

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
Claude Neidlinger, Assistant Secretary

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

Public Hearing & Regular Meeting Agenda

Thursday, August 03, 2023, at 12:00 p.m.

The Public Hearing & Regular Meeting of the Timber Creek Community Development District will be held on **August 03, 2023, at 12:00 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=eTc3Z3llUmtDUkdyZ0VlZjhodE4rZz09>

Meeting ID: 870 6131 3619

Passcode: 315865

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

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **RECESS TO PUBLIC HEARINGS**
4. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2024 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget
 - B. Public Comments
 - C. Consideration of Resolution 2023-10; Adopting Final Fiscal Year 2024 Budget..... Tab 01
 - D. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget
5. **PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Public Comment
 - C. Consideration of Resolution 2023-11; Levying O&M Assessments Tab 02
 - D. Close Public Hearing on Levying O&M Assessments
6. **RETURN TO REGULAR MEETING.**
7. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2023-12; Setting Fiscal Year 2024 Meeting Schedule.....Tab 03
 - B. Discussion on Aquatic Management Agreement..... Tab 04
 - C. General Matters of the District
8. **CONSENT AGENDA**
 - A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting
July 06, 2023,..... Tab 05
 - B. Consideration of Operation and Maintenance Expenditures June..... Tab 06
 - C. Review of Financial Statements Month Ending June 30, 2023, Tab 07
9. **STAFF REPORTS**
 - A. District Manager Tab 08
 - i. July Community Inspection Reports
10. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
11. **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,

RESOLUTION 2023-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Timber Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2022-2023 and/or revised projections for fiscal year 2023-2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Timber

Creek Community Development District for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$779,900, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$321,250.00</u>
Total Debt Service Funds	<u>\$458,650.00</u>
Total All Funds*	<u>\$779,900.00</u>

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 3, 2023.

Attested By:

**Timber Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2023-2024 Adopted Budget

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Timber Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2023-2024 attached hereto as **Exhibit A (“FY 2023-2024 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2023-2024 Budget;

WHEREAS, the provision of the activities described in the FY 2023-2024 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2023-2024 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2023-2024 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2023-2024 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2023-2024 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2023-2024 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 3, 2023.

Attested By:

**Timber Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: FY 2023-2024 Budget

RESOLUTION 2022-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME
AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF
SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Timber Creek Community Development District (hereinafter 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 District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2024 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2024 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST, 2023

ATTEST:

**TIMBER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR/VICE-CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024**

FISCAL YEAR 2023/2024

October 05, 2023	2:00 p.m.
November 02, 2023	2:00 p.m.
December 07, 2023	2:00 p.m.
January 04, 2024	2:00 p.m.
February 01, 2024	2:00 p.m.
March 07, 2024	2:00 p.m.
April 04, 2024	2:00 p.m.
May 02, 2024	2:00 p.m.
June 06, 2024	2:00 p.m.
July 04, 2024	2:00 p.m.
August 01, 2024	2:00 p.m.
September 05, 2024	2:00 p.m.

**All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300,
Tampa, FL 33607**

Pool Maintenance Contract

Timber Creek CDD

THIS Contract made during the month of October 2023, is between Timber Creek CDD the (proprietor) and Zebra Cleaning Team, Inc. the (Contractor). Both parties agree as follows.

Engagement: Contractor agrees to provide pool Timber Creek CDD agrees to engage the services of Zebra Cleaning Team

2. **Duties:** The Contractor shall furnish all labor, tools, materials, and equipment for the performance and completion of such work as described as part of this agreement.
3. **Changes of Specifications:** Timber Creek CDD have the right to add to, change or modify the specifications during the term of this Timber Creek CDD be liable for additional payments when change results in a modification to the specifications. All changes must be made in writing and agreed to by both parties.
4. **Rules and Regulations:** Contractor shall perform all work in a professional and safe, courteous manner and shall comply with of all permits, federal and state laws, local ordinances and rules and regulations applicable to work being performed, including all environmental regulations. Contractor shall also, at its sole expense, secure permission for the following, if required:

- (1) Disposal of waste materials
- (2) Applicable licenses required to service commercial pools
- (3) Placing of materials on private property

C. Labor and Supervision: All labor employed to fulfill the terms of this Contract shall be employees of the Contractor and subject to his exclusive control and supervision or sub contracted labor may be utilized but all required insurances will be provided prior to any sub contractor work on premises. All employees and or subcontractors must wear appropriate clothing, personnel protective equipment and - follow all safety procedures related to the scope of work as defined in this agreement.

5. Disclaimers and Limitations of Liability

- a. The Customer agrees that the Company is not responsible for any repair of any present damages at the facility.
- b. The Customer agrees that the Company assumes no responsibility for damages to the Customers property or equipment due to circumstances beyond its control including but not limited to, acts of God, power failures, equipment failures and lightning damage etc.

- c. By entering into this agreement the Customer waives all claims whether property or personal in respect of incidental, special, consequential or punitive damages including but not limited to, loss of profits, loss of business opportunity, loss or use etc. which may result directly or indirectly from work performed by the Company, with the sole exception of claims for damages due to the gross negligence on the part of the Company and/or its employees.

6. Arbitration

The Company and the Customer herein agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration in Hillsboro County FL except address the parties to this agreement reserve the right legal action in a court of law for any amounts due the Company from the Customer, or for any to amounts due to the Customer from the Company. Such arbitration shall be conducted in accordance with the commercial arbitration rules then in force of the American Arbitration Association. The arbitration award shall be final and binding on both parties. Judgment upon such arbitration award may be entered in any court having jurisdiction.

7. Governing Law: This Contract shall be deemed to be a contract made under the laws of the State of Florida and for all Purposes shall be governed by and construed in accordance with the law of said state.

8. Insurance: Contractor shall provide and maintain, at its own expense, the following types of insurance for its employees:

**Bodily Injury \$ 1,000,000 Property Damage \$ 1,000,000 and Workers
Compensation Statutory Minimum. \$100,000**

9. Payment: As compensation for monthly service for two pools, hot tub and waterfalls preformed by Contractor as follows:

Three (3) Days a Week Service Monday, Wednesday, Friday	\$1650.00
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Annual Contracted Cost	\$19800.00
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This is payable monthly on or before the 15th. day of the month immediately following the month work was completed. Proprietor must agree to make all repairs so Contractor may maintain pool within the guidelines set forth by the local Health Department.

Additional services will be charged at a rate of \$125.00 per hour for example to change out a bad motor, repair lights and major repairs.

10. ASSIGNMENT: This Contract may not be assigned by either party without the expressed written consent of the other.

11. **NOTICE:** Any notice, document or other items to be given delivered, furnished or received under this Contract shall be deemed given delivered, furnished or received when given to the address set forth below.

I. ENTIRE AGREEMENT: This agreement is between the parties pertaining to the subject property. This Contract may not be modified, amended, supplemented or otherwise changed, except by a written agreement executed by each party.

HOURS OF OPERATION

The hours of operation for the pool will be 6:00am to 11:00pm the normal scheduled cleaning and maintenance of the pool is to be completed during this time with cleaning at non-peak usage times.

CERTIFICATION REQUIRED

Certified Pool Operator

STATEMENT OF WORK

The Contractor shall furnish all labor, material and equipment to perform the following services.

1. Pool and pool equipment will be serviced and maintained at all times.
2. The contractor will respond within a reasonable time to all requests.
3. Tile clean as necessary.
4. Surface skimmed and floating debris removed.
5. Pool floor will be vacuumed as need.
6. Intake grates clear of debris.
7. Walls and floors will be brushed as necessary to remove scaling condition.
8. Gutters Cleaned and clear of debris.
9. Test water chemistry and adjust for proper balance on each visit.
10. Filters and strainer baskets will be cleaned as necessary to insure maximum filtration and flow.
11. Water levels will be monitored and adjusted to maintain a safe & properly operated pool.
12. Notify pool management of any items needing attention or approval for treatments.
13. All pool maintenance conducted to meet requirements of Hillsborough County Health Dept.
14. Maintain a service log book and keep on property for health department when they inspect.
15. Complete Pool Service Tracking Form for Pool management on each service day.

Following is a list of chemicals provided by contractor:

- ✓ Chlorine as necessary to maintain pool between 4-6 PPM.
- ✓ Calcium chloride to maintain calcium levels between 200-400PPM
- ✓ Muriatic acid or soda ash as necessary to maintain pH between 7.2 - 7.8.
- ✓ Sodium bi-carb to maintain alkalinity levels between 80-120PPM
- ✓ Phosphate maintained at target of 500 not to exceed 1000.
- ✓ Stabilizer maintained below 40 PPM in the main pools and 0 PPM in the Kids Pool.
- ✓ Back wash and Clean all Filters as needed,

Additional Chemicals-Special chemicals additives such as:

- Algaecides, stabilizing compounds, D.E. powder and water conditioners will be added to pool at no additional cost to Timber Creek CDD
- Phosphate treatment 100.00 per treatment.
- Black algae remover at cost of \$125.00 per treatment.
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- Additional fees for services:

- Labor hourly rate for repairs \$125.00.
 - Labor half hour rate \$62.50
 - Fecal Clean-up Pool (Loose, Blood, Vomit) \$150.00
 - Fecal Clean-up Pool (Solid) \$150.00.
 - Kids Pool (Solid, Vomit, Loose, Blood) \$150.00
 - Filter grids to be changed at minimum every two years. Price is \$27.00 per grid. Does not include Labor and installation.
- Pool Filter and Equipment-Equipment shall be inspected and any necessary repairs shall be reported to Operations Manager. Any repairs not included in contract must be submitted in form of bid (whether in-house or out-sourced) and must have prior approval of the manager
- Contractor to notify Manager when pool must be shut down for service.
This may occur when excessive debris is found in the pool due to inclement weather or incidents involving human waste or other occurrences.

Signature

Printed Name

Chairman

Date

Timber Creek CDD
10244 Opaline Sky Court
Riverview, FL 33569

Signature

Printed Name

President

Date

Zebra Cleaning Team, Inc
P.O. Box 3456
Apollo Beach, FL 33572

**MINUTES OF MEETING
TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meetings of the Board of Supervisors for the Timber Creek Community Development District was held on Thursday, July 6th. 2023, at 2:00 p.m. at the Inframark Office located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairman (<i>via audio communication</i>)
James Chin	Vice-Chair
Sherika Dixon	Supervisor
David Hutchinson	Supervisor
Nicholas "Nick" Dister	Supervisor

Also present were:

Bryan Radcliff	District Manager
Angie Grunwald	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Michael Broadus	District Counsel

The following is a summary of the discussions and actions taken at the meeting.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Roberts called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comment on Agenda Items

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Business Items

A. Discussion of Board Resignation

The Board approved the resignation of Nick Dister, seat 2, from the Board of Supervisors of Timber Creek CDD.

On MOTION by Mr. de la Ossa seconded by Mr. Chin with all in favor approving the Appointment as stated, was adopted. 5/0
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B. Discussion of Board Appointment

The Board Approved a motion to Appoint Claude Neidlinger to the Board of Supervisors of Timber Creek CDD. Mr. Neidlinger accepted compensation.

On MOTION by Mr. de la Ossa seconded by Mr. Chin with all in favor approving the Appointment as stated, was adopted. 5/0
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C. Consideration of Resolution 2023-09; - Redesignation of Officers

The Board Adopted Resolution 2023-07; Redesignating Officers with Carlos De La Ossa serving as Chair and James Chin serving as Vice Chair.

On MOTION by Mr. Hutchinson seconded by Ms. Dixon with all in favor Resolution 2023-07 approving the proposed designations as stated, was adopted. 5/0

D. General Matters of the District

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

FOURTH ORDER OF BUSINESS

Agenda Items

A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting June 1st. 2023

B. Consideration of Operation and Maintenance Expenditure May 2023

C. Review of Financial Statements Month Ending May 31st. 2023

The Board Approved Consent Agenda Items A through C (Meeting Minutes from the meeting held on 06/01/2023, O & M Expenditures for May 2023 and the Financial Statements for the month ending 05/31/2023).

On MOTION by Mr. de la Ossa seconded by Ms. Dixon with all in favor approving Consent Agenda Items A-C as stated, was adopted. 5/0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Manager

i. Community Inspection Report

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

C. District Engineer

There were no additional vendor or staff reports currently.

SIXTH ORDER OF BUSINESS

Board of Supervisors Request and Comments

There were no supervisor requests or comments currently.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Dixon with all in favor the meeting was adjourned. 5/0
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Bryan Radcliff
Assistant Secretary

Carlos de la Ossa
Chairperson

DRAFT

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
CORNERSTONE SOLUTIONS GROUP	10-152036	\$3,150.00		LAWN MAINT. JUNE 2023
INFRAMARK LLC	96860	\$4,325.50		DISTRICT INVOICE JUNE 2023
SITEX AQUATICS	7499	\$380.00		LAKE MAINT. WATERWAYS - JUNE 2023
ZEBRA CLEANING TEAM	0072	\$1,100.00		COMMERCIAL POOL SERVICE JUNE 2023
ZEBRA CLEANING TEAM	5826	\$1,100.00		COMMERCIAL POOL SERVICE APRIL 2023
ZEBRA CLEANING TEAM	5904	\$1,100.00	\$3,300.00	COMMERCIAL POOL SERVICE MAY 2023
Monthly Contract Subtotal		\$11,155.50		
Variable Contract				
CARLOS DE LA OSSA	CDLO 060123	\$200.00		SUPERVISOR FEE 06/01/23
DAVID EVAN HUTCHINSON	DH 052323	\$200.00		SUPERVISOR FEE 05/23/23
DAVID EVAN HUTCHINSON	DH 060123	\$200.00	\$400.00	SUPERVISOR FEE 06/01/23
JAMES M. CHIN	JC 060123	\$200.00		SUPERVISOR FEE 06/01/23
NICHOLAS J. DISTER	ND 060123	\$200.00		SUPERVISOR FEE 06/01/23
SHERIKA DIXON	SD 060123	\$200.00		SUPERVISOR FEE 06/01/23
STRALEY ROBIN VERICKER	23167	\$934.48		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 05/15/23
Variable Contract Subtotal		\$2,134.48		
Utilities				
TAMPA ELECTRIC	3099 060723 ACH	\$1,118.88		ELECTRICITY SERVICES 05/03/23-06/01/23
TAMPA ELECTRIC	3665 060723 ACH	\$23.08		ELECTRICITY SERVICES 05/03/23-06/01/23
TAMPA ELECTRIC	4737 060723 ACH	\$25.41		ELECTRICITY SERVICES 05/03/23-06/01/23
TAMPA ELECTRIC	5063 060723 ACH	\$3,415.68		ELECTRICITY SERVICES 05/03/23-06/01/23
TAMPA ELECTRIC	8326 060723 ACH	\$89.28	\$4,672.33	ELECTRICITY SERVICES 05/03/23-06/01/23
Utilities Subtotal		\$4,672.33		
Regular Services				
SPEAREM ENTERPRISES	5784	\$650.00		CLEANING / LABOR - 05/26/23-06/16/23
TIMBER CREEK CDD	06162023-1	\$1,261.21		SERIES 2018 FY23 TAX DIST ID 626 TAX CERT SALE
TIMBER CREEK CDD	06162023-2	\$60.78	\$1,321.99	SERIES 2020 FY23 TAX DIST ID 626
Regular Services Subtotal		\$1,971.99		
Additional Services				
Additional Services Subtotal		\$0.00		

TIMBER CREEK CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL		\$19,934.30		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



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

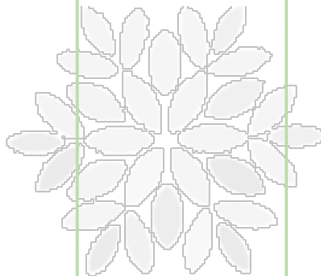
Date	Invoice #
6/1/2023	10-152036

Invoice Created By

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

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

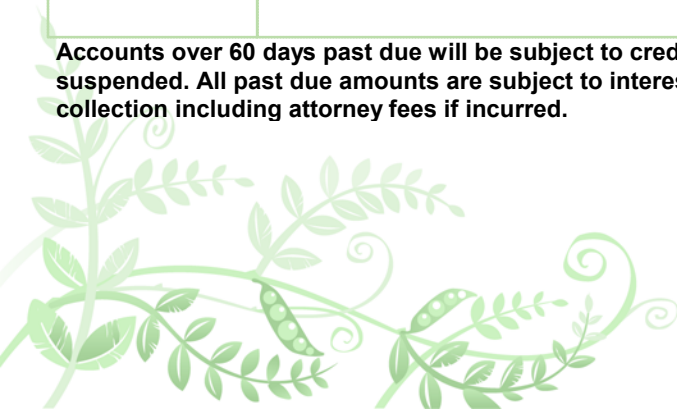
P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	MER3124 - Timber Creek, #Maint.	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Monthly Lawn Maintenance - Mow, edge, weed eat, trim bushes, and pull weeds at Common Area and Cul de Sacs			3,150.00	6/1/2023	3,150.00



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





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#96860

DATE

6/23/2023

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#**DUE DATE**

7/23/2023

BILL TO

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

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	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
B/W Copies	6	Ea	0.15		0.90
Postage	18	Ea	0.60		10.80
Eric Davidson 4-21-23 DNH*GODADDY.COM : Client Email \$238.80	1	Ea	238.80		238.80
Dissemination Services	1	Ea	700.00		700.00
Subtotal					4,325.50

Subtotal	\$4,325.50
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$4,325.50
------------------	------------

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

PO Box 917
Parrish, FL 34219

Date	Invoice #
6/1/2023	7499

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-June	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

Zebra Pool Cleaning Team INC.

Invoice

P.O. BOX 3456
Apollo Beach, FL. 33572
813-279-0437

Date	Invoice #
5/31/2023	0072

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

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

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		5/31/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service June			1,100.00	1,100.00
We appreciate your prompt payment.					Total	\$1,100.00

Zebra Pool Cleaning Team INC.

P.O. BOX 3456
Apollo Beach, FL. 33572
813-279-0437

Invoice

Date	Invoice #
4/1/2023	5826

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

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

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30					
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service April			1,100.00	1,100.00
We appreciate your prompt payment.					Total	\$1,100.00

Zebra Pool Cleaning Team INC.

P.O. BOX 3456
Apollo Beach, FL. 33572
813-279-0437

Invoice

Date	Invoice #
5/1/2023	5904

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

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

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		5/1/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service May			1,100.00	1,100.00
We appreciate your prompt payment.					Total	\$1,100.00

TIMBER CREEK CDD

MEETING DATE: June 01, 2023

DMS:

Bryan Radcliff



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

Cd10 060123

TIMBER CREEK CDD
MEETING DATE May 2023

updated

DMS:

Beyon KIDGLEY

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

DH 050423

TIMBER CREEK CDD

MEETING DATE: June 01, 2023

DMS:

Bryan Radcliff



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

DH 060123

TIMBER CREEK CDD

MEETING DATE: June 01, 2023

DMS: Bryan Radcliff



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

JC 060123

TIMBER CREEK CDD

MEETING DATE: June 01, 2023

DMS: Bryan Radcliff



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

ND 060123

TIMBER CREEK CDD

MEETING DATE: June 01, 2023

DMS: Bryan Radcliff



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

SD 060123

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

June 05, 2023

Client: 001498

Matter: 000001

Invoice #: 23167

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
4/21/2023	LB	REVIEW SUPERVISOR OF ELECTIONS CORRESPONDENCE RE QUALIFIED NUMBER OF ELECTORS IN THE DISTRICT; REVIEW DISTRICT'S CURRENT BOARD SUPERVISORS; UPDATE 2024 ELECTION SPREADSHEET TO UPDATE QUALIFIED ELECTORS AND BOARD SUPERVISORS INFORMATION.	0.3	\$52.50
5/3/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
5/4/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
5/10/2023	KCH	REVIEW NEW BOARD OF SUPERVISOR PACKETS FOR THREE NEW SUPERVISORS; PACKETS PREPARED BY MADISON; PACKETS EMAILED AND MAILED.	0.6	\$195.00
5/11/2023	MS	DRAFT WELCOME LETTER AND PREPARE WELCOME PACKET TO D. HUTCHINSON; PROCESS WELCOME PACKET TO D. HUTCHINSON.	0.7	\$122.50
5/12/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING AND PUBLIC HEARING.	0.8	\$300.00
Total Professional Services			3.1	\$932.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/11/2023	Postage	\$1.98
Total Disbursements		\$1.98

June 05, 2023
Client: 001498
Matter: 000001
Invoice #: 23167

Page: 2

Total Services	\$932.50	
Total Disbursements	\$1.98	
Total Current Charges		\$934.48
Previous Balance		\$990.66
Less Payments		(\$990.66)
PAY THIS AMOUNT		\$934.48

Please Include Invoice Number on all Correspondence



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

Statement Date: June 07, 2023

Amount Due: \$1,118.88

Due Date: June 28, 2023
Account #: 221007683099

JUN 12 2023

DO NOT PAY. Your account will be drafted on June 28, 2023

Your Energy Insight

3 Your average daily kWh used was **18.55% lower** than the same period last year.

3 Your average daily kWh used was **24.14% higher** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number, register at TECOaccount.com.

** 12-digit account number and zip code required.

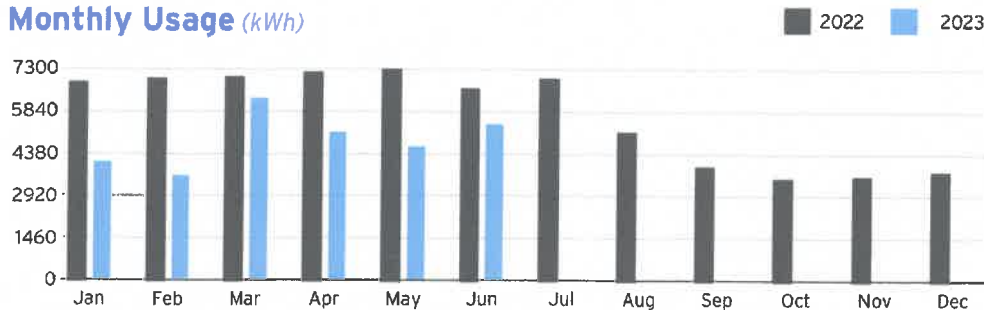
Account Summary

Previous Amount Due	\$1,001.04
Payment(s) Received Since Last Statement	-\$1,001.04
Current Month's Charges	\$1,118.88

Amount Due by June 28, 2023 \$1,118.88

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

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007683099

Due Date: June 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$1,118.88

Payment Amount: \$ _____

671136904173

Your account will be
drafted on June 28, 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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221007683099
Statement Date: June 07, 2023
Charges Due: June 28, 2023

Meter Read

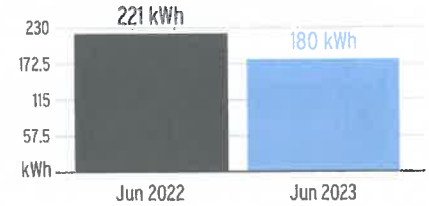
Service Period: May 03, 2023 - Jun 01, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	06/01/2023	91,380	85,971		5,409 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	5,409 kWh @ \$0.07990/kWh	\$432.18
Fuel Charge	5,409 kWh @ \$0.05239/kWh	\$283.38
Storm Protection Charge	5,409 kWh @ \$0.00400/kWh	\$21.64
Clean Energy Transition Mechanism	5,409 kWh @ \$0.00427/kWh	\$23.10
Storm Surcharge	5,409 kWh @ \$0.01061/kWh	\$57.39
Florida Gross Receipt Tax		\$21.54

Electric Service Cost

\$861.73

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Account #: 221007683099
Statement Date: June 07, 2023
Charges Due: June 28, 2023

Service Period: May 03, 2023 - Jun 01, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

\$1,118.88





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

Account #: 221007683099
Statement Date: June 07, 2023
Charges Due: June 28, 2023

Important Messages



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

Statement Date: June 07, 2023

Amount Due: \$23.08

Due Date: June 28, 2023
Account #: 221007623665

DO NOT PAY. Your account will be drafted on June 28, 2023

Account Summary

Current Service Period: May 03, 2023 - June 01, 2023

Previous Amount Due	\$24.62
Payment(s) Received Since Last Statement	-\$24.62

Current Month's Charges **\$23.08**

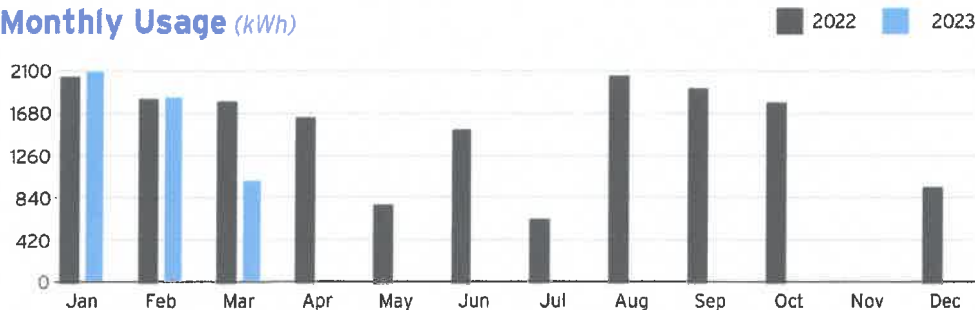
Amount Due by June 28, 2023 **\$23.08**

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



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number, register at TECOaccount.com.

** 12-digit account number and zip code required.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007623665

Due Date: June 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$23.08

Payment Amount: \$ _____

671136904172

Your account will be drafted on June 28, 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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221007623665
Statement Date: June 07, 2023
Charges Due: June 28, 2023

Meter Read

Service Period: May 03, 2023 - Jun 01, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	06/01/2023	65,047	65,047		0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.08

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$23.08

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

<p>Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.</p>	<p>In-Person Find list of Payment Agents at TampaElectric.com</p>	<p>Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.</p>	<p>Online: TampaElectric.com Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)</p>	<p>Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909</p>
<p>Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.</p>	<p>Phone Toll Free: 866-689-6469</p>	<p>All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>		

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: June 07, 2023

Amount Due: \$25.41

Due Date: June 28, 2023

Account #: 221007724737

DO NOT PAY. Your account will be drafted on June 28, 2023

Account Summary

Current Service Period: May 03, 2023 - June 01, 2023

Previous Amount Due \$27.41

Payment(s) Received Since Last Statement -\$27.41

Current Month's Charges \$25.41

Amount Due by June 28, 2023 \$25.41

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

Your Energy Insight

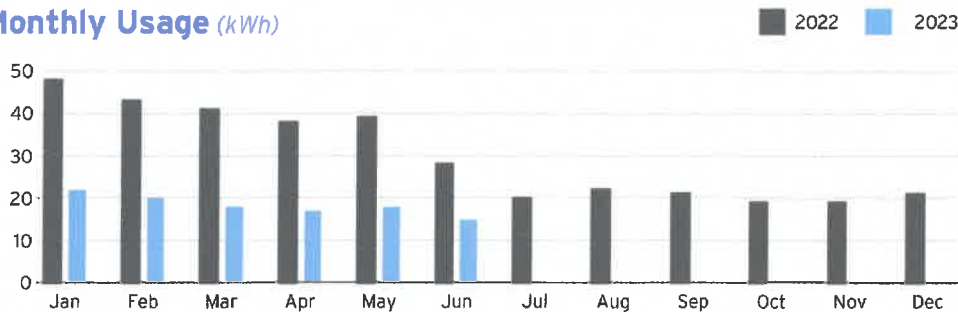
 Your average daily kWh used was **44.44% lower** than the same period last year.

 Your average daily kWh used was **16.67% lower** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number, register at TECOaccount.com.

** 12-digit account number and zip code required.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007724737

Due Date: June 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$25.41

Payment Amount: \$ _____

671136904176

Your account will be drafted on June 28, 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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Account #: 221007724737
Statement Date: June 07, 2023
Charges Due: June 28, 2023

Meter Read

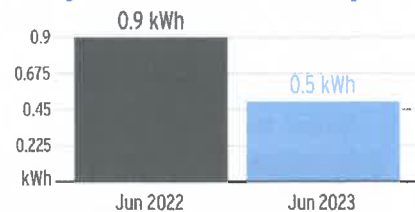
Service Period: May 03, 2023 - Jun 01, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	06/01/2023	960	945		15 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	15 kWh @ \$0.07990/kWh	\$1.20
Fuel Charge	15 kWh @ \$0.05239/kWh	\$0.79
Storm Protection Charge	15 kWh @ \$0.00400/kWh	\$0.06
Clean Energy Transition Mechanism	15 kWh @ \$0.00427/kWh	\$0.06
Storm Surcharge	15 kWh @ \$0.01061/kWh	\$0.16
Florida Gross Receipt Tax		\$0.64

Electric Service Cost **\$25.41**

Total Current Month's Charges

\$25.41

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: June 07, 2023

Amount Due: \$3,415.68

Due Date: June 28, 2023

Account #: 211018485063

DO NOT PAY. Your account will be drafted on June 28, 2023

Account Summary

Previous Amount Due	\$3,428.48
Payment(s) Received Since Last Statement	-\$3,073.06
Miscellaneous Credits	-\$355.42
Current Month's Charges	\$3,415.68

Amount Due by June 28, 2023 \$3,415.68

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



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

REPORT A POWER OUTAGE

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
- Call 877-588-1010**

* If we don't recognize your number, register at TECOaccount.com.

** 12-digit account number and zip code required.

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211018485063

Due Date: June 28, 2023



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$3,415.68

Payment Amount: \$ _____

677309740690

Your account will be
drafted on June 28, 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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 211018485063
Statement Date: June 07, 2023
Charges Due: June 28, 2023

Service Period: May 03, 2023 - Jun 01, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

Lighting Charges

\$184.63

Billing information continues on next page →

00000038-0000927-Page 4 of 30

For more information about your bill and understanding your charges, please visit TampaElectric.com

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

Account #: 211018485063
 Statement Date: June 07, 2023
 Charges Due: June 28, 2023

Service Period: May 03, 2023 - Jun 01, 2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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

Lighting Charges **\$3,231.05**

Total Current Month's Charges

\$3,415.68



Miscellaneous Credits

Sales Tax Credit - \$355.42

Total Current Month's Credits **-\$355.42**



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

Account #: 211018485063
Statement Date: June 07, 2023
Charges Due: June 28, 2023

Important Messages



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

Statement Date: June 07, 2023

Amount Due: \$89.28

Due Date: June 28, 2023

Account #: 221007708326

DO NOT PAY. Your account will be drafted on June 28, 2023

Account Summary

Current Service Period: May 03, 2023 - June 01, 2023

Previous Amount Due \$105.87

Payment(s) Received Since Last Statement -\$105.87

Current Month's Charges \$89.28

Amount Due by June 28, 2023 \$89.28

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

Your Energy Insight

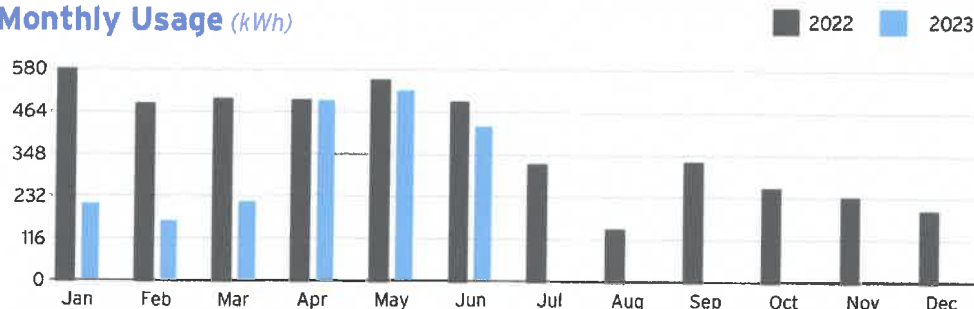
Your average daily kWh used was **12.5% lower** than the same period last year.

Your average daily kWh used was **12.5% lower** than it was in your previous period.



Scan here to learn more about your redesigned bill and soon-to-come Interactive Bill.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

USE ANY OPTION BELOW:

- Log into TECOaccount.com
- Report and check status at TampaElectric.com/OutageMap
- Text OUT to 27079*
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** 12-digit account number and zip code required.

REPORT A POWER OUTAGE



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007708326

Due Date: June 28, 2023



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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$89.28

Payment Amount: \$

671136904175

Your account will be drafted on June 28, 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

Make check payable to: TECO

Please write your account number on the memo line of your check.



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

Account #: 221007708326
Statement Date: June 07, 2023
Charges Due: June 28, 2023

Meter Read

Service Period: May 03, 2023 - Jun 01, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	06/01/2023	14,277		13,850		427 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	427 kWh @ \$0.07990/kWh	\$34.12
Fuel Charge	427 kWh @ \$0.05239/kWh	\$22.37
Storm Protection Charge	427 kWh @ \$0.00400/kWh	\$1.71
Clean Energy Transition Mechanism	427 kWh @ \$0.00427/kWh	\$1.82
Storm Surcharge	427 kWh @ \$0.01061/kWh	\$4.53
Florida Gross Receipt Tax		\$2.23
Electric Service Cost		\$89.28

Total Current Month's Charges

\$89.28

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

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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 5784
DATE 06/15/2023
TERMS Net 15
DUE DATE 06/30/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 5/26-6/16/2023: 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: 6/19/2023

Invoice#: 06162023-1

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2018 - FY 23 Tax Dist. ID 626 tax cert sale

Code to: 201.103200.1000

Amount: \$1,261.21

Requested By: 6/19/2023
Teresa Farlow

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 6/16/2023
Check Amount \$1,261.21
Payable To Timber Creek CDD
Check Description Series 2018 - FY 23 Tax Dist. ID 626 (7Any Cent Sale)
Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

TIMBER CREEK CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2023, Tax Year 2022

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

Date Received	Amount Received	33.15% 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	
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	-		
6/16/2023	1,977.61	655.62	655.62	1,261.21	1,261.21	60.78	60.78	(0.00)	626	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	770,453.93	255,422.01	255,422.02	491,353.64	491,353.62	23,678.29	23,678.28	0.01		
Net Total on Roll	780,924.58		258,893.25		498,031.25		24,000.08			
Collection Surplus / (Deficit)	(10,470.65)		(3,471.23)		(6,677.63)		(321.80)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - dated 06-16-2023 - Run 06/15/2023 12:20PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Delinquent	626	DN022118	MAGNOLIA PARK CDD	4,702.10	0.00	0.00	141.07	0.00	4,843.17	96.86	4,746.31
Real Estate Delinquent	626	DN022120	TRIPLE CREEK CDD	25,353.14	0.00	0.00	760.58	0.00	26,113.72	522.28	25,591.44
Real Estate Delinquent	626	DN022121	CORDOBA RANCH CDD	14,752.84	0.00	0.00	442.60	0.00	15,195.44	303.91	14,891.53
Real Estate Delinquent	626	DN022124	FISHHAWK IV CDD	11,375.96	0.00	0.00	341.27	0.00	11,717.23	234.35	11,482.88
Real Estate Delinquent	626	DN022125	PARK CREEK CDD	8,078.07	0.00	0.00	242.34	0.00	8,320.41	166.41	8,154.00
Real Estate Delinquent	626	DN022126	HIDDEN CREEK CDD	7,692.17	0.00	0.00	230.77	0.00	7,922.94	158.46	7,764.48
Real Estate Delinquent	626	DN022128	BULLFROG CREEK CDD	6,004.90	0.00	0.00	180.14	0.00	6,185.04	123.70	6,061.34
Real Estate Delinquent	626	DN022129	DG FARMS CDD	10,967.12	0.00	0.00	329.01	0.00	11,296.13	225.93	11,070.20
Real Estate Delinquent	626	DN022130	ENCORE CDD	4,710.00	0.00	0.00	141.30	0.00	4,851.30	97.03	4,754.27
Real Estate Delinquent	626	DN022131	LA COLLINA CDD	6,290.34	0.00	0.00	188.71	0.00	6,479.05	129.58	6,349.47
Real Estate Delinquent	626	DN022132	BALLENTRAE HILLSBOROUGH CDD	4,265.96	0.00	0.00	127.98	0.00	4,393.94	87.88	4,306.06
Real Estate Delinquent	626	DN022133	WYNNMERE WEST CDD	2,453.66	0.00	0.00	73.61	0.00	2,527.27	50.55	2,476.72
Real Estate Delinquent	626	DN022134	RESERVE AT PRADERA CDD	2,265.06	0.00	0.00	67.95	0.00	2,333.01	46.66	2,286.35
Real Estate Delinquent	626	DN022135	CARLTON LAKES CDD	13,473.90	0.00	0.00	404.22	0.00	13,878.12	277.56	13,600.56
Real Estate Delinquent	626	DN022137	OAKS AT SHADY CREEK CDD	4,185.28	0.00	0.00	125.56	0.00	4,310.84	86.22	4,224.62
Real Estate Delinquent	626	DN022138	RIVERBEND WEST CDD	7,035.36	0.00	0.00	211.06	0.00	7,246.42	144.92	7,101.50
Real Estate Delinquent	626	DN022139	WYNNMERE EAST CDD	3,863.62	0.00	0.00	115.91	0.00	3,979.53	79.59	3,899.94
Real Estate Delinquent	626	DN022140	SOUTH FORK III	17,589.87	0.00	0.00	527.71	0.00	18,117.58	362.35	17,755.23
Real Estate Delinquent	626	DN022141	K-BAR II CDD	20,485.84	0.00	0.00	614.58	0.00	21,100.42	422.00	20,678.42
Real Estate Delinquent	626	DN022142	WATERSET CENTRAL CDD	12,824.00	0.00	0.00	384.72	0.00	13,208.72	264.18	12,944.54
Real Estate Delinquent	626	DN022143	TOUCHSTONE CDD	5,171.00	0.00	0.00	155.13	0.00	5,326.13	106.52	5,219.61
Real Estate Delinquent	626	DN022145	TIMBER CREEK CDD	1,959.19	0.00	0.00	58.78	0.00	2,017.97	40.36	1,977.61

CHECK REQUEST FORM
Timber Creek

Date: 6/19/2023

Invoice#: 06162023-2

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2020 - FY 23 Tax Dist. ID 626

Code to: 202.103200.1000

Amount: \$60.78

Requested By: Teresa Farlow 6/19/2023

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date 6/16/2023
Check Amount \$60.78
Payable To Timber Creek CDD
Check Description Series 2020 - FY 23 Tax Dist. ID 626
Special Instructions Do not mail. Please give to Eric

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

Eric

Authorization

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

TIMBER CREEK CDD

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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
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1/23/2023	332.60	110.26	110.26	212.11	212.11	10.22	10.22	0.01	Int	
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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	-		
6/16/2023	1,977.61	655.62	655.62	1,261.21	1,261.21	60.78	60.78	(0.00)	626	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	770,453.93	255,422.01	255,422.02	491,353.64	491,353.62	23,678.29	23,678.28	0.01		
Net Total on Roll	780,924.58		258,893.25		498,031.25		24,000.08			
Collection Surplus / (Deficit)	(10,470.65)		(3,471.23)		(6,677.63)		(321.80)			

Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - dated 06-16-2023 - Run 06/15/2023 12:20PM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Delinquent	626	DN022118	MAGNOLIA PARK CDD	4,702.10	0.00	0.00	141.07	0.00	4,843.17	96.86	4,746.31
Real Estate Delinquent	626	DN022120	TRIPLE CREEK CDD	25,353.14	0.00	0.00	760.58	0.00	26,113.72	522.28	25,591.44
Real Estate Delinquent	626	DN022121	CORDOBA RANCH CDD	14,752.84	0.00	0.00	442.60	0.00	15,195.44	303.91	14,891.53
Real Estate Delinquent	626	DN022124	FISHHAWK IV CDD	11,375.96	0.00	0.00	341.27	0.00	11,717.23	234.35	11,482.88
Real Estate Delinquent	626	DN022125	PARK CREEK CDD	8,078.07	0.00	0.00	242.34	0.00	8,320.41	166.41	8,154.00
Real Estate Delinquent	626	DN022126	HIDDEN CREEK CDD	7,692.17	0.00	0.00	230.77	0.00	7,922.94	158.46	7,764.48
Real Estate Delinquent	626	DN022128	BULLFROG CREEK CDD	6,004.90	0.00	0.00	180.14	0.00	6,185.04	123.70	6,061.34
Real Estate Delinquent	626	DN022129	DG FARMS CDD	10,967.12	0.00	0.00	329.01	0.00	11,296.13	225.93	11,070.20
Real Estate Delinquent	626	DN022130	ENCORE CDD	4,710.00	0.00	0.00	141.30	0.00	4,851.30	97.03	4,754.27
Real Estate Delinquent	626	DN022131	LA COLLINA CDD	6,290.34	0.00	0.00	188.71	0.00	6,479.05	129.58	6,349.47
Real Estate Delinquent	626	DN022132	BALLENTAE HILLSBOROUGH CDD	4,265.96	0.00	0.00	127.98	0.00	4,393.94	87.88	4,306.06
Real Estate Delinquent	626	DN022133	WYNNMERE WEST CDD	2,453.66	0.00	0.00	73.61	0.00	2,527.27	50.55	2,476.72
Real Estate Delinquent	626	DN022134	RESERVE AT PRADERA CDD	2,265.06	0.00	0.00	67.95	0.00	2,333.01	46.66	2,286.35
Real Estate Delinquent	626	DN022135	CARLTON LAKES CDD	13,473.90	0.00	0.00	404.22	0.00	13,878.12	277.56	13,600.56
Real Estate Delinquent	626	DN022137	OAKS AT SHADY CREEK CDD	4,185.28	0.00	0.00	125.56	0.00	4,310.84	86.22	4,224.62
Real Estate Delinquent	626	DN022138	RIVERBEND WEST CDD	7,035.36	0.00	0.00	211.06	0.00	7,246.42	144.92	7,101.50
Real Estate Delinquent	626	DN022139	WYNNMERE EAST CDD	3,863.62	0.00	0.00	115.91	0.00	3,979.53	79.59	3,899.94
Real Estate Delinquent	626	DN022140	SOUTH FORK III	17,589.87	0.00	0.00	527.71	0.00	18,117.58	362.35	17,755.23
Real Estate Delinquent	626	DN022141	K-BAR II CDD	20,485.84	0.00	0.00	614.58	0.00	21,100.42	422.00	20,678.42
Real Estate Delinquent	626	DN022142	WATERSET CENTRAL CDD	12,824.00	0.00	0.00	384.72	0.00	13,208.72	264.18	12,944.54
Real Estate Delinquent	626	DN022143	TOUCHSTONE CDD	5,171.00	0.00	0.00	155.13	0.00	5,326.13	106.52	5,219.61
Real Estate Delinquent	626	DN022145	TIMBER CREEK CDD	1,959.19	0.00	0.00	58.78	0.00	2,017.97	40.36	1,977.61

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 June 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018	SERIES 2020	SERIES 2020	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<u>ASSETS</u>							
Cash - Operating Account	\$ 161,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,391
Cash in Transit	-	2,768	133	-	-	-	2,901
Due From Other Funds	-	3,951	235	-	-	-	4,186
Investments:							
Acquisition & Construction Account	-	-	-	48	-	-	48
Prepayment Account	-	103	-	-	-	-	103
Reserve Fund	-	233,001	5,000	-	-	-	238,001
Revenue Fund	-	334,272	11,928	-	-	-	346,200
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	\$ 166,211	\$ 574,095	\$ 17,296	\$ 48	\$ 6,774,838	\$ 7,003,532	\$ 14,536,020
<u>LIABILITIES</u>							
Accounts Payable	\$ 6,359	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,359
Due To Developer	5,252	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	7,003,531	7,003,531
Due To Other Funds	4,153	-	-	33	-	-	4,186
TOTAL LIABILITIES	15,764	-	-	33	-	7,003,531	7,019,328
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	574,095	17,296	-	-	-	591,391
Capital Projects	-	-	-	15	-	-	15
Unassigned:	150,447	-	-	-	6,774,838	1	6,925,286
TOTAL FUND BALANCES	150,447	574,095	17,296	15	6,774,838	1	7,516,692
TOTAL LIABILITIES & FUND BALANCES	\$ 166,211	\$ 574,095	\$ 17,296	\$ 48	\$ 6,774,838	\$ 7,003,532	\$ 14,536,020

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ 257,366	\$ (25,029)	91.14%
Other Miscellaneous Revenues	-	400	400	0.00%
TOTAL REVENUES	282,395	257,766	(24,629)	91.28%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	8,000	5,600	2,400	70.00%
ProfServ-Trustee Fees	6,900	7,745	(845)	112.25%
Disclosure Report	4,200	6,300	(2,100)	150.00%
District Counsel	3,500	5,559	(2,059)	158.83%
District Engineer	4,000	219	3,781	5.48%
District Manager	27,000	20,250	6,750	75.00%
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	156	(6)	104.00%
Public Officials Insurance	3,007	2,694	313	89.59%
Legal Advertising	2,000	3,844	(1,844)	192.20%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	1,364	136	90.93%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	450	(200)	180.00%
Total Administration	68,707	56,177	12,530	81.76%
<u>Utility Services</u>				
Utility - Water	4,000	2,849	1,151	71.23%
Utility - Electric	11,000	5,353	5,647	48.66%
Utility - StreetLights	43,700	35,032	8,668	80.16%
Total Utility Services	58,700	43,234	15,466	73.65%
<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 June 30, 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	3,420	1,140	75.00%
ProfServ - Field Management Onsite Staff	20,000	7,000	13,000	35.00%
Field Manager	12,000	2,025	9,975	16.88%
Janitorial Services & Supplies	7,200	5,225	1,975	72.57%
Insurance -Property & Casualty	15,385	14,131	1,254	91.85%
R&M-Clubhouse	10,540	5,350	5,190	50.76%
R&M-Other Landscape	8,603	3,085	5,518	35.86%
R&M-Pools	12,900	12,930	(30)	100.23%
Landscape Maintenance	37,800	32,885	4,915	87.00%
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	95,121	57,367	62.38%
TOTAL EXPENDITURES	282,395	194,532	87,863	68.89%
Excess (deficiency) of revenues				
Over (under) expenditures	-	63,234	63,234	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		87,213		
FUND BALANCE, ENDING		\$ 150,447		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 4,224	\$ 4,224	0.00%
Special Assmnts- Tax Collector	464,325	495,093	30,768	106.63%
Special Assmnts- CDD Collected	-	2,768	2,768	0.00%
TOTAL REVENUES	464,325	502,085	37,760	108.13%
<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	-	35,694	35,694	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		538,401		
FUND BALANCE, ENDING		\$ 574,095		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 154	\$ 154	0.00%
Special Assmnts- Tax Collector	24,375	23,871	(504)	97.93%
Special Assmnts- CDD Collected	-	133	133	0.00%
TOTAL REVENUES	24,375	24,158	(217)	99.11%
<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	-	1,158	1,158	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		16,138		
FUND BALANCE, ENDING		\$ 17,296		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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><u>\$ 15</u></u>		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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 June 30, 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. 06-23
Statement Date 6/30/2023

G/L Balance (LCY)	161,391.09	Statement Balance	166,441.09
G/L Balance	161,391.09	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	166,441.09
Subtotal	161,391.09	Outstanding Checks	5,050.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	161,391.09	Ending Balance	161,391.09
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
5/25/2023		JE000194	Reverse spectrum Internet double exp	197.96	197.96	0.00
5/26/2023	Payment	796	DEPARTMENT OF HEALTH IN	275.00	275.00	0.00
5/30/2023	Payment	DD101	Payment of Invoice 000402	27.41	27.41	0.00
5/30/2023	Payment	DD102	Payment of Invoice 000403	1,001.04	1,001.04	0.00
5/30/2023	Payment	DD103	Payment of Invoice 000404	105.87	105.87	0.00
5/30/2023	Payment	DD104	Payment of Invoice 000405	24.62	24.62	0.00
5/31/2023	Payment	DD105	Payment of Invoice 000401	3,073.06	3,073.06	0.00
6/1/2023	Payment	797	JAMES M. CHIN	400.00	400.00	0.00
6/1/2023	Payment	798	SHERIKA DIXON	400.00	400.00	0.00
6/1/2023	Payment	799	SPEAREM ENTERPRISES	650.00	650.00	0.00
6/15/2023	Payment	801	CARLOS DE LA OSSA	200.00	200.00	0.00
6/15/2023	Payment	802	CORNERSTONE SOLUTIONS GROUP	3,150.00	3,150.00	0.00
6/15/2023	Payment	803	DAVID EVAN HUTCHINSON	400.00	400.00	0.00
6/15/2023	Payment	804	INFRAMARK LLC	4,085.65	4,085.65	0.00
6/15/2023	Payment	805	JAMES M. CHIN	200.00	200.00	0.00
6/15/2023	Payment	807	SHERIKA DIXON	200.00	200.00	0.00
6/15/2023	Payment	808	SITEX AQUATICS	380.00	380.00	0.00
6/15/2023	Payment	809	STRALEY ROBIN VERICKER	934.48	934.48	0.00
6/21/2023	Payment	811	TIMBER CREEK CDD	1,321.99	1,321.99	0.00
6/29/2023	Payment	DD106	Payment of Invoice 000419	241.24	241.24	0.00
6/29/2023	Payment	DD107	Payment of Invoice 000455	1,118.88	1,118.88	0.00
6/29/2023	Payment	DD108	Payment of Invoice 000456	89.28	89.28	0.00
6/29/2023	Payment	DD109	Payment of Invoice 000457	23.08	23.08	0.00
6/29/2023	Payment	DD110	Payment of Invoice 000458	25.41	25.41	0.00
6/29/2023	Payment	DD111	Payment of Invoice 000459	3,415.68	3,415.68	0.00
Total Checks				21,940.65	21,940.65	0.00
Deposits						
5/25/2023		JE000194	Reverse spectrum Internet double exp	G/L Ac 197.96	197.96	0.00
5/31/2023		JE000196	Reverse Street light double exp	G/L Ac 4,074.10	4,074.10	0.00
5/31/2023		JE000197	Reverse electricity double exp	G/L Ac 157.90	157.90	0.00
6/8/2023		JE000167	MO##### - Clubhouse	G/L Ac 50.00	50.00	0.00
6/8/2023		JE000168	MO##### - Pool Key	G/L Ac 25.00	25.00	0.00

TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
6/8/2023		JE000169	CK#150## - Pool Key	G/L Ac	25.00	25.00	0.00
6/16/2023		JE000195	Tax Revenue/ Debt Service	G/L Ac	1,977.61	1,977.61	0.00
6/26/2023		JE000170	MO##### - Pool Key	G/L Ac	25.00	25.00	0.00
6/26/2023		JE000171	MO##### - Pool Key	G/L Ac	50.00	50.00	0.00
Total Deposits					6,582.57	6,582.57	0.00

Outstanding Checks

11/16/2022	Payment	681	HAWKINS SERVICE COMPANY		775.00	0.00	775.00
6/15/2023	Payment	800	ACTION SECURITY, INC		125.00	0.00	125.00
6/15/2023	Payment	806	NICHOLAS J. DISTER		200.00	0.00	200.00
6/15/2023	Payment	810	ZEBRA CLEANING TEAM		3,300.00	0.00	3,300.00
6/29/2023	Payment	812	SPEAREM ENTERPRISES		650.00	0.00	650.00
Total Outstanding Checks.....					5,050.00		5,050.00

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Friday July 21, 2023

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
LANDSCAPE MAINTENANCE				
TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	10	0	<u>Good</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	95	-5	95%
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Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Inframark, LLC

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Friday July 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	0	-5	Playground closed due to equipment failure
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: Friday July 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	691	-9	99%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

TIMBER CREEK. CDD. 7/16/23, 5:57 PM

Sunday, July 16, 2023

Prepared For Board Of Supervisors.

42 Issues Identified



AMENITY CENTER.

Assigned To Cornerstone.

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



AMENITY CENTER.

Assigned To Cornerstone.

The plants, trees, and ornamental grass are healthy and look good in front of the Amenity Center.



AMENITY CENTER.

Assigned To Cornerstone.

There is turf next to the BB court. I informed the landscape vendor to investigate.



AMENITY CENTER.

Assigned To Cornerstone.

The Opaline Sky Amenity Center entrance looks good.



AMENITY CENTER.

Assigned To Cornerstone.

Heading East on the Opaline Sky entrance looks good.



AMENITY CENTER.

Assigned To Cornerstone.

Heading West on the Opaline Sky sidewalk looks good.



AMENITY CENTER.

Assigned To Cornerstone.

I instructed the landscape vendor to remove the tree suckers.



AMENITY CENTER.

Assigned To Clubhouse Attendant

The BB court looks good.



AMENITY CENTER.

Assigned To Cornerstone.

Missing plant. I requested an estimate to replace the missing plant.



AMENITY CENTER.

Assigned To Cornerstone.

I requested the landscape vendor to trim the ornamental grass from the curbing.



AMENITY CENTER.

Assigned To Cornerstone.

I requested the landscape vendor to treat / remove the weeds growing through the playground mulch.



AMENITY CENTER.

Assigned To Cornerstone.

The playground is closed due to equipment failure. We expect the repairs to be completed in August.



AMENITY CENTER.

Assigned To Cornerstone.

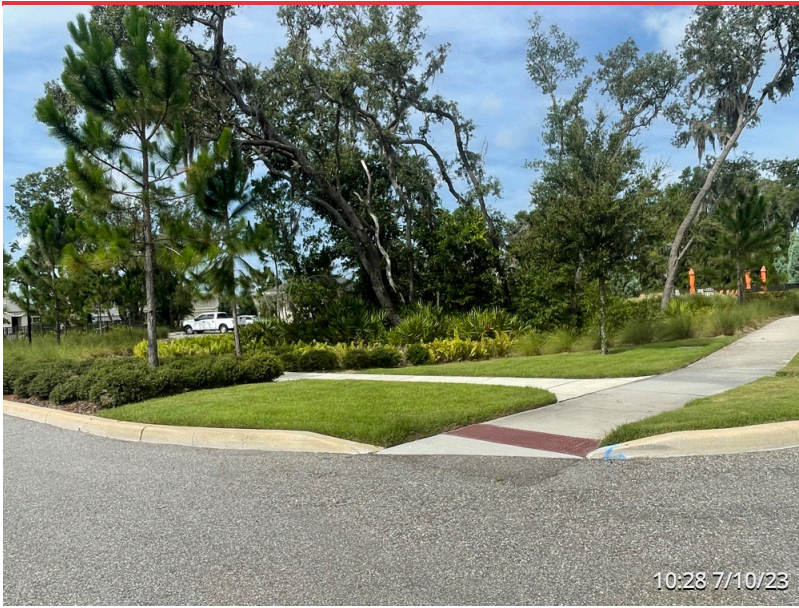
The mailbox pavilion is clean and looks good.



AMENITY CENTER.

Assigned To Cornerstone.

The plants, trees, and ornamental grass are healthy and look good.



AMENITY CENTER.

Assigned To Cornerstone.

The West Golden Light entrance to the Amenity Center looks good.



AMENITY CENTER.

Assigned To Cornerstone.

The East Golden Light entrance looks good.



AMENITY CENTER.

Assigned To Cornerstone.

The frontage on Miracle Mile looks good.



AMENITY CENTER.

Assigned To Clubhouse Attended.

The chaise lounges and umbrellas are clean and look good.



AMENITY CENTER.

Assigned To Clubhouse A Tenant.
The back of the Amenity Center is
clean & looks good.



AMENITY CENTER.

Assigned To Zebra.
The pool is clear and blue.



AMENITY CENTER.

Assigned To Cornerstone.

The table and chairs are clean and look good.



NE MIRACLE MILE ENTRANCE.

Assigned To Cornerstone.

I instructed the landscape vendor to remove the weeds.



NE MIRACLE MILE ENTRANCE.

Assigned To Cornerstone.

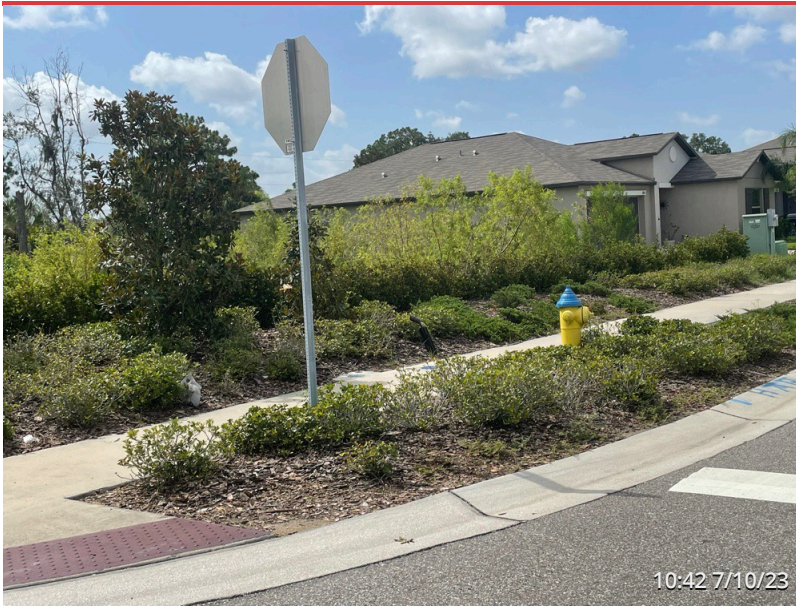
Looks good overall. Plant replacement is needed.



NW MIRACLE MILE ENTRANCE.

Assigned To Cornerstone.

The entrance sign is clean, looks good, and is clearly visible.



SE MIRACLE MILE ENTRANCE.

Assigned To Cornerstone.

The plant bed weeds need to be removed.



SW MIRACLE MILE ENTRANCE.

Assigned To Cornerstone.

Plant replacement is needed. I informed the landscape vendor to remove all of the weeds.



SE MIRACLE MILE ENTRANCE.

Assigned To Cornerstone.

Plant replacement is needed. I instructed landscape vendor to remove all the weeds.



TUCKER JONES.

Assigned To Cornerstone.

Looks good.



SW MIRACLE MILE ENTRANCE SIGN.

Assigned To Cornerstone.

The entrance sign is clean, looks good, and is clearly visible.



SW MIRACLE MILE ENTRANCE.

Assigned To Cornerstone.

I instructed the landscape vendor to remove all of the weeds.



HAPPY HEART.

Assigned To Cornerstone.

The mailbox pavilion is clean and looks good.



HAPPY HEART.

Assigned To Cornerstone.

Heading West on the Happy Heart sidewalk looks good.



DOG PARK.

Assigned To Cornerstone.

The plants and trees and the dog park are healthy and look good.



DOG PARK.

Assigned To Cornerstone.

The Zoysia turf inside the dog park is improving.



DOG PARK.

Assigned To Cornerstone

Looks good.



SUMMER KISS

Assigned To Cornerstone.

Heading West on the Summer Kiss sidewalk looks good overall. The Zoysia turf is showing some improvement.



SW POND.

Assigned To Site X.

Looks good.



SOUTH POND.

Assigned To Site X.

Minimal invasives noticed. The pond looks good.



**SOUTH PERIMETER FENCE-
LINE.**

Assigned To Bryan.
Needs repair.



**SOUTH PERIMETER FENCE-
LINE.**

Assigned To Bryan.
Needs repair.



NORTH POND.

Assigned To Cornerstone

Cornerstone is scheduled to repair the pond wash-out this month.



NORTH POND.

Assigned To Site X.

The pond is still heavily receded, but looks good overall.