and Maintenance Expenditures May 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

Timber Creek Community Development District

July 5, 2023

Board of Supervisors

Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors of the Timber Creek Community Development Districts, effective immediately:



Nicholas "Nick" Dister

Signature

Contact

caneid@charter.net

www.linkedin.com/in/claude-neidlinger-8b14855 (LinkedIn)

Top Skills

Nonprofit Organizations

Customer Service

Digital Printing

Claude Neidlinger

Quality/Scheduling Manager at Bang Printing
Riverview, Florida, United States

Experience

Project Healing Waters Fly Fishing
Asst Program Lead Bay Pines FL
2007 - Present (16 years)

CJK Group, Inc.
Enviromental / Compliance Manager
May 2001 - July 2021 (20 years 3 months)

Responsible for all environmental permitting and reporting, along with managing multi-plant certifications for SFC, SFI, PEFC.

Kensington Group
Consultant
August 1997 - April 2001 (3 years 9 months)
Pittsburgh, Pennsylvania, United States

Consulting in Printing focusing on Paper conservation systems

Self-employed
Independent Consultant
February 1994 - April 1997 (3 years 3 months)

Independent Consultant in printing focusing on process mapping, lean manufacturing, scheduling system development.

Quebecor Printing USA
Manufacturing Manager
September 1990 - January 1994 (3 years 5 months)

responsible for budget and equipment procurement for St Cloud facility

Education

Duquesne University
· (1969 - 1973)

RESOLUTION 2023-09

**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:

<u>Carlos de la Ossa</u>	Chair
<u>James M Chin</u>	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
<u>David Hutchinson</u>	Assistant Secretary
<u>Sherika Dixon</u>	Assistant Secretary
<u></u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 6TH DAY OF JULY 2023.

ATTEST:

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair / Vice – Chairman of the Board of Supervisors

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

June 01, 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, June 01, 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, June 01, 2023, at 3:19 p.m.**

Board Members Present and Constituting a Quorum:

Carlos de la Ossa	Chairman
James Chin	Vice-Chair
Sherika Dixon	Supervisor
David Hutchinson	Supervisor
Nicholas "Nick" Dister	Supervisor

Staff Members Present:

Bryan Radcliff	District Manager, Inframark
Angie Grunwald	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Kathryn Hopkinson	District Counsel, Straley Robin Vericker
Gary Schwartz	Field Manager

There were no audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no residents present.

3. BUSINESS ITEMS

A. Consideration of Resolution 2023-08; Approving FY 2024 Proposed Budget & Setting Public Hearing

The Board reviewed and discussed the resolution for the 2024 Proposed Budget and Setting Public Hearing for August 3rd of 2023. There has been a slight increase on budget items.

MOTION TO:	Approve the Adoption Resolution 2023-08 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Hutchinson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

B. General Matters of the District

There were no general matters of the district at this time.

4. CONSENT AGENDA ITEMS

A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting May 04, 2023

B. Consideration of Operation and Maintenance Expenditure April 2023,

C. Review of Financial Statements Month Ending April 30, 2023

The Board Approved Consent Agenda Items A through C (Meeting Minutes from the meeting held on 05/04/2023, O & M Expenditures for April 2023 and the Financial Statements for the month ending 04/30/2023).

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

5. STAFF REPORTS

A. District Counsel

B. District Manager

i. Community Inspection Report

C. District Engineer

Mr. Radcliff stated pool/clubhouse monitors will be installed shortly due to vandalism.

The Community Inspection Report was provided to the Board for review.

There were no additional vendor or staff reports currently.

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests or comments currently.

7. ADJOURNMENT

MOTION TO:	Adjourn the meeting at 3:26 P.M.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
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				
ACTION SECURITY, INC	23022	\$125.00		SERVICE BILLING - MAY 2023
CHARTER COMMUNICATIONS	2455305050623	\$197.96		INTERNET SERVICES 05/06/23-06/05/23
CORNERSTONE SOLUTIONS GROUP	10-150700	\$3,150.00		LAWN MAINT. MAY 2023
INFRAMARK LLC	93739	\$4,112.05		DISTRICT INVOICE APRIL 2023
SITEX AQUATICS	7379	\$380.00		LAKE MAINT. - 4 WATERWAYS MAY 2023
Monthly Contract Subtotal		\$7,965.01		
Variable Contract				
CARLOS DE LA OSSA	CDLO 050423	\$200.00		SUPERVISOR FEE 05/04/23
JAMES M. CHIN	JC 040623	\$200.00		SUPERVISOR FEE 04/06/23
JAMES M. CHIN	JC 050423	\$200.00	\$400.00	SUPERVISOR FEE 05/04/23
KELLY ANN EVANS	KE 050423	\$200.00		SUPERVISOR FEE 05/04/23
NICHOLAS J. DISTER	ND 050423	\$200.00		SUPERVISOR FEE 05/04/23
RYAN MOTKO	KM 050423	\$200.00		SUPERVISOR FEE 05/04/23
SHERIKA DIXON	SD 040623	\$200.00		SUPERVISOR FEE 04/06/23
SHERIKA DIXON	SD 050423	\$200.00	\$400.00	SUPERVISOR FEE 05/04/23
STANTEC CONSULTING SERVICES	2064928	\$219.00		PROFESSIONAL SERVICE - DISTRICT ENGINEER THRU - 03/24/23
STRALEY ROBIN VERICKER	23036	\$990.66		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 04/15/23
Variable Contract Subtotal		\$2,809.66		
Utilities				
BOCC	4734 052423 ACH	\$241.24		WATER SERVICES 04/21/23-05/23/23
BOCC	6143684734 042423	\$245.09	\$486.33	WATER SERVICES 03/23/23-04/21/23
TAMPA ELECTRIC	3099 050823 ACH	\$1,001.04		ELECTRICITY SERVICES 04/01/23-05/02/23
TAMPA ELECTRIC	3665 050823 ACH	\$24.62		ELECTRICITY SERVICES 04/01/23-05/02/23
TAMPA ELECTRIC	4737 050823 ACH	\$27.41		ELECTRICITY SERVICES 04/01/23-05/02/23
TAMPA ELECTRIC	5063 050823 ACH	\$3,428.48		ELECTRICITY SERVICES 04/01/23-05/02/23
TAMPA ELECTRIC	8326 050823 ACH	\$105.87	\$4,587.42	ELECTRICITY SERVICES 04/01/23-05/02/23
Utilities Subtotal		\$5,073.75		
Regular Services				
CORNERSTONE SOLUTIONS GROUP	10-150938	\$1,135.00		PENTA INSTALLED - IRRIGATION
DEPARTMENT OF HEALTH IN	29601991602 052223	\$275.00		POOL PERMIT RENEWAL
SPEAREM ENTERPRISES	5739	\$650.00		CLUBHOUSE CLEANING AND SUPPLIES 04/21/23 - 05/12/23

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TIMBER CREEK CDD	04112023-1	\$0.62		SERIES 2020 FY23 TAX DIST ID
TIMBER CREEK CDD	04112023-2	\$12.85	\$13.47	SERIES 2018 FY23 TAX DIST ID
US BANK	6868024	\$2,693.75		ADMIN FEES 03/01/23 - 02/29/24 - SERIES 2020
Regular Services Subtotal		\$4,767.22		
Additional Services				
FLA POOLS INC	01193611	\$3,175.00		REPAIR/REPLACE PRESSURE & SUCTION PUMP PARTS
FLA POOLS INC	01193672	\$750.00	\$3,925.00	POOL LEAK REPAIR - PLUMBING
HAWKINS SERVICE COMPANY	227719	\$988.00		HV AC REPAIRS
MHD COMMUNICATIONS	27447	\$675.00		CAMERAS DOWN
Additional Services Subtotal		\$5,588.00		
TOTAL		\$26,203.64		

Approved (with any necessary revisions noted):

Signature: _____

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary

ACTION SECURITY, INC.
 1505 MANOR RD
 ENGLEWOOD, FL 34223
 Sales@ActionSecurityFL.com

Invoice



BILL TO
Brian Howell Timber Creek CDD C/O Meritus Corp 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
23022	05/01/2023	\$125.00	05/01/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Monthly billing for Service Agreement at Timber Creek Amenity Center 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!

MAY 10 2023

May 6, 2023
Invoice Number: 2455305050623
Account Number: 8337 12 028 2455305
Security Code: 2302
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

NEWS AND INFORMATION

Contact Us

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

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

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.

IMPORTANT NOTICE ABOUT YOUR ACCOUNT: Effective 05/04/2023, updates were made to our billing system. As a result of this update, you have received a new account number which can be found in the upper left corner of your monthly billing statement.

As a Spectrum Business customer, your account number enables you to pay online, view recent activity, sign up for paperless billing, and much more. If you are an existing user, your login credentials remain the same, and no action is required on your part.

If you are not an existing user, you may go to www.SpectrumBusiness.net/ and create a username.

Please keep your new account number accessible for future reference. If you have automatic bill payment set up or online banking, don't forget to update this information with your financial institution to ensure payment processing.

For more information, visit www.SpectrumBusiness.net/support/category/my-account or call 1-800-314-7195.

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



May 6, 2023

TIMBER CREEK CDD

Invoice Number: 2455305050623
Account Number: 8337 12 028 2455305
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Total Due by 05/23/23 **\$197.96**
Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



Invoice Number: 2455305050623
 Account Number: 8337 12 028 2455305
 Security Code: 2302



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

8337 1200 NO RP 06 05072023 NNNNNYNN 01 003056 0014

Charge Details

Previous Balance		197.96
Check Payment-thank You	05/03	-197.96
Remaining Balance		\$0.00

Payments received after 05/06/23 will appear on your next bill.

Service from 05/06/23 through 06/05/23

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 05/23/23 \$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 \$1.52, 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



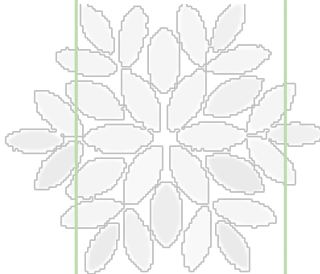
Invoice

Date	Invoice #
5/1/2023	10-150700

Invoice Created By

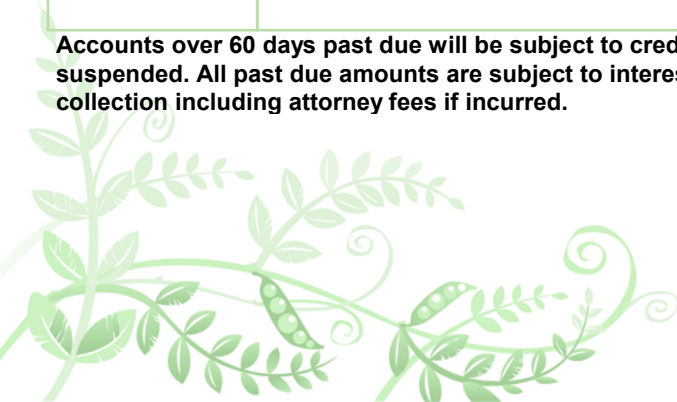
Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

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	5/1/2023	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

INVOICE#

#93739

DATE

4/28/2023

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#**DUE DATE**

5/28/2023

BILL TO

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

Services provided for the Month of: April 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
Website Maintenance / Admin	1	Ea	125.00		125.00
Postage	19	Ea	0.64		12.16
Bryan Radcliff 3-4-2023 On Site Meeting With Vendor \$24.89	1	Ea	24.89		24.89
Dissemination Services	1	Ea	700.00		700.00
Subtotal					4,112.05

Subtotal \$4,112.05

Tax \$0.00

Total Due \$4,112.05

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.

PO Box 917
Parrish, FL 34219

Date	Invoice #
5/1/2023	7379

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-May	380.00	380.00
**Please note that our address has changed. Please remit payments to: PO Box 917 Parrish, FL 34219			
		Balance Due	\$380.00

TIMBER CREEK CDD
MEETING DATE: May 04, 2023

DMS:  **BRYAN RADCLIFF**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills <i>Carlos de la Ossa</i>	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

CD10 050423

TIMBER CREEK CDD

MEETING DATE: April 2023

updated

DMS: _____

BRYAN RIXLETT

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa		Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00

JC 040623

TIMBER CREEK CDD
MEETING DATE: May 2023

updated

DMS:

Bryan Lindley FF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa		Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
David Hutchinson	✓	Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00

~~SD 0504~~
JC 050423

TIMBER CREEK CDD
MEETING DATE: May 04, 2023

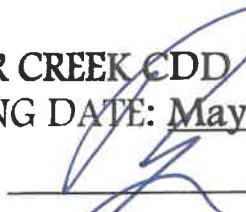
DMS:  BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills <i>Carlos de la Ossa</i>	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

KE 050423

TIMBER CREEK CDD
MEETING DATE: May 04, 2023

DMS:

 BRYAN RADCLIFF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills <i>Charles de la Ossa</i>	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

ND050423

TIMBER CREEK CDD

MEETING DATE: May 04, 2023

DMS:

BRYAN KADULLIF

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills <i>Carlos de la Ossa</i>	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

7m 050423

TIMBER CREEK CDD

MEETING DATE: April 2023

DMS: _____

updated

RYAN KATLETT

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa		Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00

SD 040023

TIMBER CREEK CDD

MEETING DATE: May 2023

updated

DMS: _____

Bryan KIDULTZ

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa		Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
David Hutchinson	✓	Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00

SD 050423

Invoice Number	2064928
Invoice Date	April 10, 2023
Purchase Order	215614652
Customer Number	149266
Project Number	215614652

Bill To

Timber Creek Community Development District
Accounts Payable
c/o Inframark
210 North University Drive, Suite 702
Coral Springs FL 33071
United States

Please Remit To

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

Project Timber Creek CDD/District Eng Svcs

Project Manager

Stewart, Tonja L

For Period Ending

March 24, 2023

Current Invoice Total (USD)

219.00

Follow up regarding certification of completion

Top Task 2023 2023 FY General Consulting**Professional Services**

Category/Employee		Current Hours	Rate	Current Amount
	Stewart, Tonja L	1.00	219.00	219.00
	Subtotal Professional Services	<u>1.00</u>		<u>219.00</u>
Top Task Subtotal	2023 FY General Consulting			219.00
	Total Fees & Disbursements			<u>219.00</u>
	INVOICE TOTAL (USD)			219.00

Due upon receipt or in accordance with terms of the contract

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

Phone: (262) 241-8222 [E-mail: Summer.Fillinger@Stantec.com](mailto:Summer.Fillinger@Stantec.com)**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

May 03, 2023

Client: 001498

Matter: 000001

Invoice #: 23036

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
3/23/2023	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FY 2023-2024.	0.8	\$140.00
4/4/2023	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023.	0.3	\$52.50
4/6/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
4/6/2023	WAS	PREPARE FOR, TRAVEL TO AND ATTEND BOARD OF SUPERVISORS MEETING.	0.5	\$152.50
4/10/2023	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT TO CDD BOND DISSEMINATION AGENT.	0.3	\$112.50
4/10/2023	WAS	REVIEW NOTES FROM BOARD OF SUPERVISORS MEETING, COMMUNICATIONS REGARDING INFORMATION TO NEW SUPERVISORS.	0.3	\$91.50
4/12/2023	MS	PREPARE WELCOME PACKETS FOR NEW BOARD MEMBERS S. DIXON AND J. CHIN.	1.0	\$175.00
4/14/2023	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.2	\$35.00
Total Professional Services			4.0	\$984.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/12/2023	Postage	\$3.96
4/15/2023	Photocopies	\$2.70
Total Disbursements		\$6.66
Total Services		\$984.00
Total Disbursements		\$6.66
Total Current Charges		\$990.66
Previous Balance		\$1,371.50
Less Payments		(\$1,371.50)
PAY THIS AMOUNT		\$990.66

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	05/24/2023	06/14/2023

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	04/21/2023	8611	05/23/2023	8730	11900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$35.94
Water Base Charge	\$35.14
Water Usage Charge	\$10.71
Sewer Base Charge	\$86.22
Sewer Usage Charge	\$67.95

Summary of Account Charges

Previous Balance	\$245.09
Net Payments - Thank You	\$-245.09
Total Account Charges	\$241.24

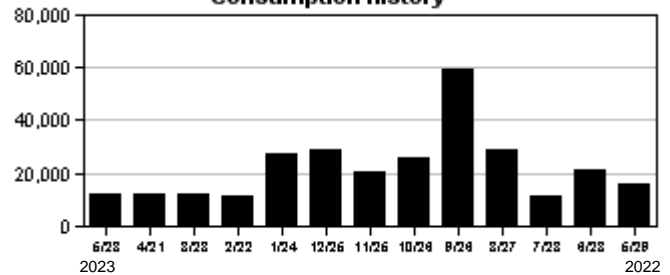
AMOUNT DUE	\$241.24
-------------------	-----------------

Important Message

Code Inspectors uphold the County's water use restrictions ordinance. Avoid fines of up to \$500 by following the allowable irrigation days and times and additional rules found on HCFLGov.net/WaterRestrictions. Call (813) 224-8993 to report a violation.

This account has ACH payment method

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

1,564 8

DUE DATE	06/14/2023
AMOUNT DUE	\$241.24
AMOUNT PAID	

0061436847349 00000241240



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	04/24/2023	05/15/2023

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

Received

MAY 01 2023

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	03/23/2023	8488	04/21/2023	8611	12300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$37.15
Water Base Charge	\$35.14
Water Usage Charge	\$11.07
Sewer Base Charge	\$86.22
Sewer Usage Charge	\$70.23

Summary of Account Charges

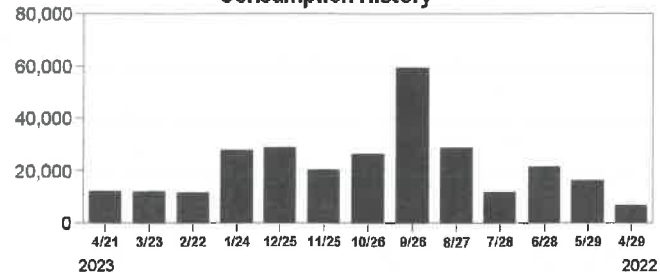
Previous Balance	\$242.20
Net Payments - Thank You	\$-242.20
Total Account Charges	\$245.09

AMOUNT DUE	\$245.09
------------	----------

Important Message

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Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

2,368

DUE DATE	05/15/2023
AMOUNT DUE	\$245.09
AMOUNT PAID	

0061436847349 00000245092

Received

Statement Date: 05/08/2023

Account: 221007683099

MAY 15 2023

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10224 OPALINE SKY PL, CLUBHSE
RIVERVIEW, FL 33578-7668



ACH

Current month's charges:	\$1,001.04
Total amount due:	\$1,001.04
Payment Due By:	05/30/2023

Your Account Summary

Previous Amount Due	\$993.70
Payment(s) Received Since Last Statement	-\$993.70
Current Month's Charges	\$1,001.04
Total Amount Due	\$1,001.04

DO NOT PAY. Your account will be drafted on 05/30/2023



DOWNED IS DANGEROUS!

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

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TampaElectric.com/BizSave.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$1,001.04
Total amount due:	\$1,001.04
Payment Due By:	05/30/2023

Amount Enclosed \$

658791277020 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/30/2023

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

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

Account: 221007683099
Statement Date: 05/08/2023
Current month's charges due 05/30/2023



Details of Charges – Service from 04/01/2023 to 05/02/2023

Service for: 10224 OPALINE SKY PL, CLUBHSE, RIVERVIEW, FL 33578-7668

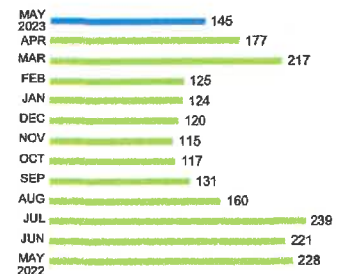
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	05/02/2023	85,971		81,332		4,639 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	4,639 kWh @ \$0.07990/kWh	\$370.66
Fuel Charge	4,639 kWh @ \$0.05239/kWh	\$243.04
Storm Protection Charge	4,639 kWh @ \$0.00400/kWh	\$18.56
Clean Energy Transition Mechanism	4,639 kWh @ \$0.00427/kWh	\$19.81
Storm Surcharge	4,639 kWh @ \$0.01061/kWh	\$49.22
Florida Gross Receipt Tax		\$18.60
Electric Service Cost		\$743.89

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Details of Charges – Service from 04/01/2023 to 05/02/2023

Service for: 10224 OPALINE SKY PL, CLUBHSE, RIVERVIEW, FL 33578-7668

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.05169/kWh	\$6.98
Storm Protection Charge	135 kWh @ \$0.01466/kWh	\$1.98
Clean Energy Transition Mechanism	135 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	135 kWh @ \$0.00326/kWh	\$0.44
Florida Gross Receipt Tax		\$0.36

Lighting Charges

\$257.15

Total Current Month's Charges

\$1,001.04

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



ACH

Statement Date: 05/08/2023
Account: 221007623665

Received

MAY 15 2023

Current month's charges:	\$24.62
Total amount due:	\$24.62
Payment Due By:	05/30/2023

Your Account Summary

Previous Amount Due	\$13.63
Payment(s) Received Since Last Statement	-\$13.63
Current Month's Charges	\$24.62
Total Amount Due	\$24.62

DO NOT PAY. Your account will be drafted on 05/30/2023



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Save Energy. Save Money.

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Current month's charges:	\$24.62
Total amount due:	\$24.62
Payment Due By:	05/30/2023

Amount Enclosed \$

672371464417 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/30/2023

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: 05/08/2023
Current month's charges due 05/30/2023



Details of Charges – Service from 04/01/2023 to 05/02/2023

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	05/02/2023	65,047		65,047		0 kWh	1	32 Days

Daily Basic Service Charge 32 days @ \$0.75000

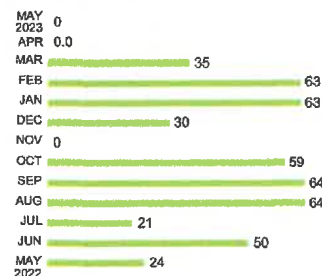
\$24.00

Florida Gross Receipt Tax

\$0.62

Electric Service Cost
\$24.62
Total Current Month's Charges
\$24.62

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


0000053-0001348-Page 13 of 42

Important Messages

Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

Help for those with special needs

 Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [FloridaDisaster.org](https://www.floridadisaster.org) to learn more.

More clean energy to you

 Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at [TampaElectric.com/SolarSavingsForYou](https://www.tampaelectric.com/SolarSavingsForYou). Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.



ACCOUNT INVOICE

tampaelectric.com



Received

Statement Date: 05/08/2023

Account: 221007724737

MAY 15 2023

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



ACH

Current month's charges:	\$27.41
Total amount due:	\$27.41
Payment Due By:	05/30/2023

Your Account Summary

Previous Amount Due	\$27.84
Payment(s) Received Since Last Statement	-\$27.84
Current Month's Charges	\$27.41
Total Amount Due	\$27.41

DO NOT PAY. Your account will be drafted on 05/30/2023



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move a safe distance away and call 911.

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for more safety tips.

00000053-0001353-Page 23 of 42

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Current month's charges:	\$27.41
Total amount due:	\$27.41
Payment Due By:	05/30/2023

Amount Enclosed \$

658791277023 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 05/30/2023

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: 05/08/2023
Current month's charges due 05/30/2023



Details of Charges – Service from 04/01/2023 to 05/02/2023

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	05/02/2023	945		927		18 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	18 kWh @ \$0.07990/kWh	\$1.44
Fuel Charge	18 kWh @ \$0.05239/kWh	\$0.94
Storm Protection Charge	18 kWh @ \$0.00400/kWh	\$0.07
Clean Energy Transition Mechanism	18 kWh @ \$0.00427/kWh	\$0.08
Storm Surcharge	18 kWh @ \$0.01061/kWh	\$0.19
Florida Gross Receipt Tax		\$0.69

Electric Service Cost
\$27.41
Total Current Month's Charges
\$27.41
Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


Important Messages

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



ACH

Current month's charges:	\$3,428.48
Total amount due:	\$3,428.48
Payment Due By:	05/30/2023

Your Account Summary

Previous Amount Due	\$3,414.61
Payment(s) Received Since Last Statement	-\$3,414.61
Current Month's Charges	\$3,428.48
Total Amount Due	\$3,428.48

DO NOT PAY. Your account will be drafted on 05/30/2023



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DANGEROUS!**

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See reverse side for more information

Account: 211018485063

Current month's charges:	\$3,428.48
Total amount due:	\$3,428.48
Payment Due By:	05/30/2023

Amount Enclosed \$

681013416978 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED
ON 05/30/2023

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: 05/08/2023
Current month's charges due 05/30/2023



Details of Charges – Service from 04/01/2023 to 05/02/2023

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	76 kWh @ \$0.03511/kWh	\$2.67
Fixture & Maintenance Charge	4 Fixtures	\$65.28
Lighting Pole / Wire	4 Poles	\$111.16
Lighting Fuel Charge	76 kWh @ \$0.05169/kWh	\$3.93
Storm Protection Charge	76 kWh @ \$0.01466/kWh	\$1.11
Clean Energy Transition Mechanism	76 kWh @ \$0.00036/kWh	\$0.03
Storm Surcharge	76 kWh @ \$0.00326/kWh	\$0.25
Florida Gross Receipt Tax		\$0.20
State Tax		\$0.69

Lighting Charges

\$185.32

Details of Charges – Service from 04/01/2023 to 05/02/2023

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1330 kWh @ \$0.03511/kWh	\$46.70
Fixture & Maintenance Charge	70 Fixtures	\$1142.40
Lighting Pole / Wire	70 Poles	\$1945.30
Lighting Fuel Charge	1330 kWh @ \$0.05169/kWh	\$68.75
Storm Protection Charge	1330 kWh @ \$0.01466/kWh	\$19.50
Clean Energy Transition Mechanism	1330 kWh @ \$0.00036/kWh	\$0.48
Storm Surcharge	1330 kWh @ \$0.00326/kWh	\$4.34
Florida Gross Receipt Tax		\$3.58
State Tax		\$12.11

Lighting Charges

\$3,243.16

Total Current Month's Charges

\$3,428.48

ACCOUNT INVOICE

tampaelectric.com

f t p g+ in

Received

Statement Date: 05/08/2023

Account: 221007708326

MAY 15 2023

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10221 HAPPY HEART AVE
RIVERVIEW, FL 33578-3427



ACH

Current month's charges:	\$105.87
Total amount due:	\$105.87
Payment Due By:	05/30/2023

Your Account Summary

Previous Amount Due	\$99.75
Payment(s) Received Since Last Statement	-\$99.75
Current Month's Charges	\$105.87
Total Amount Due	\$105.87

DO NOT PAY. Your account will be drafted on 05/30/2023



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TampaElectric.com/BizSave.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Current month's charges:	\$105.87
Total amount due:	\$105.87
Payment Due By:	05/30/2023

Amount Enclosed \$

658791277022 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED
ON 05/30/2023

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

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

Account: 221007708326
Statement Date: 05/08/2023
Current month's charges due 05/30/2023



Details of Charges – Service from 04/01/2023 to 05/02/2023

Service for: 10221 HAPPY HEART AVE, RIVERVIEW, FL 33578-3427

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	05/02/2023	13,850		13,326		524 kWh	1	32 Days

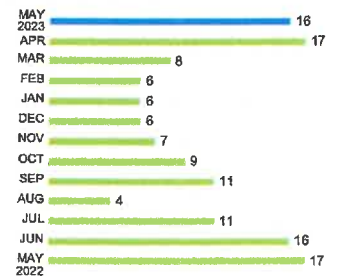
Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	524 kWh @ \$0.07990/kWh	\$41.87
Fuel Charge	524 kWh @ \$0.05239/kWh	\$27.45
Storm Protection Charge	524 kWh @ \$0.00400/kWh	\$2.10
Clean Energy Transition Mechanism	524 kWh @ \$0.00427/kWh	\$2.24
Storm Surcharge	524 kWh @ \$0.01061/kWh	\$5.56
Florida Gross Receipt Tax		\$2.65
Electric Service Cost		\$105.87

Total Current Month's Charges

\$105.87

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

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Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit FloridaDisaster.org to learn more.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at TampaElectric.com/SolarSavingsForYou. Our diverse fuel mix for the 12-month period ending Mar. 2023 includes Natural Gas 78%, Purchased Power 10%, Solar 7% and Coal 5%.



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



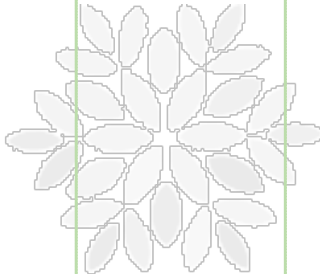
Invoice

Date	Invoice #
4/30/2023	10-150938

Invoice Created By

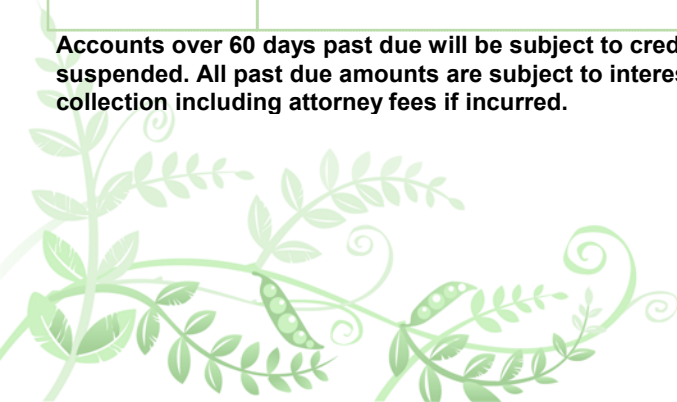
Bill To
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

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
200	Penta Install (to Make 2 new beds on Tucker Jones)			4.50	4/12/2023	900.00
1	Irrigation enhancements for Pentas			125.00	4/12/2023	125.00
2	Pine Bark touch up for Pentas			55.00	4/12/2023	110.00
<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	\$1,135.00
Payments/Credits	\$0.00
Balance Due	\$1,135.00





Received

MAY 22 2023

Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-6559039

Permit Number

29-60-1991602

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2023 or Upon Receipt

If not paid by 06/30/2023 then the fee will be: \$325.00

Mail To: Timber Creek CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Timber Creek Swimming Pool
Location: 10224 Opaline Sky Court
Riverview, FL 33578

Pool Volume: 94,500 gallons

Bathing Load: 105

Flow Rate: 525

Owner Information:

Name: Timber Creek CDD
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607

Home Phone: (813) 397-5120 Work Phone: ()

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 29-60-1991602 Bill ID: 29-BID-6559039


Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Hillsborough County

ATTN: Environmental Health
P O Box 5135
Tampa, FL 33675

[Please RETURN invoice with your payment]

Batch Billing ID:67221



PERMIT HOLDERS CAN NOW

pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



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 5739
DATE 05/16/2023
TERMS Net 15
DUE DATE 05/31/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 4/21/2023-5/12/2023Cleaning 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: 5/15/2023

Invoice#: 04112023-1

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2020 - FY 23 Tax Dist. ID

Code to: 202.103200.1000

Amount: \$0.62

Requested By: 5/15/2023
Teresa Farlow

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 4/11/2023
Check Amount **\$0.62**
Payable To Timber Creek CDD
Check Description Series 2020 - FY 23 Tax Dist. ID
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 / Distributor 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	706
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	696
12/13/2022	6,014.42	1,993.91	1,993.91	3,835.67	3,835.67	184.84	184.84	-	604	708
1/5/2023	23,405.05	7,759.28	7,759.28	14,926.47	14,926.47	719.31	719.31	(0.01)	606	720
1/23/2023	332.60	110.26	110.26	212.11	212.11	10.22	10.22	0.01	Int	
2/3/2023	6,014.42	1,993.91	1,993.91	3,835.67	3,835.67	184.84	184.84	-	610	726
3/2/2023	3,950.23	1,309.59	1,309.59	2,519.24	2,519.24	121.40	121.40	0.00	613	749
4/5/2023	4,320.02	1,432.18	1,432.18	2,755.07	2,755.07	132.77	132.77	-	616	767
4/11/2023	20.15	6.68	6.68	12.85	12.85	0.62	0.62	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	768,476.32	254,766.39	254,766.40	490,092.42	490,092.41	23,617.51	23,617.50	0.01		
Net Total on Roll	780,924.58		258,893.25		498,031.25		24,000.08			
Collection Surplus / (Deficit)	(12,448.26)		(4,126.85)		(7,938.84)		(382.58)			

CHECK REQUEST FORM
Timber Creek

Date: 5/15/2023

Invoice#: 04112023-2

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2018 - FY 23 Tax Dist. ID

Code to: 201.103200.1000

Amount: \$12.85

Requested By: Teresa Farlow 5/15/2023

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 4/11/2023
Check Amount **\$12.85**
Payable To Timber Creek CDD
Check Description Series 2018 - FY 23 Tax Dist. ID
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	706
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	696
12/13/2022	6,014.42	1,993.91	1,993.91	3,835.67	3,835.67	184.84	184.84	-	604	708
1/5/2023	23,405.05	7,759.28	7,759.28	14,926.47	14,926.47	719.31	719.31	(0.01)	606	720
1/23/2023	332.60	110.26	110.26	212.11	212.11	10.22	10.22	0.01	Int	
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3/2/2023	3,950.23	1,309.59	1,309.59	2,519.24	2,519.24	121.40	121.40	0.00	613	749
4/5/2023	4,320.02	1,432.18	1,432.18	2,755.07	2,755.07	132.77	132.77	-	616	767
4/11/2023	20.15	6.68	6.68	12.85	12.85	0.62	0.62	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	768,476.32	254,766.39	254,766.40	490,092.42	490,092.41	23,617.51	23,617.50	0.01		
Net Total on Roll	780,924.58		258,893.25		498,031.25		24,000.08			
Collection Surplus / (Deficit)	(12,448.26)		(4,126.85)		(7,938.84)		(382.58)			



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

Invoice Number: 6868024
Account Number: 240195000
Invoice Date: 03/24/2023
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

TIMBER CREEK COMNTY DEVEL DIST
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2020 (2020 ASSESSMENT AREA)**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE **\$2,693.75**

All invoices are due upon receipt.

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

**TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2020 (2020 ASSESSMENT AREA)**

Invoice Number: 6868024
Account Number: 240195000
Current Due: \$2,693.75

Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 240195000
Invoice # 6868024
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 6868024
Invoice Date: 03/24/2023
Account Number: 240195000
Direct Inquiries To: LEANNE DUFFY
Phone: 407-835-3807

TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2020 (2020 ASSESSMENT AREA)

Accounts Included 240195000 240195001 240195002 240195003 240195004 240195005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,500.00	100.00%	\$2,500.00
Subtotal Administration Fees - In Advance 03/01/2023 - 02/29/2024				\$2,500.00
Incidental Expenses 03/01/2023 to 02/29/2024	2,500.00	0.0775		\$193.75
Subtotal Incidental Expenses				\$193.75
TOTAL AMOUNT DUE				\$2,693.75



Date	Invoice #
12/6/2022	01193611

Bill To
Timber Creek CDD 10224 Opaline Sky Court Riverview FL, 33569

P.O. No.	Terms	Due Date
		12/6/2022

[illegible]

Phone #	E-mail	Web Site
813-839-7665	accounting@flapools.com	www.flapools.com

Date	Invoice #
1/25/2023	01193672

Bill To
Timber Creek CDD 10224 Opaline Sky Court Riverview FL, 33569

P.O. No.	Terms	Due Date
		1/25/2023

[illegible]

Phone #	E-mail	Web Site
813-839-7665	accounting@flapools.com	www.flapools.com



10517 Riverview Dr
Riverview, FL 33578

Fax # 813.871.6726

Invoice

Date	Invoice #
5/4/2023	227719

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

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

P.O. No.	Terms
WO-7881	Net 15

Quantity	Description	Rate	Amount
1	HVAC REPAIR Replaced Blower Motor	988.00	988.00

	Invoice Amount	\$988.00
	Balance Due	\$988.00

Thank you for Choosing Hawkins Service Company



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

Date	Invoice
11/03/2022	27447
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	11/18/2022			

Service Request Number	302151
Summary	Cameras down
Billing Method	Actual Rates
Detail	<p>Fri 10/14/2022/3:10 PM UTC-04/ Keith Higdon (time)- Hello Jahyra,</p> <p>We attempted to contact you via phone regarding this matter but were unable to reach you. Please respond to this email with a time frame that will work better for you. Or you can reach me at 813-948-0202</p> <p>Thank you,</p> <p>Keith Higdon MHD Communications</p> <p>Fri 10/14/2022/2:29 PM UTC-04/ Amanda Lebbing- Client called in and advised the cameras are not working. She had spectrum out this week to bring the internet back up after the hurricane and Spectrum advised that one of the MHD devices was not working (she did not know what device) but would like someone to come out and fix the cameras.</p>
Resolution	
Company Name	Timber Creek CDD
Contact Name	Jahyra Rivera

Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	IT - Remote - Business Hours	0.50	150.00	\$75.00
Professional Services Technician	PS - Travel	1.75	150.00	\$262.50
Professional Services Technician	PS - Onsite - Business Hours	2.25	150.00	\$337.50
Total Services:				\$675.00

<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:	\$675.00
	Sales Tax:	\$0.00
	Invoice Total:	\$675.00
	Payments:	\$0.00
	Credits:	\$0.00
	Balance Due:	\$675.00

Invoice Time Detail

Invoice Number: 27447
Company: Timber Creek CDD

Charge To: Timber Creek CDD / Cameras down Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
10/14/2022	Higdon, Keith	Service Ticket: 302151 Summary: Cameras down	Y	0.50	150.00	\$75.00
10/20/2022	Huh, Clive	Service Ticket: 302151 Summary: Cameras down	Y	1.00	150.00	\$150.00
10/20/2022	Huh, Clive	Service Ticket: 302151 Summary: Cameras down	Y	1.50	150.00	\$225.00
11/02/2022	Huh, Clive	Service Ticket: 302151 Summary: Cameras down	Y	0.75	150.00	\$112.50
11/02/2022	Huh, Clive	Service Ticket: 302151 Summary: Cameras down	Y	0.75	150.00	\$112.50

Subtotal: \$675.00

Invoice Time Total:	Billable Hours:	4.50
----------------------------	------------------------	-------------

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 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 May 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2020						
	GENERAL	SERIES 2018	SERIES 2020	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS							
Cash - Operating Account	\$ 180,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,749
Cash in Transit	-	2,768	133	-	-	-	2,901
Due From Other Funds	-	3,951	219	-	-	-	4,170
Investments:							
Acquisition & Construction Account	-	-	-	32	-	-	32
Prepayment Account	-	103	-	-	-	-	103
Reserve Fund	-	233,001	5,000	-	-	-	238,001
Revenue Fund	-	331,238	11,830	-	-	-	343,068
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	\$ 185,569	\$ 571,061	\$ 17,182	\$ 32	\$ 6,774,838	\$ 7,003,532	\$ 14,552,214
LIABILITIES							
Accounts Payable	\$ 13,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,864
Due To Developer	5,252	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	7,003,531	7,003,531
Due To Other Funds	4,153	-	-	17	-	-	4,170
TOTAL LIABILITIES	23,269	-	-	17	-	7,003,531	7,026,817

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2023

(In Whole Numbers)

		SERIES 2018	SERIES 2020	SERIES 2020				
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	GENERAL	GENERAL		
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	FIXED ASSETS	LONG-TERM		TOTAL
				FUND	FUND	DEBT FUND		
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	571,061	17,182	-	-	-		588,243
Capital Projects	-	-	-	15	-	-		15
Unassigned:	162,300	-	-	-	6,774,838	1		6,937,139
TOTAL FUND BALANCES	162,300	571,061	17,182	15	6,774,838	1		7,525,397
TOTAL LIABILITIES & FUND BALANCES	\$ 185,569	\$ 571,061	\$ 17,182	\$ 32	\$ 6,774,838	\$ 7,003,532	\$	\$ 14,552,214

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ 256,710	\$ (25,685)	90.90%
Other Miscellaneous Revenues	-	225	225	0.00%
TOTAL REVENUES	282,395	256,935	(25,460)	90.98%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	8,000	4,600	3,400	57.50%
ProfServ-Trustee Fees	6,900	7,745	(845)	112.25%
Disclosure Report	4,200	5,600	(1,400)	133.33%
District Counsel	3,500	4,625	(1,125)	132.14%
District Engineer	4,000	219	3,781	5.48%
District Manager	27,000	18,000	9,000	66.67%
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	144	6	96.00%
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	1,000	500	66.67%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	450	(200)	180.00%
Total Administration	68,707	49,232	19,475	71.65%
<u>Utility Services</u>				
Utility - Water	4,000	2,675	1,325	66.88%
Utility - Electric	11,000	4,512	6,488	41.02%
Utility - StreetLights	43,700	35,789	7,911	81.90%
Total Utility Services	58,700	42,976	15,724	73.21%

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>Garbage/Solid Waste Services</u>				
Garbage Collection	2,500	-	2,500	0.00%
Total Garbage/Solid Waste Services	2,500	-	2,500	0.00%
<u>Other Physical Environment</u>				
Waterway Management	4,560	3,040	1,520	66.67%
ProfServ - Field Management Onsite Staff	20,000	7,000	13,000	35.00%
Field Manager	12,000	1,025	10,975	8.54%
Janitorial Services & Supplies	7,200	4,575	2,625	63.54%
Insurance -Property & Casualty	15,385	14,131	1,254	91.85%
R&M-Clubhouse	10,540	5,225	5,315	49.57%
R&M-Other Landscape	8,603	2,910	5,693	33.83%
R&M-Pools	12,900	12,930	(30)	100.23%
Landscape Maintenance	37,800	29,735	8,065	78.66%
Plant Replacement Program	1,000	-	1,000	0.00%
Mulch & Tree Trimming	6,000	-	6,000	0.00%
Miscellaneous Maintenance	10,000	8,710	1,290	87.10%
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	89,641	62,847	58.79%
TOTAL EXPENDITURES	282,395	181,849	100,546	64.40%
Excess (deficiency) of revenues				
Over (under) expenditures	-	75,086	75,086	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		87,214		
FUND BALANCE, ENDING		\$ 162,300		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ -	\$ 2,452	\$ 2,452	0.00%
Special Assmnts- Tax Collector	464,325	493,831	29,506	106.35%
Special Assmnts- CDD Collected	-	2,768	2,768	0.00%
TOTAL REVENUES	464,325	499,051	34,726	107.48%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	135,000	-	100.00%
Interest Expense	329,325	331,391	(2,066)	100.63%
Total Debt Service	464,325	466,391	(2,066)	100.44%
TOTAL EXPENDITURES	464,325	466,391	(2,066)	100.44%
Excess (deficiency) of revenues				
Over (under) expenditures	-	32,660	32,660	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		538,401		
FUND BALANCE, ENDING		\$ 571,061		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>				
Interest - Investments	\$ -	\$ 101	\$ 101	0.00%
Special Assmnts- Tax Collector	24,375	23,810	(565)	97.68%
Special Assmnts- CDD Collected	-	133	133	0.00%
TOTAL REVENUES	24,375	24,044	(331)	98.64%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	5,000	5,000	-	100.00%
Interest Expense	19,375	18,000	1,375	92.90%
Total Debt Service	24,375	23,000	1,375	94.36%
TOTAL EXPENDITURES	24,375	23,000	1,375	94.36%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,044	1,044	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,138		
FUND BALANCE, ENDING		\$ 17,182		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2023
Series 2020 Capital Projects Fund (302)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<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 May 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 May 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. 05-23
Statement Date 5/31/2023

G/L Balance (LCY)	180,749.17	Statement Balance	181,799.17
G/L Balance	180,749.17	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	181,799.17
Subtotal	180,749.17	Outstanding Checks	1,050.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	180,749.17	Ending Balance	180,749.17
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/16/2023	Payment	733	RYAN MOTKO	200.00	200.00	0.00
4/27/2023	Payment	769	CARLOS DE LA OSSA	200.00	200.00	0.00
4/27/2023	Payment	770	CHARTER COMMUNICATIONS	197.96	197.96	0.00
4/27/2023	Payment	771	CORNERSTONE SOLUTIONS GROUP	1,625.00	1,625.00	0.00
4/27/2023	Payment	772	FLORIDA FOUNTAINS & EQUIPMENT LLC	171.50	171.50	0.00
4/27/2023	Payment	773	KELLY ANN EVANS	200.00	200.00	0.00
4/27/2023	Payment	774	NICHOLAS J. DISTER	200.00	200.00	0.00
4/27/2023	Payment	775	RYAN MOTKO	200.00	200.00	0.00
4/27/2023	Payment	776	SPEAREM ENTERPRISES	650.00	650.00	0.00
4/27/2023	Payment	777	STEVEN K. LUCE	200.00	200.00	0.00
5/4/2023	Payment	778	ACTION SECURITY, INC	125.00	125.00	0.00
5/4/2023	Payment	779	BOCC	245.09	245.09	0.00
5/4/2023	Payment	780	CORNERSTONE SOLUTIONS GROUP	3,150.00	3,150.00	0.00
5/4/2023	Payment	781	FLA POOLS INC	3,925.00	3,925.00	0.00
5/4/2023	Payment	782	INFRAMARK LLC	4,112.05	4,112.05	0.00
5/4/2023	Payment	783	US BANK	2,693.75	2,693.75	0.00
5/18/2023	Payment	784	CARLOS DE LA OSSA	200.00	200.00	0.00
5/18/2023	Payment	785	CHARTER COMMUNICATIONS	197.96	197.96	0.00
5/18/2023	Payment	786	CORNERSTONE SOLUTIONS GROUP	1,135.00	1,135.00	0.00
5/18/2023	Payment	787	HAWKINS SERVICE COMPANY	988.00	988.00	0.00
5/18/2023	Payment	788	KELLY ANN EVANS	200.00	200.00	0.00
5/18/2023	Payment	789	MHD COMMUNICATIONS	675.00	675.00	0.00
5/18/2023	Payment	790	NICHOLAS J. DISTER	200.00	200.00	0.00
5/18/2023	Payment	791	RYAN MOTKO	200.00	200.00	0.00
5/18/2023	Payment	792	SITEX AQUATICS	380.00	380.00	0.00
5/18/2023	Payment	793	STANTEC CONSULTING SERVICES	219.00	219.00	0.00
5/18/2023	Payment	794	STRALEY ROBIN VERICKER	990.66	990.66	0.00
5/18/2023	Payment	795	TIMBER CREEK CDD	13.47	13.47	0.00
5/25/2023		JE000177	Spectrum internet 9521 ACH	197.96	197.96	0.00
5/31/2023		JE000172	ELECTRICITY STREET LIGHT 5063	3,073.06	3,073.06	0.00
5/31/2023		JE000173	ELECTRICITY STREET LIGHT 3099	1,001.04	1,001.04	0.00
5/31/2023		JE000174	May Electricity 8326 ACH	105.87	105.87	0.00
5/31/2023		JE000175	May Electricity 4737 ACH	27.41	27.41	0.00
5/31/2023		JE000176	May Electricity 3665 ACH	24.62	24.62	0.00

TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Total Checks					27,924.40	27,924.40	0.00
Deposits							
5/24/2023		JE000150	CK#104## - Pool Key	G/L Ac	25.00	25.00	0.00
5/24/2023		JE000151	MO##### - Pool Key	G/L Ac	25.00	25.00	0.00
Total Deposits					50.00	50.00	0.00
Outstanding Checks							
11/16/2022	Payment	681	HAWKINS SERVICE COMPANY		775.00	0.00	775.00
5/26/2023	Payment	796	DEPARTMENT OF HEALTH IN		275.00	0.00	275.00
Total Outstanding Checks.....					1,050.00		1,050.00

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Wednesda June 21, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	18	-2	Good overall
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: Wednesda June 21, 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: _____

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TIMBER CREEK 7/5/23, 12:47 PM

Cornerstone

Wednesday, July 5, 2023

Prepared For Board Of Supervisors.

37 Issues Identified



AMENITY CENTER.

Assigned To Cornerstone.

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



AMENITY CENTER.

Assigned To Cornerstone.

The plants and trees at the Amenity Center are healthy and look good.



AMENITY CENTER.

Assigned To Cornerstone.

Remove the dead leaves on the Iris plants.



AMENITY CENTER.

Assigned To Cornerstone.

The parking lot is clean and looks good.



AMENITY CENTER.

Assigned To Cornerstone.

The mailbox for billion is clean and looks good.



AMENITY CENTER.

Assigned To Cornerstone.

The playground is closed due to equipment failure.



AMENITY CENTER.

Assigned To Cornerstone.

Trim the ornamental grass off of the curbing.



AMENITY CENTER.

Assigned To Cornerstone.

The West entrance on Golden light looks good.



AMENITY CENTER.

Assigned To Cornerstone.

The East entrance on Golden Light looks good.



AMENITY CENTER.

Assigned To Cornerstone.

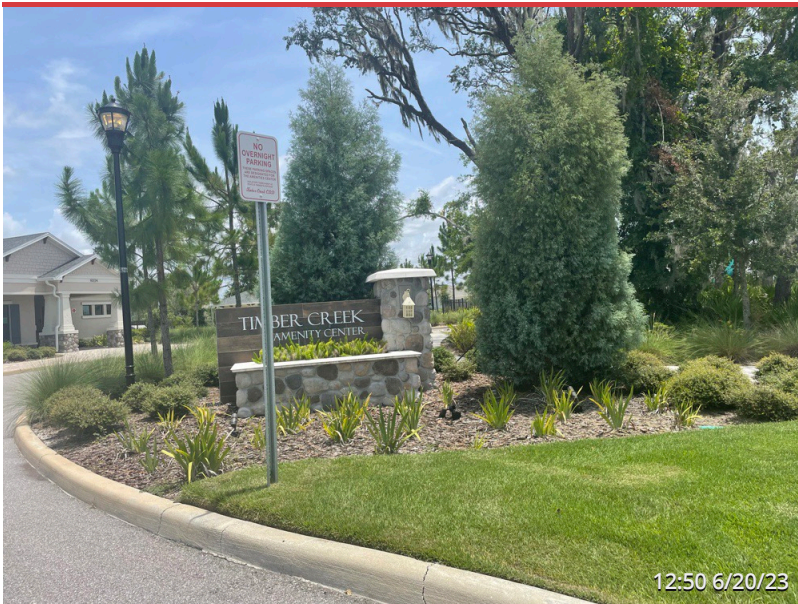
The Miracle Mile Amenity center frontage looks good.



AMENITY CENTER.

Assigned To Cornerstone.

The plants and trees are healthy and look good on the West side of the Amenity Center.



AMENITY CENTER.

Assigned To Cornerstone

The Opaline Sky entrance looks good.



AMENITY CENTER.

Assigned To Cornerstone.

Heading East on Opaline sky looks good.



AMENITY CENTER.

Assigned To Cornerstone.

Heading West on Opaline Sky looks good.



AMENITY CENTER

Assigned To Cornerstone

Remove the tree suckers.



AMENITY CENTER.

Assigned To Cornerstone.

The BB court is clean and looks good.



AMENITY CENTER.

Assigned To Clubhouse attendant.
The table and chairs are clean and look good.



AMENITY CENTER.

Assigned To Clubhouse attendant.
The chaise lounges are clean and look good.



AMENITY CENTER.

Assigned To Zebra

The pool is clear and blue.



AMENITY CENTER.

Assigned To Clubhouse Attendant.

The back of the Amenity Center is clean & looks good.



NORTH POND.

Assigned To Site X

The pond looks good overall. There is an additional wash-out area that we will need get a revised estimate on.



MIRACLE MILE.

Assigned To Bryan.

Leaning street sign.



TUCKER JONES.

Assigned To Cornerstone.

The West entrance looks good.



MIRACLE MILE.

Assigned To Cornerstone.

The NW Miracle Mile entrance looks good overall.



MIRACLE MILE.

Assigned To Cornerstone.

The East Miracle Mile entrance looks good overall.



TUCKER JONES

Assigned To Cornerstone.

Heading west on Tucker Jones looks good.



TUCKER JONES.

Assigned To Cornerstone.

The SE entrance looks good.



MIRACLE MILE.

Assigned To Cornerstone

The SE entrance on Miracle Mile
needs plant replacements.



TUCKER JONES.

Assigned To Cornerstone.

The SE entrance looks good overall. The preserve area is beginning to encroach and will need to be cut back soon.



HAPPY HEART.

Assigned To Clubhouse Attendant.

The mailbox pavilion is clean and looks good.



HAPPY HEART.

Assigned To Cornerstone.

Looks good.



DOG PARK.

Assigned To Cornerstone

Looking better.



DOG PARK.

Assigned To Cornerstone.

The plants and trees are healthy and look good.



DOG PARK.

Assigned To Cornerstone.

Looks good.



SUMMER KISS.

Assigned To Cornerstone.

Showing improvement.



SOUTH POND.

Assigned To Site X.

Looks good.



SW POND.

Assigned To Site X.

Minor amount of filamentous algae.

The pond looks good overall.