

# ***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

## **Regular Meeting Agenda**

Thursday, September 07, 2023, at 2:00 p.m.

The Regular Meeting of the **Timber Creek Community Development District** will be held on **Thursday, September 07, 2023, at 2:00 p.m. at The Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

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

**Join Zoom:** <https://zoom.us/j/92271191753?pwd=RktWM0l1ejJVVG8vdWdhdlFQVGV2UT09>  
**Meeting ID:** 922 7119 1753 **Passcode:** 090333

### **REGULAR MEETINGS OF THE BOARD OF SUPERVISORS**

#### **1. CALL TO ORDER/ROLL CALL**

#### **2. PUBLIC COMMENTS ON AGENDA ITEMS**

#### **3. BUSINESS ITEMS**

- A. Consideration of Resolution 2023-13; Redesignating Officers .....Tab 01
- B. Consideration of Resolution 2023- 14; Standard Encroachment Easement  
Policy Agreement.....Tab 02
- D. General Matters of the District

#### **4. CONSENT AGENDA**

- A. Consideration of Board of Supervisor's Meeting Minutes of the Public Hearings &  
Regular Meeting August 03, 2023, .....Tab 03
- B. Consideration of Operation and Maintenance Expenditures July 2023 .....Tab 04
- C. Review of Financial Statements Month Ending July 2023, .....Tab 05

#### **5. STAFF REPORTS**

- A. District Counsel
- B. District Engineer
- C. District Manager

#### **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

#### **7. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

***Bryan Radcliff***

District Manager

#### **District Office**

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

#### **Meeting Location:**

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

## RESOLUTION 2023-13

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

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

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

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

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

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

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

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

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF SEPTEMBER 2023.**

**ATTEST:**

**TIMBER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chairman/ Vice Chair of the Board of Supervisors

**RESOLUTION 2023-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
THE TIMBER CREEK COMMUNITY DEVELOPMENT  
DISTRICT ADOPTING A STANDARD ENCROACHMENT  
POLICY AND PROVIDING AN EFFECTIVE DATE.**

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

WHEREAS, the District owns and maintains certain properties and public drainage easements within the boundaries of the District; and

WHEREAS, the District desires to adopt a standard Encroachment Policy on District property and public drainage easements within the community.

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

Section 1. The District hereby adopts the standard Encroachment Policy and the form(s) of the easement encroachment agreements attached hereto and incorporated herein as part of this resolution.

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

**PASSED AND ADOPTED THIS 7<sup>TH</sup> DAY OF SEPTEMBER, 2023.**

**Attest:**

**Timber Creek  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Secretary /Assistant Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair/Vice Chairman  
of the Board of Supervisors

## **TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT ENCROACHMENT POLICY**

The Timber Creek Community Development District (the “**District**”) has adopted the following policy for landowners wishing to obtain an easement encroachment agreement (the “**Agreement**”) in order for said landowners to install encroachments on District property, easements, conservation areas, and/or wetland buffer areas.

1. No encroachments are allowed on District property, easements, drainage areas, conservation areas or wetland buffer areas without prior written authorization from the Chair or Vice-Chair of the Board of Supervisors (the “**Board Representative**”).
2. In order to begin the easement encroachment review process, a landowner should call the District Manager at (813) 873-7300 to review the current procedures. The District Manager will review with the landowner the proposed location of the encroachment, the associated plats of the property involved, and answer any questions about the process for submitting their request to the District Engineer and the Board Representative.
3. If a landowner desires to have a resident-installed encroachment considered by the Board Representative, a landowner must pay the \$150.00 review fee for an easement encroachment that consists of a normal public drainage area OR the \$250.00 review fee for an easement encroachment that contains a pipe within the public drainage area. The landowner will also need to submit the following information, in writing, to the District Manager for consideration by the Board Representative:
  - a. A copy of the design review documents that were submitted to the homeowners association, a description of the proposed encroachment, their physical address, their contact information, the subsequent approval letter from the homeowners association for the design of the encroachment, and the approval letters from any government agencies that may have jurisdiction over the property including, but not limited to,

Hillsborough County, the Southwest Florida Water Management District, and the U.S. Army Corps of Engineers.

- b. Proof of property ownership (if available) such as a copy of landowner's deed or a county property tax bill.
  - c. An 8.5 by 11-inch copy of the lot owner's survey showing the landowner's property and the District's property, easements, conservation areas, and/or wetland buffer areas.
  - d. An 8.5 by 11-inch copy of the plans or drawings for the proposed encroachment.
- 4. The District Manager will forward the request to the District Engineer and District Counsel for their review and recommendations as needed.
  - 5. District staff shall recommend to the Board Representative, after careful consideration of all documents provided as well as plat detailed information, the approval or denial of the request.
  - 6. The Board Representative shall review the recommendations of District staff. After its review of the staff recommendations, the Board Representative, in his/her delegated discretion, shall approve, deny, or request to modify the landowner's request.
  - 7. Upon Board Representative approval of an encroachment, the Easement Encroachment Agreement must be signed in the presence of a notary by the landowner(s) and the District. The landowner(s) may not commence the construction of the encroachment until the Agreement has been fully executed by the landowner and the District.
  - 8. At the next Board of Supervisor's Meeting, the signed Encroachment Agreement will be ratified by the entire Board of Supervisors and then filed with the County by District Counsel.
  - 9. The landowner must comply with the homeowner's association, deed restrictions, local, state, and Federal permits, rules, and regulations during the term of the Agreement.

10. The landowner is responsible for paying any fees or fines pursuant to any local, state, or Federal rules or regulations resulting from the encroachment.
11. If the Board approves and ratifies the Agreement, the District will record the Agreement in the public records of Hillsborough County, Florida.
12. At any time after the approval of the Agreement, the District may terminate the Agreement for cause with thirty (30) days written notice to the landowner's mailing address on file with the Property Appraiser's Office. If the District terminates the Agreement, the District may file a notice of termination of the Agreement in the public records of the county.
13. The District reserves the right to immediately remove any encroachment because of an emergency situation such as an emergency erosion repair or a broken drainage structure. In the event of an emergency removal, the District is not responsible for any costs associated with the repair or replacement of the encroachment and any such costs shall be the sole responsibility of the landowner. Other governmental agencies such as the state of Florida, Southwest Florida Water Management District ("SWFWMD"), and/or Hillsborough County may require the removal of an encroachment. The District is not responsible for any costs associated with the removal of the encroachments by those agencies.
14. Except for emergency situations requiring immediate removal, if the Agreement is terminated, the landowner must remove the encroachment at the landowner's expense within thirty (30) days. If the landowner does not remove the encroachment within thirty (30) days, the District may remove the encroachment at the landowner's expense.

**Policy Adoption Date:** \_\_\_\_\_.

Prepared by and return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Parcel No.: \_\_\_\_

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## Easement Encroachment Agreement

This Easement Encroachment Agreement (the “**Agreement**”) is entered into as of [\_\_DATE\_\_] (the “**Effective Date**”), between the **Timber Creek Community Development District** (the “**District**”) whose mailing address is [ADDRESS] and [NAME(S)], as [OWNERSHIP TYPE] (collectively the “**Landowner**”), whose mailing address is [ADDRESS].

### WITNESSETH:

That for an in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

**1. Landowner Property.** Landowner is the fee simple landowner of Lot \_\_, Block \_\_, \_\_\_\_ (the “**Property**”), a subdivision according to the Plat thereof recorded at Plat Book \_\_, Page(s) \_\_ (the “**Plat**”), Public Records of Hillsborough County, Florida (the “**Property**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Hillsborough County.

**2. District Easement.** The District has a \_\_\_\_\_ [Insert Easement Type] Easement (the “**Easement**”) on and/or abutting the Property, as shown on the Plat. Landowner desires to encroach into the Easement by constructing \_\_\_\_\_ (the “**Improvements**”). A diagram showing the Easement is attached as Exhibit “A.”

**3. Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes.

**4. Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain at its sole cost and expense, all necessary federal, state, local, and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work.

**5. Term and Termination.**

- a. This Agreement shall remain in effect until terminated by either party.
- b. Either party may terminate this Agreement for any reason with seven (7) days written

notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.

- c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Hillsborough County.
- d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

**6. Indemnification.** Landowner agrees to indemnify, defend, and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Hillsborough County improvements or structures located within the Easement; (4) any claims for injury to any person or damages to any property because of the Improvements; and (5) any liability which may be incurred for any erosion that may damage the Improvements.

**7. Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

**8. Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

**9. Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

**10. Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**11. No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

**12. Amendments.** This Agreement may only be amended in writing by the parties.

**13. Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

**14. Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

**15. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Witness 1:**

**Timber Creek Community  
Development District**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chair of the Board of Supervisors

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of either ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as Chair of the Board of Supervisors, on behalf of the District, who ☐ is personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of  
Notary Public)

**Witness 1:**

**Landowner**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or  
☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_. They are  
☐ personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as  
identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

**Witness 1:**

**Landowner**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or  
☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_. They are  
☐ personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as  
identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

**Easement Encroachment Agreement With Drainage Pipe**

Prepared by and return to:

Prepared by and return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Parcel No.: \_\_\_\_

**EASEMENT ENCROACHMENT AGREEMENT**

This Easement Encroachment Agreement (the "**Agreement**") is entered into as of the \_\_\_\_ day of \_\_\_\_\_ (the "**Effective Date**"), between **Timber Creek Community Development District** (the "**District**") whose mailing address is [Address] and [NAME(S)], [OWNERSHIP TYPE](collectively, the "**Landowner**"), whose mailing address is \_\_\_\_\_.

**WITNESSETH:**

THAT FOR AND IN CONSIDERATION of the sum of Two Hundred and Fifty Dollars (\$250.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged and the mutual promises contained herein, the parties agree as follows:

16. Landowner is the fee simple landowner of **Lot** \_\_\_\_, **Block** \_\_\_\_, of \_\_\_\_\_, according to the plat thereof, as recorded in **Plat Book** \_\_\_\_, **Page(s)** \_\_\_\_ - \_\_\_\_\_, of the Public Records of Hillsborough County, Florida (the "**Property**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of Hillsborough County.

17. The District has a drainage easement ("**Easement**") on and/or abutting the Property, as shown on the plat. Landowner desires to encroach into the Easement by constructing a six foot white vinyl fence abutting the Property (the "**Improvements**").

18. Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the

exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables.

**19.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to the construction of the Improvements.

**20.** This Agreement shall remain in effect until terminated by either party. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Easement to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

**21.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be

incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Hillsborough County improvements or structures located within the Easement; (4) any claims for injury to any person or damages to any property because of the Improvements; and (5) any liability which may be incurred for any erosion that may damage the Improvements

**22.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

**23.** Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.

**24.** Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of Hillsborough County.

**25.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

**26.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.

**27.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs

incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**28.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Witness 1:**

**Timber Creek Community  
Development District**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Name: \_\_\_\_\_  
Chair of the Board of Supervisors

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as Chair of the Board of Supervisors, on behalf of the District. They are ☐ personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

**Witness 1:**

**Landowner**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or  
☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_. They are  
☐ personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as  
identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

**Witness 1:**

**Landowner**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**Witness 2:**

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or  
☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_. They are  
☐ personally known to me or ☐ has produced \_\_\_\_\_ (type of identification), as  
identification.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print, Type or Stamp Commissioned Name of  
Notary Public)

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

The regular meeting of the Board of Supervisors of the Timber Creek Community Development District was held on Thursday, August 3, 2023, at 12:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairman
James Chin	Vice Chairman
Claude Neidlinger	Assistant Secretary
Sherika Dixon	Assistant Secretary
David Hutchinson	Assistant Secretary

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.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment son Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Recess to Public Hearings**

Mr. Radcliff requested to Recess to Public Hearings

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adopting Fiscal Year  
2024 Final Budget**

**A. Open Public Hearing on Adopting Fiscal Year 2024 Final Budget**

On MOTION by Mr. de la Ossa seconded by Mr. Hutchinson with all in favor Public Hearing on Adopting Fiscal Year 2024 Final Budget, was opened. 5/0
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**B. Public Comments**

There being none, the next item followed.

**C. Consideration of Resolution 2023-10, Adopting Final Fiscal Year 2024 Budget**

On MOTION by Mr. de la Ossa seconded by Mr. Chin with all in favor Resolution 2023-10, Adopting Final Fiscal Year 2024 Budget, was adopted. 5/0

**D. Close Public Hearing on Adopting Fiscal Year 2024 Final Budget**

On MOTION by Mr. de la Ossa seconded by Mr. Chin with all in favor the Public Hearing on Adopting Fiscal Year 2024 Final Budget, was closed. 5/0

**FIFTH ORDER OF BUSINESS**

**Public Hearings on Levying O&M Assessments**

**A. Open Public Hearing on Levying O&M Assessments**

On MOTION by Mr. de la Ossa seconded by Mr. Chin with all in favor Public Hearing on Levying O&M Assessments, was opened. 5/0

**B. Public Comment**

There being none, the next item followed.

**C. Consideration of Resolution 2023-11, Levying O&M Assessments**

On MOTION by Mr. de la Ossa seconded by Mr. Hutchinson with all in favor Resolution 2023-11, Levying O&M Assessments was adopted. 5/0

**D. Close Public Hearing on Levying O&M Assessments**

On MOTION by Mr. Chin seconded by Mr. Hutchinson with all in favor Public Hearing on Levying O&M Assessments, was closed. 5/0

**SIXTH ORDER OF BUSINESS**

**Return to Regular Meeting**

Mr. Radcliff requested return to Regular Meeting

**SEVENTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2023-12, Setting Fiscal Year 2024 Meeting Schedule**

On MOTION by Mr. de la Ossa seconded by Ms. Dixon with all in favor Resolution 2023-12, Setting Fiscal Year 2024 Meeting Schedule was adopted. 5/0

**A. Discussion on Aquatic Management Agreement**

The Board discussed the agreement with *Zebra Pool Maintenance*.

On MOTION by Mr. de la Ossa seconded by Ms. Dixon with all in favor Zebra Pool Maintenance Agreement, was approved. 5/0

**C. General Matters of the District**

There being no general matters of the District at this time, the next order of business followed.

**EIGHTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Consideration of Board of Supervisors' Meeting Minutes of the Regular Meeting July 6, 2023**
- B. Consideration of Operation and Maintenance Expenditure June 2023**
- C. Review of Financial Statements Month Ending June 30, 2023**

On MOTION by Mr. de la Ossa seconded by Mr. Hutchinson with all in favor Consent Agenda Items A-C, were adopted. 5/0

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Manager**

**i. July Community Inspection Report**

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

**TENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

The Board requested proposals for fish stocking of the ponds and pressure washing the exterior fences for the next meeting.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Chin with all in favor the meeting was adjourned. 5-0

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Bryan Radcliff  
District Manager

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Carlos de la Ossa  
Chairman

**TIMBER CREEK CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
CHARTER COMMUNICATIONS	0623 070623 ACH	\$197.96		INTERNET SERVICES - 07/06/23-08/05/23
CORNERSTONE SOLUTIONS GROUP	10-153016	\$3,150.00		LAWN MAINT. COMMON AREA - JULY 2023
INFRAMARK LLC	98318	\$4,084.00		DISTRICT INVOICE JULY 2023
SITEX AQUATICS	7658B	\$380.00		LAKE MAIN. - 4 WATERWAYS JULY 2023
ZEBRA CLEANING TEAM	6325	\$1,100.00		COMMERCIAL POOL SERVICE JULY
<b>Monthly Contract Subtotal</b>		<b>\$8,911.96</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 070623	\$200.00		SUPERVISOR MEETING 07/06/2023
CLAUDE A. NEIDLINGER	CN 070623	\$200.00		SUPERVISOR MEETING 07/06/2023
DAVID EVAN HUTCHINSON	DH 070623	\$200.00		SUPERVISOR MEETING 07/06/2023
JAMES M. CHIN	JC 070623	\$200.00		SUPERVISOR MEETING 07/06/2023
NICHOLAS J. DISTER	ND 070623	\$200.00		SUPERVISOR MEETING 07/06/2023
SHERIKA DIXON	SD 070623	\$200.00		SUPERVISOR MEETING 07/06/2023
STRALEY ROBIN VERICKER	23352	\$2,249.57		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 06/11/23
<b>Variable Contract Subtotal</b>		<b>\$3,449.57</b>		
<b>Utilities</b>				
BOCC	4734 062823 ACH	\$173.83		WATER SERVICE 05/23/23-06/23/23
BOCC	4734 072623 ACH	\$384.03	\$557.86	WATER SERVICE 06/23/23-07/25/23
TAMPA ELECTRIC	3099 070723 ACH	\$1,243.99		ELECTRICITY SERVICES 06/02/23-06/30/23
TAMPA ELECTRIC	3412 070723 ACH	\$58.54		ELECTRICITY SERVICES 06/02/23-06/30/23
TAMPA ELECTRIC	3665 070723 ACH	\$22.31		ELECTRICITY SERVICES 06/02/23-06/30/23
TAMPA ELECTRIC	4737 070723 ACH	\$24.64		ELECTRICITY SERVICES 06/02/23-06/30/23
TAMPA ELECTRIC	5063 070723 ACH	\$3,415.68		ELECTRICITY SERVICES 06/02/23-06/30/23
TAMPA ELECTRIC	8326 070723 ACH	\$93.77	\$4,858.93	ELECTRICITY SERVICES 06/02/23-06/30/23
<b>Utilities Subtotal</b>		<b>\$5,416.79</b>		
<b>Regular Services</b>				
SPEAREM ENTERPRISES	5821	\$650.00		LABOR - 06/16/23-07/16/23 MATERIAL
TIMES PUBLISHING COM	176840 070523	\$412.00		BUDGET HEARING
<b>Regular Services Subtotal</b>		<b>\$1,062.00</b>		
<b>Additional Services</b>				
FLORIDA FOUNTAINS & EQUIPMENT LLC	CL-470	\$175.00		PREVENTATIVE MAINT. 05/10/23

<b>TIMBER CREEK CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Subtotal		\$175.00		
<b>TOTAL</b>		<b>\$19,015.32</b>		

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

July 6, 2023  
Invoice Number: 2455305070623  
Account Number: 8337 12 028 2455305  
Security Code: 2302  
Service At: 10224 OPALINE SKY PL  
RIVERVIEW FL 33578-7668

Received

Auto Pay Notice

JUL 11 2023

NEWS AND INFORMATION

**Contact Us**  
Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-866-519-1263

**Summary** Service from 07/06/23 through 08/05/23  
details on following pages

Previous Balance	0.00
Payments Received	0.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	29.99
Current Charges	\$197.96
YOUR AUTO PAY WILL BE PROCESSED 07/23/23	
<b>Total Due by Auto Pay</b>	<b>\$197.96</b>

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**Telecommunications Relay Service (TRS)**

The Federal Communications Commission (FCC) has adopted use of the **711** dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

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

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

July 6, 2023

TIMBER CREEK CDD

Invoice Number: 2455305070623  
Account Number: 8337 12 028 2455305  
Service At: 10224 OPALINE SKY PL  
RIVERVIEW FL 33578-7668

**Total Due by Auto Pay** **\$197.96**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186





Invoice Number: 2455305070623  
 Account Number: 8337 12 028 2455305  
 Security Code: 2302

Contact Us  
 Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 1-866-519-1263

8337 1200 NO RP 06 07072023 NNNNNNNN 01 003018 0014

### Charge Details

Previous Balance	0.00
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 07/06/23 will appear on your next bill.

Service from 07/06/23 through 08/05/23

### Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	19.99
Spectrum Business Internet Ultra	199.99
Bundle Discount	-60.00
Business WiFi	7.99
	<b>\$167.97</b>

Spectrum Business™ Internet Total **\$167.97**

### Spectrum Business™ Voice

Phone number (813) 609-4080	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
	<b>\$29.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](https://SpectrumBusiness.net)

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

**Current Charges \$197.96**

**Total Due by Auto Pay \$197.96**

### Billing Information

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

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

### Authorization to Convert your Check to an Electronic Funds

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

**The following taxes, fees and surcharges are included in the price of the applicable service** - FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$1.53, Florida CST \$3.17, Sales Tax \$0.03, TRS Surcharge \$0.10.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Continued on the next page...

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

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



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





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



# Invoice

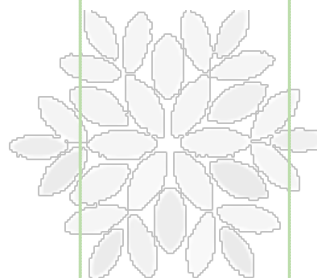
Date	Invoice #
7/1/2023	10-153016

Invoice Created By

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

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

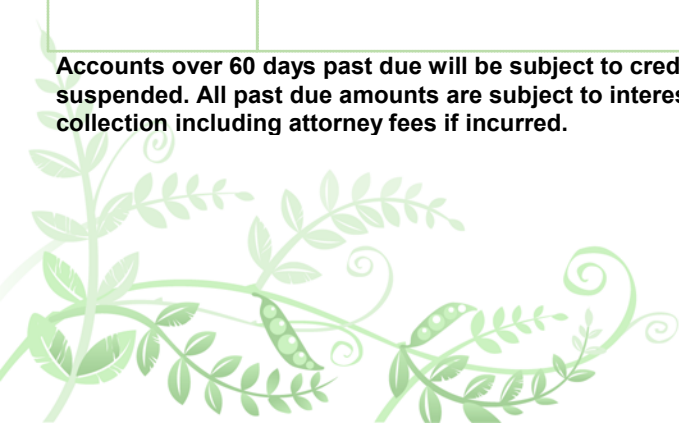
P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	MER3124 - Timber Creek, #Maint.	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Monthly Lawn Maintenance - Mow, edge, weed eat, trim bushes, and pull weeds at Common Area and Cul de Sacs			3,150.00	7/1/2023	3,150.00



# 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.

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





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#98318

**DATE**

7/19/2023

**CUSTOMER ID**

C2316

**NET TERMS**

Net 30

**PO#****DUE DATE**

8/18/2023

**BILL TO**

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

Services provided for the Month of: July 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	4	Ea	0.15		0.60
Postage	14	Ea	0.60		8.40
Dissemination Services	1	Ea	700.00		700.00
<b>Subtotal</b>					<b>4,084.00</b>

**Subtotal** \$4,084.00

**Tax** \$0.00

**Total Due** \$4,084.00

**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

**SITEX Aquatics llc.**  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322

## Timber Creek CDD

<b>Bill to</b> Timber Creek CDD 2005 Pan AM Circle, Ste 300 Tampa, FL 33607	<b>Ship to</b> Timber Creek CDD 2005 Pan AM Circle, Ste 300 Tampa, FL 33607	<b>Invoice details</b> Invoice no.: 7658B Invoice date: 07/01/2023 Due date: 07/31/2023
--	--	--

Product or service		Amount
1. <b>LM- Timber Creek CDD</b>	1 × \$380.00	\$380.00
Monthly Lake Maintenance- 4 Waterways-July		
<b>Total</b>		<b>\$380.00</b>

Zebra Pool Cleaning Team INC.

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

# Invoice

Date	Invoice #
7/1/2023	6325

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		7/1/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service July			1,100.00	1,100.00
We appreciate your prompt payment.					Total	\$1,100.00

**TIMBER CREEK CDD**  
**MEETING DATE: July 06, 2023**

**CdIO 070623**

**DMS:** \_\_\_\_\_

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

Claude Weidlinger ✓ Salary Accepted \$200.-

**TIMBER CREEK CDD**  
**MEETING DATE: July 06, 2023**

**CN 070623**

**DMS:** \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓ <i>phone</i>	Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
<del>Ryan Motko</del> David Hutchinson	✓	Salary Accepted	\$200.00

**Claude Weidinger** ✓ Salary Accepted \$200.-

**TIMBER CREEK CDD**  
**MEETING DATE: July 06, 2023**

**DH 070623**

**DMS:** \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓ <i>phone</i>	Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
<del>Ryan Motko</del> David Hutchinson	✓	Salary Accepted	\$200.00

*Claude Weidlinger ✓ Salary Accepted \$200.-*

**TIMBER CREEK CDD**  
**MEETING DATE: July 06, 2023**

**JC 070623**

**DMS:** \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓ <i>phone</i>	Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
<del>Ryan Motko</del> David Hutchinson	✓	Salary Accepted	\$200.00

*Claude Weidlinger ✓ Salary Accepted \$200.-*

**TIMBER CREEK CDD**  
**MEETING DATE: July 06, 2023**

**ND 070623**

**DMS:** \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓ <i>phone</i>	Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
<del>Ryan Motko</del> David Hutchinson	✓	Salary Accepted	\$200.00

*Claude Weidlinger ✓ Salary Accepted \$200.-*

**TIMBER CREEK CDD**  
**MEETING DATE: July 06, 2023**

**SD 070623**

**DMS:** \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓ <i>phone</i>	Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
<b>Sherika Dixon</b>	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
<del>Ryan Motko</del> David Hutchinson	✓	Salary Accepted	\$200.00

*Claude Weidlinger ✓ Salary Accepted \$200.-*

# 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

July 17, 2023

Client: 001498

Matter: 000001

Invoice #: 23352

Page: 1

RE: General

For Professional Services Rendered Through July 11, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/22/2023	JMV	REVIEW COMMUNICATION RE: CDD BOARD MEETING; REVIEW LEGAL NOTICE.	0.2	\$75.00
5/23/2023	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET FOR FY 2023/2024 AND SETTING PUBLIC HEARING; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
5/31/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
5/31/2023	KCH	REVIEW AGENDA AND ATTACHMENTS FOR BOS MEETING.	0.4	\$130.00
6/1/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
6/1/2023	KCH	FINAL PREP FOR BOS MEETING; ATTEND BOS MEETING.	0.5	\$162.50
6/13/2023	LB	REVIEW FY 2023/2024 BUDGET; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS RE FY 2023/2024 O&M ASSESSMENTS AND BUDGET.	1.2	\$210.00
6/16/2023	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING AND PUBLIC HEARING.	1.1	\$412.50
6/19/2023	LB	FINALIZE MAILED NOTICE LETTER AND PUBLICATION ADS RE FY 2023/2024 BUDGET AND O&M ASSESSMENTS; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.3	\$52.50
6/26/2023	JMV	REVIEW LEGAL NOTICE RE: CDD BOARD MEETING.	0.2	\$75.00
7/6/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$300.00

July 17, 2023  
 Client: 001498  
 Matter: 000001  
 Invoice #: 23352

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/6/2023	KCH	REVIEW AGENDA; PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
7/6/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	0.6	\$195.00
7/7/2023	LB	PREPARE CORRESPONDENCE AND MEMOS TO C. NEIDLINGER, NEWLY APPOINTED BOARD MEMBER RE FLORIDA'S SUNSHINE LAWS, PUBLIC RECORDS AND CODE OF ETHICS.	0.5	\$87.50
Total Professional Services			7.5	\$2,247.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
7/10/2023	Postage	\$2.07
Total Disbursements		\$2.07
Total Services		\$2,247.50
Total Disbursements		\$2.07
Total Current Charges		\$2,249.57
Previous Balance		\$934.48
Less Payments		(\$934.48)
<b>PAY THIS AMOUNT</b>		<b>\$2,249.57</b>

*Please Include Invoice Number on all Correspondence*



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	06/28/2023	07/19/2023

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	05/23/2023	8730	06/23/2023	8779	4900 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$14.80
Water Base Charge	\$35.14
Water Usage Charge	\$4.41
Sewer Base Charge	\$86.22
Sewer Usage Charge	\$27.98

#### Summary of Account Charges

Previous Balance	\$241.24
Net Payments - Thank You	\$-241.24
Total Account Charges	<b>\$173.83</b>

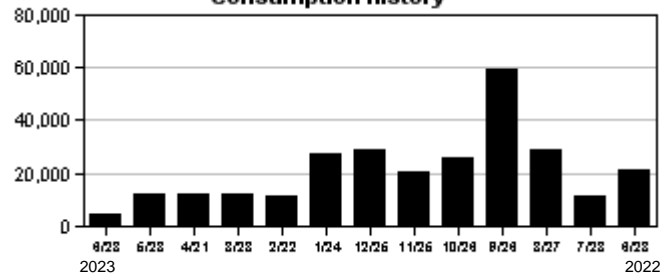
<b>AMOUNT DUE</b>	<b>\$173.83</b>
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#### Important Message

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

This account has ACH payment method

#### Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



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

492 8

DUE DATE	07/19/2023
AMOUNT DUE	\$173.83
AMOUNT PAID	

0061436847349 00000173831

37



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	07/26/2023	08/16/2023

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	06/23/2023	8779	07/25/2023	9031	25200 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$76.10
Water Base Charge	\$35.14
Water Usage Charge	\$37.40
Sewer Base Charge	\$86.22
Sewer Usage Charge	\$143.89

#### Summary of Account Charges

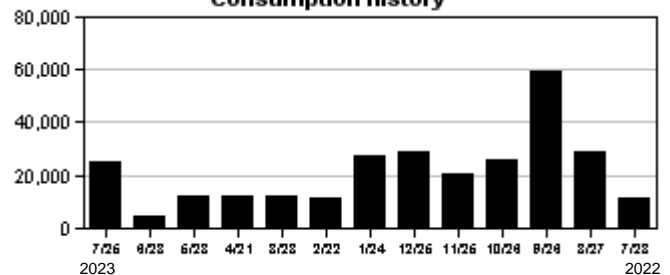
Previous Balance	\$173.83
Net Payments - Thank You	\$-173.83
Total Account Charges	<b>\$384.03</b>

<b>AMOUNT DUE</b>	<b>\$384.03</b>
-------------------	-----------------

#### Important Message

This account has ACH payment method

Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

1,724 8

<b>DUE DATE</b>	08/16/2023
<b>AMOUNT DUE</b>	\$384.03
<b>AMOUNT PAID</b>	

0061436847349 00000384032



TIMBER CREEK COMMUNITY DEVELOPMENT  
DISTRICT  
10224 OPALINE SKY PL, CLUBHSE  
RIVERVIEW, FL 335 8 7668

Statement Date: July 07, 2023

Amount Due: \$1,243.99

Due Date: July 28, 2023

Account #: 221007683099

Received

JUL 12 2023

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

## Account Summary

Previous Amount Due	\$1,118.88
Payment(s) Received Since Last Statement	-\$1,118.88

Current Month's Charges	\$1,243.99
-------------------------	------------

Amount Due by July 28, 2023	\$1,243.99
-----------------------------	------------

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 **10.04% lower** than the same period last year.



Your average daily kWh used was **19.44% higher** than it was in your previous period.



Scan here to view your account online.

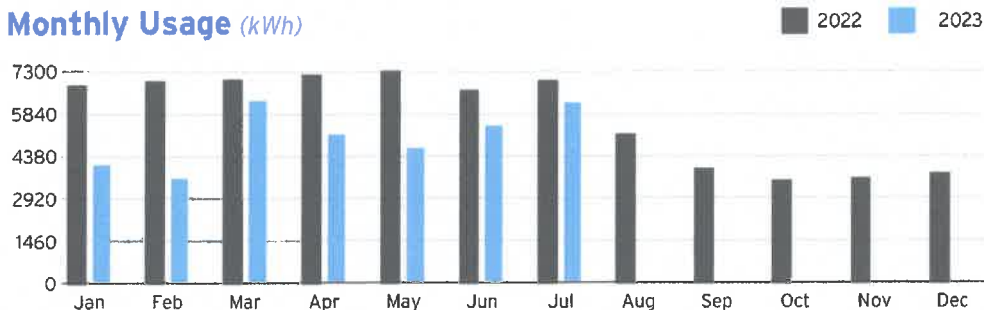


ACT NOW FOR FREE INSTALL!

Keep your business running by protecting your equipment from harmful surges.  
TampaElectric.com/SurgeProtection



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Account #: 221007683099

Due Date: July 28, 2023

Amount Due: \$1,243.99

Payment Amount: \$ \_\_\_\_\_

687186252454

Your account will be  
drafted on July 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: July 07, 2023  
Charges Due: July 28, 2023

## Meter Read

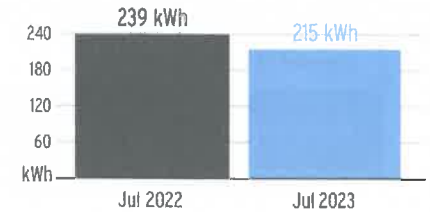
**Service Period:** Jun 02, 2023 - Jun 30, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	06/30/2023	97,601	91,380		6,221 kWh	1	29 Days

## Charge Details

### Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	6,221 kWh @ \$0.07990/kWh	\$497.06
Fuel Charge	6,221 kWh @ \$0.05239/kWh	\$325.92
Storm Protection Charge	6,221 kWh @ \$0.00400/kWh	\$24.88
Clean Energy Transition Mechanism	6,221 kWh @ \$0.00427/kWh	\$26.56
Storm Surcharge	6,221 kWh @ \$0.01061/kWh	\$66.00
Florida Gross Receipt Tax		\$24.67
<b>Electric Service Cost</b>		<b>\$986.84</b>

Billing information continues on next page →

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

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://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://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://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://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

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

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

**Service Period:** Jun 02, 2023 - Jun 30, 2023

**Rate Schedule:** Lighting Service

**Charge Details**



**Electric Charges**

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

Lighting Energy Charge	135 kWh @ \$0.03511/kWh	\$4.74
Fixture & Maintenance Charge	5 Fixtures	\$103.65
Lighting Pole / Wire	5 Poles	\$138.95
Lighting Fuel Charge	135 kWh @ \$0.05169/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
<b>Lighting Charges</b>		<b>\$257.15</b>

**Total Current Month's Charges** **\$1,243.99**

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

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

## Important Messages



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

Statement Date: July 07, 2023

Amount Due: **\$58.54**

Due Date: July 28, 2023

Account #: 221007683412

JUL 12 2023

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

## Account Summary

**Current Service Period:** June 02, 2023 - June 30, 2023

Previous Amount Due	-\$13.22
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$13.22
<b>Current Month's Charges</b>	<b>\$71.76</b>

**Amount Due by July 28, 2023**

**\$58.54**

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 **31.25% lower** than the same period last year.

Your average daily kWh used was **15.38% lower** than it was in your previous period.



Scan here to view your account online.

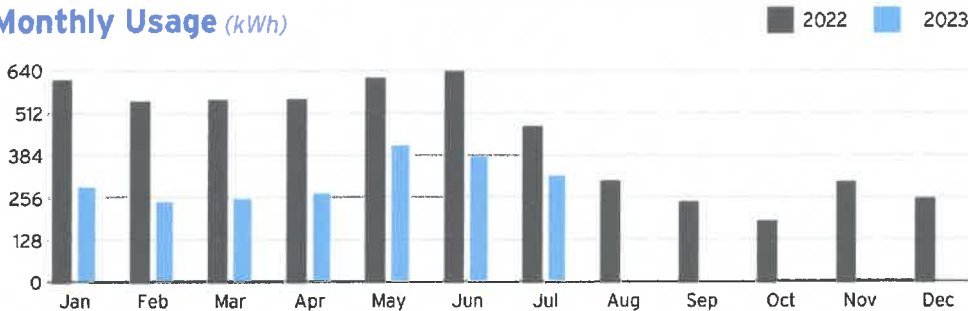


**ACT NOW FOR FREE INSTALL!**

Keep your business running by protecting your equipment from harmful surges.  
[TampaElectric.com/SurgeProtection](https://TampaElectric.com/SurgeProtection)



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221007683412

Due Date: July 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$58.54**

Payment Amount: \$ \_\_\_\_\_

687186252455

Your account will be  
drafted on July 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  
WELL, RIVERVIEW, FL 33578-7668

Account #: 221007683412  
Statement Date: July 07, 2023  
Charges Due: July 28, 2023

## Meter Read

**Service Period:** Jun 02, 2023 - Jun 30, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000500726	06/30/2023	18,205	17,886	319 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Energy Charge	319 kWh @ \$0.07990/kWh	\$25.49
	Fuel Charge	319 kWh @ \$0.05239/kWh	\$16.71
	Storm Protection Charge	319 kWh @ \$0.00400/kWh	\$1.28
	Clean Energy Transition Mechanism	319 kWh @ \$0.00427/kWh	\$1.36
	Storm Surcharge	319 kWh @ \$0.01061/kWh	\$3.38
	Florida Gross Receipt Tax		\$1.79
	<b>Electric Service Cost</b>		<b>\$71.76</b>

**Total Current Month's Charges**

**\$71.76**

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P.O. Box 31318  
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### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
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Tampa, FL 33601-0111

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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7-1-1

**Power Outage:**

877-588-1010

**Energy-Saving Programs:**

813-275-3909

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**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
10208 CLOUDBURST CT, FOUNTAIN  
RIVERVIEW, FL 33576

**Statement Date:** July 07, 2023

**Amount Due:** \$22.31

**Due Date:** July 28, 2023  
**Account #:** 221007623665

Received  
JUL 12 2023

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

## Account Summary

**Current Service Period:** June 02, 2023 - June 30, 2023

Previous Amount Due	\$23.08
Payment(s) Received Since Last Statement	-\$23.08

<b>Current Month's Charges</b>	<b>\$22.31</b>
--------------------------------	----------------

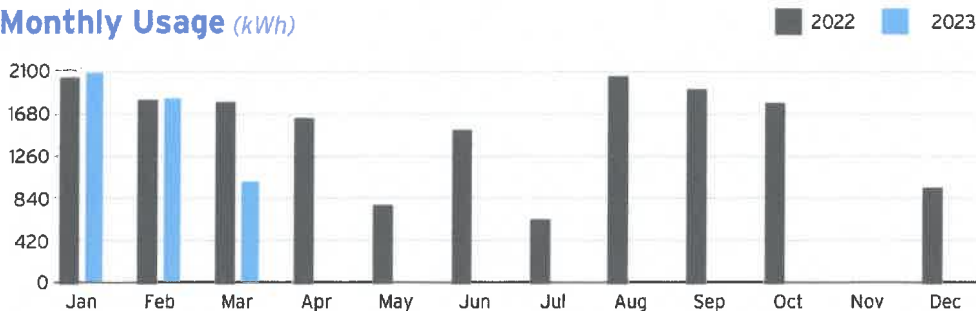
<b>Amount Due by July 28, 2023</b>	<b>\$22.31</b>
------------------------------------	----------------

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



Scan here to view  
your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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Keep your business running by protecting  
your equipment from harmful surges.  
[TampaElectric.com/SurgeProtection](https://TampaElectric.com/SurgeProtection)

**ZapCap**  
SYSTEMS



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

**Account #:** 221007623665

**Due Date:** July 28, 2023



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$22.31

**Payment Amount:** \$ \_\_\_\_\_

690889942595

Your account will be  
drafted on July 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: July 07, 2023  
Charges Due: July 28, 2023

## Meter Read

**Service Period:** Jun 02, 2023 - Jun 30, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000498720	06/30/2023	65,047	65,047	0 kWh	1	29 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	Florida Gross Receipt Tax		\$0.56
	<b>Electric Service Cost</b>		<b>\$22.31</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$22.31**

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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**  
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- In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://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://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://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

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

Statement Date: July 07, 2023

Amount Due: \$24.64

Due Date: July 28, 2023

Account #: 221007724737

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

## Account Summary

Current Service Period: June 02, 2023 - June 30, 2023

Previous Amount Due	\$25.41
Payment(s) Received Since Last Statement	-\$25.41

Current Month's Charges	\$24.64
-------------------------	---------

Amount Due by July 28, 2023	\$24.64
-----------------------------	---------

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 **28.57% lower** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.



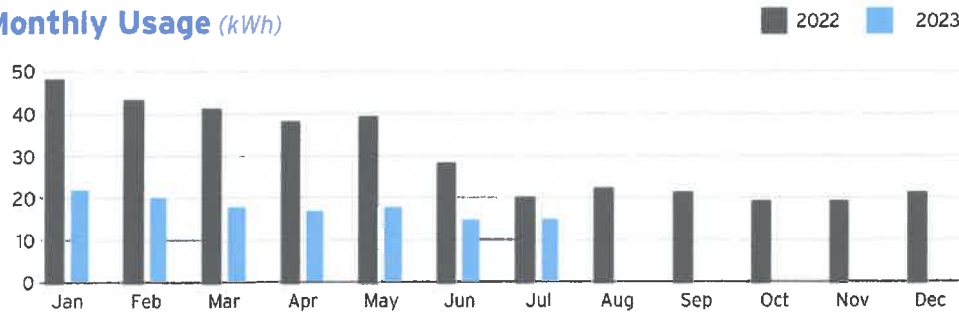
ACT NOW FOR FREE INSTALL!

Keep your business running by protecting your equipment from harmful surges.

TampaElectric.com/SurgeProtection



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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



Account #: 221007724737

Due Date: July 28, 2023



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$24.64

Payment Amount: \$ \_\_\_\_\_

687186252457

Your account will be  
drafted on July 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: July 07, 2023  
Charges Due: July 28, 2023

## Meter Read

**Service Period:** Jun 02, 2023 - Jun 30, 2023

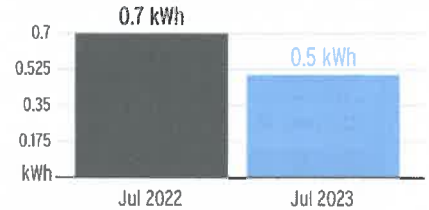
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	06/30/2023	975	960		15 kWh	1	29 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
	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		\$0.62
	<b>Electric Service Cost</b>		<b>\$24.64</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$24.64**

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

## Ways To Pay Your Bill

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- In-Person**  
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- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.
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Toll Free: **866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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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

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TIMBER CREEK COMMUNITY DEVELOPMENT  
DISTRICT  
10202 TUCKER JONES RD  
RIVERVIEW, FL 33578-7530

Statement Date: July 07, 2023

Amount Due: \$3,415.68

Due Date: July 28, 2023

Account #: 211018485063

Received

JUL 12 2023

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

## Account Summary

Previous Amount Due	\$3,415.68
Payment(s) Received Since Last Statement	-\$3,415.68
<b>Current Month's Charges</b>	<b>\$3,415.68</b>

**Amount Due by July 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 view  
your account online.



**ACT NOW FOR FREE INSTALL!**

Keep your business running by protecting  
your equipment from harmful surges.

**TampaElectric.com/SurgeProtection**



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

Account #: 211018485063

Due Date: July 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$3,415.68

Payment Amount: \$ \_\_\_\_\_

688420803594

Your account will be  
drafted on July 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: July 07, 2023  
Charges Due: July 28, 2023

**Service Period:** Jun 02, 2023 - Jun 30, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	76 kWh @ \$0.03511/kWh	\$2.67
Fixture & Maintenance Charge	4 Fixtures	\$65.28
Lighting Pole / Wire	4 Poles	\$111.16
Lighting Fuel Charge	76 kWh @ \$0.05169/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 →

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

## Ways To Pay Your Bill



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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:**  
10202 TUCKER JONES RD  
RIVERVIEW, FL 33578-7630

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

**Service Period:** Jun 02, 2023 - Jun 30, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	1330 kWh @ \$0.03511/kWh	\$46.70
Fixture & Maintenance Charge	70 Fixtures	\$1142.40
Lighting Pole / Wire	70 Poles	\$1945.30
Lighting Fuel Charge	1330 kWh @ \$0.05169/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**



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

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

## Important Messages



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

Statement Date: July 07, 2023

Amount Due: \$93.77

Due Date: July 28, 2023

Account #: 221007708326

Received  
JUL 12 2023

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

## Your Energy Insight



Your average daily kWh used was **45.45% higher** than the same period last year.



Your average daily kWh used was **14.29% higher** than it was in your previous period.



Scan here to view your account online.



**ACT NOW FOR FREE INSTALL!**

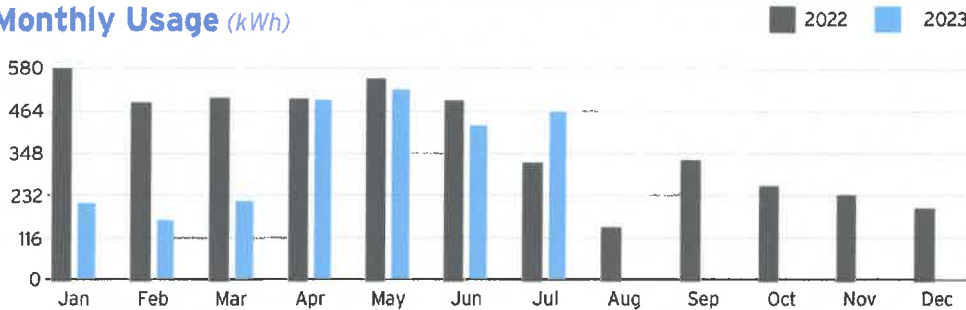
Keep your business running by protecting your equipment from harmful surges.

[TampaElectric.com/SurgeProtection](https://TampaElectric.com/SurgeProtection)

Zap Cap  
SYSTEMS™



## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221007708326

Due Date: July 28, 2023



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$93.77

Payment Amount: \$ \_\_\_\_\_

687186252456

Your account will be  
drafted on July 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: July 07, 2023  
Charges Due: July 28, 2023

## Meter Read

**Service Period:** Jun 02, 2023 - Jun 30, 2023

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000511668	06/30/2023	14,738	14,277	461 kWh	1	29 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	461 kWh @ \$0.07990/kWh	\$36.83
Fuel Charge	461 kWh @ \$0.05239/kWh	\$24.15
Storm Protection Charge	461 kWh @ \$0.00400/kWh	\$1.84
Clean Energy Transition Mechanism	461 kWh @ \$0.00427/kWh	\$1.97
Storm Surcharge	461 kWh @ \$0.01061/kWh	\$4.89
Florida Gross Receipt Tax		\$2.34
<b>Electric Service Cost</b>		<b>\$93.77</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$93.77**

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:

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### Phone:

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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 5821  
DATE 07/12/2023  
TERMS Net 15  
DUE DATE 07/27/2023

ACTIVITY	QTY	RATE	AMOUNT
Labor 6/16 to 7/16 4 weeks at 2 times per week clubhouse cleaning services including trashcans at basketball court mail pavilion and 4 dog waste cans	4	131.25	525.00
Material paper goods trash bags soap and mut mits	1	75.00	75.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

Thank You! We Appreciate Your Business.

BALANCE DUE **\$650.00**



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
07/ 5/23	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/05/2023	Deirdre Bonett	176840
Total Amount Due		Ad Number
\$412.00		0000294718

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/05/23	07/05/23	0000294718	Times	Legals CLS	Budget Hearing	1	2x49 L	\$408.00
07/05/23	07/05/23	0000294718	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	1	2x49 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
07/ 5/23	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
07/05/2023	Deirdre Bonett	176840
Total Amount Due		Ad Number
\$412.00		0000294718

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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





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

admin@flfountains.com

# Invoice

Date	Invoice #
5/17/2023	CL-470

## Florida Fountains & Equipment, LLC

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

Location
Timber Creek

Other	Warranty Expires	Technician	Customer PO	Due Date
May Cleaning 2023		EFR		6/16/2023

Serviced	Description	Qty	U/M	Rate	Amount
5/10/2023	<p>This invoice is to Timber Creek HOA for the regularly scheduled preventative maintenance as per approved proposal 2020-11294.</p> <p>Examine control panel Inspect all relays and contactors Inspect time clocks/photo cells to make sure they are functioning properly Meggar test motor and light cables (check cables for moisture)</p> <p>Clean (pressure wash) fountain, nozzle, screen and light fixtures</p> <p>Cleaning to be done: 4 times per year</p> <p>Next scheduled cleaning is August 2023</p> <p>Amp Levels: 5hp</p> <p>Red: NA Black: NA Yellow: NA</p> <p>Tech was unable to record the amps due to the low water level of the lake.</p>	1		175.00	175.00

Thank you for your business.

**Subtotal** \$175.00

**Sales Tax (0.00)** \$0.00

**Total** \$175.00

**Payments/Credits** \$0.00

**Balance Due** \$175.00

### Terms and Conditions

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

# **Timber Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2023

Prepared by:



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

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of July 31, 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	
<b>ASSETS</b>							
Cash - Operating Account	\$ 143,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 143,083
Cash in Transit	-	2,768	133	-	-	-	2,901
Due From Other Funds	-	3,951	251	-	-	-	4,202
Investments:							
Acquisition & Construction Account	-	-	-	63	-	-	63
Prepayment Account	-	103	-	-	-	-	103
Reserve Fund	-	233,001	5,000	-	-	-	238,001
Revenue Fund	-	336,040	11,965	-	-	-	348,005
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
<b>TOTAL ASSETS</b>	<b>\$ 147,903</b>	<b>\$ 575,863</b>	<b>\$ 17,349</b>	<b>\$ 63</b>	<b>\$ 6,774,838</b>	<b>\$ 7,003,532</b>	<b>\$ 14,519,548</b>
<b>LIABILITIES</b>							
Accounts Payable	\$ 14,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,883
Due To Developer	5,252	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	7,003,531	7,003,531
Due To Other Funds	4,153	-	-	49	-	-	4,202
<b>TOTAL LIABILITIES</b>	<b>24,288</b>	<b>-</b>	<b>-</b>	<b>49</b>	<b>-</b>	<b>7,003,531</b>	<b>7,027,868</b>
<b>FUND BALANCES</b>							
Restricted for:							
Debt Service	-	575,863	17,349	-	-	-	593,212
Capital Projects	-	-	-	14	-	-	14
Unassigned:	123,615	-	-	-	6,774,838	1	6,898,454
<b>TOTAL FUND BALANCES</b>	<b>123,615</b>	<b>575,863</b>	<b>17,349</b>	<b>14</b>	<b>6,774,838</b>	<b>1</b>	<b>7,491,680</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 147,903</b>	<b>\$ 575,863</b>	<b>\$ 17,349</b>	<b>\$ 63</b>	<b>\$ 6,774,838</b>	<b>\$ 7,003,532</b>	<b>\$ 14,519,548</b>

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 282,395	\$ 257,366	\$ (25,029)	91.14%
Other Miscellaneous Revenues	-	525	525	0.00%
<b>TOTAL REVENUES</b>	<b>282,395</b>	<b>257,891</b>	<b>(24,504)</b>	<b>91.32%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	8,000	6,800	1,200	85.00%
ProfServ-Trustee Fees	6,900	11,785	(4,885)	170.80%
Disclosure Report	4,200	7,000	(2,800)	166.67%
District Counsel	3,500	7,809	(4,309)	223.11%
District Engineer	4,000	219	3,781	5.48%
District Manager	27,000	22,500	4,500	83.33%
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	165	(15)	110.00%
Public Officials Insurance	3,007	2,694	313	89.59%
Legal Advertising	2,000	4,256	(2,256)	212.80%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	1,489	11	99.27%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	450	(200)	180.00%
<b>Total Administration</b>	<b>68,707</b>	<b>67,163</b>	<b>1,544</b>	<b>97.75%</b>
<b><u>Utility Services</u></b>				
Utility - Water	4,000	3,233	767	80.83%
Utility - Electric	11,000	6,539	4,461	59.45%
Utility - StreetLights	43,700	38,705	4,995	88.57%
<b>Total Utility Services</b>	<b>58,700</b>	<b>48,477</b>	<b>10,223</b>	<b>82.58%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	2,500	-	2,500	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>2,500</b>	<b>-</b>	<b>2,500</b>	<b>0.00%</b>

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	4,560	3,800	760	83.33%
ProfServ - Field Management Onsite Staff	20,000	7,000	13,000	35.00%
Field Manager	12,000	3,025	8,975	25.21%
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	6,323	4,217	59.99%
R&M-Other Landscape	8,603	3,260	5,343	37.89%
R&M-Pools	12,900	17,980	(5,080)	139.38%
Landscape Maintenance	37,800	36,035	1,765	95.33%
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%
<b>Total Other Physical Environment</b>	<b>152,488</b>	<b>105,849</b>	<b>46,639</b>	<b>69.41%</b>
<b>TOTAL EXPENDITURES</b>	<b>282,395</b>	<b>221,489</b>	<b>60,906</b>	<b>78.43%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	36,402	36,402	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>87,213</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 123,615</b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023  
Series 2018 Debt Service Fund (201)  
*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5,992	\$ 5,992	0.00%
Special Assmnts- Tax Collector	464,325	495,093	30,768	106.63%
Special Assmnts- CDD Collected	-	2,768	2,768	0.00%
<b>TOTAL REVENUES</b>	<b>464,325</b>	<b>503,853</b>	<b>39,528</b>	<b>108.51%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	135,000	135,000	-	100.00%
Interest Expense	329,325	331,391	(2,066)	100.63%
<b>Total Debt Service</b>	<b>464,325</b>	<b>466,391</b>	<b>(2,066)</b>	<b>100.44%</b>
<b>TOTAL EXPENDITURES</b>	<b>464,325</b>	<b>466,391</b>	<b>(2,066)</b>	<b>100.44%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	37,462	37,462	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>538,401</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 575,863</b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023  
Series 2020 Debt Service Fund (202)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 207	\$ 207	0.00%
Special Assmnts- Tax Collector	24,375	23,871	(504)	97.93%
Special Assmnts- CDD Collected	-	133	133	0.00%
<b>TOTAL REVENUES</b>	<b>24,375</b>	<b>24,211</b>	<b>(164)</b>	<b>99.33%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	5,000	5,000	-	100.00%
Interest Expense	19,375	18,000	1,375	92.90%
<b>Total Debt Service</b>	<b>24,375</b>	<b>23,000</b>	<b>1,375</b>	<b>94.36%</b>
<b>TOTAL EXPENDITURES</b>	<b>24,375</b>	<b>23,000</b>	<b>1,375</b>	<b>94.36%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,211	1,211	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>16,138</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 17,349</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>14</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 14</u></b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

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

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2023  
General Long-Term Debt Fund (950)  
*(In Whole Numbers)*

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

# TIMBER CREEK CDD

## Bank Reconciliation

Bank Account No. 9163 TRUIST - GF Operating  
Statement No. 07-23  
Statement Date 7/31/2023

G/L Balance (LCY)	143,082.87	Statement Balance	145,707.87
G/L Balance	143,082.87	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	145,707.87
Subtotal	143,082.87	Outstanding Checks	2,625.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	143,082.87	Ending Balance	143,082.87
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
6/15/2023	Payment	800	ACTION SECURITY, INC	125.00	125.00	0.00
6/15/2023	Payment	806	NICHOLAS J. DISTER	200.00	200.00	0.00
6/15/2023	Payment	810	ZEBRA CLEANING TEAM	3,300.00	3,300.00	0.00
6/29/2023	Payment	812	SPEAREM ENTERPRISES	650.00	650.00	0.00
7/6/2023	Payment	813	INFRAMARK LLC	4,325.50	4,325.50	0.00
7/13/2023	Payment	814	ACTION SECURITY, INC	125.00	125.00	0.00
7/13/2023	Payment	815	CORNERSTONE SOLUTIONS GROUP	3,150.00	3,150.00	0.00
7/13/2023	Payment	816	FLORIDA FOUNTAINS & EQUIPMENT LLC	175.00	175.00	0.00
7/13/2023	Payment	817	SITEX AQUATICS	380.00	380.00	0.00
7/13/2023	Payment	818	TIMES PUBLISHING COM	2,097.00	2,097.00	0.00
7/13/2023	Payment	819	ZEBRA CLEANING TEAM	1,100.00	1,100.00	0.00
7/31/2023	Payment	DD112	Payment of Invoice 000467	173.83	173.83	0.00
7/31/2023	Payment	DD113	Payment of Invoice 000489	197.96	197.96	0.00
7/31/2023	Payment	DD114	Payment of Invoice 000490	58.54	58.54	0.00
7/31/2023	Payment	DD115	Payment of Invoice 000491	93.77	93.77	0.00
7/31/2023	Payment	DD116	Payment of Invoice 000492	1,243.99	1,243.99	0.00
7/31/2023	Payment	DD117	Payment of Invoice 000493	3,415.68	3,415.68	0.00
7/31/2023	Payment	DD118	Payment of Invoice 000494	24.64	24.64	0.00
7/31/2023	Payment	DD119	Payment of Invoice 000495	22.31	22.31	0.00
Total Checks				20,858.22	20,858.22	0.00
<b>Deposits</b>						
7/24/2023		JE000209	CK#7583### - Pool Key	G/L Ac 25.00	25.00	0.00
7/24/2023		JE000210	MO##### - Pool Key	G/L Ac 25.00	25.00	0.00
7/24/2023		JE000211	MO##### - Pool Keys	G/L Ac 50.00	50.00	0.00
7/24/2023		JE000212	MO##### - Pool Key	G/L Ac 25.00	25.00	0.00
Total Deposits				125.00	125.00	0.00
<b>Outstanding Checks</b>						
11/16/2022	Payment	681	HAWKINS SERVICE COMPANY	775.00	0.00	775.00
7/27/2023	Payment	820	SPEAREM ENTERPRISES	650.00	0.00	650.00

## TIMBER CREEK CDD

### Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
7/31/2023	Payment	821	CARLOS DE LA OSSA	200.00	0.00	200.00
7/31/2023	Payment	822	CLAUDE A. NEIDLINGER	200.00	0.00	200.00
7/31/2023	Payment	823	DAVID EVAN HUTCHINSON	200.00	0.00	200.00
7/31/2023	Payment	824	JAMES M. CHIN	200.00	0.00	200.00
7/31/2023	Payment	825	NICHOLAS J. DISTER	200.00	0.00	200.00
7/31/2023	Payment	826	SHERIKA DIXON	200.00	0.00	200.00
Total Outstanding Checks.....				2,625.00		2,625.00