

**TIMBER CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOVEMBER 02, 2023**

**AGENDA PACKAGE**



2005 PAN AM CIRLE SUITE 300  
TAMPA FL, 33607

**Board of Supervisors**

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

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

## Regular Meeting Agenda

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

The Regular Meeting of the **Timber Creek Community Development District** will be held November 02, 2023, at **2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### *Join Zoom Meeting*

<https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmLGNwEvJbTHO.1>

**Meeting ID: 869 9208 4254**

**Passcode: 944104**

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

### **REGULAR MEETING OF BOARD OF SUPERVISORS**

#### **CALL TO ORDER/ROLL CALL**

- 1. PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.
- 2. BUISNESS ITEMS**
  - A. Discussion on Website Requirements.....Tab 01
  - B. General Matters of the District
- 3. CONSENT AGENDA**
  - A. Approval of Minutes of the September 07, 2023 Regular Meeting.....Tab 02
  - B. Consideration of Operation and Maintenance Expenditures August-September 2023.....Tab 03
  - C. Acceptance of the Financials and Approval of the Check Register for September 2023.....Tab 04
- 4. STAFF REPORTS**
- 5. District Counsel**
- 6. District Engineer**
- 7. District Manager**.....Tab 05
  - i. Community Inspections Report
- 8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 9. ADJOURNMENT**

***Bryan Radcliff***

District Manager

\*Next regularly scheduled meeting is December 07, 2023 at 2:00 p.m.

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

[www.spencercreekcdd.com](http://www.spencercreekcdd.com)

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**STRALEY ROBIN VERICKER**

1510 W. Cleveland Street

Tampa, FL 33606

Phone: 813-223-9400

Website: [www.srvlegal.com](http://www.srvlegal.com)

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**M E M O R A N D U M**

**To:** Angie Grunwald and Bryan Radcliff

**From:** John Vericker, Straley Robin Vericker

**Date:** October 23, 2023

**Subject:** CDD Statutory Website Content and ADA Accessibility Requirements

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A community development district (“**CDD**”), is local unit of special purpose government created under Chapter 190, Florida Statutes, and is required by law to make certain information available to the public on the CDD website in accordance with the provisions of Chapters 189 and 190, Florida Statutes. This information must be regularly updated and made available on the website in the time frame specified by law. This memo outlines the content to be placed on the CDD website.

The statutory requirements for CDD websites include the following documents:

1. The full legal name of the CDD.
2. The public purpose of the CDD.
3. The name of the entity that established the CDD.
4. The date of establishment of the CDD.
5. A description of the boundaries and the services provided by the CDD.
6. A reference to Chapter 190, Florida Statutes as the charter for the CDD.
7. Any grant of special powers under Section 190.012, Florida Statutes.
8. A link to the following websites:
  - a. <https://apps.fldfs.com/localgov/reports/AdHoc.aspx> (the Department of Financial Services’ website that publishes the CDD’s annual reports).
  - b. <http://www.ethics.state.fl.us/Research/EthicsLaws.aspx> (Code of Ethics).
  - c. [https://flauditor.gov/pages/efile\\_reports.html](https://flauditor.gov/pages/efile_reports.html) (the link to the Auditor General’s website to view the CDD’s final audit report).
9. CDD Primary Contact Information (District Manager’s office) including the mailing address, email address, and telephone number.
10. CDD Supervisor information including the name, mailing address, email address, and the term for each member of the governing body of the CDD.
11. A listing of the regularly scheduled public meetings and workshops.

12. Agendas of any meeting or workshop, excluding confidential and exempt information which must be available at least seven days in advance and must remain on the website for at least one year after the meeting or workshop.
13. The current fiscal year of the CDD (always begins on October 1 and concludes on September 30).
14. A listing of all assessments and fees imposed and collected by the CDD and the following informational statement “The CDD is authorized to levy, impose, collect, and enforce special assessments and fees pursuant to Chapters 170, 190, and 197 of the Florida Statutes.”
15. The proposed final budget which must be on the website at least two days prior to the public hearing and must remain on the website for at least forty-five days.
16. The adopted budget of the CDD which must be posted within thirty days of adoption and which must remain on the website for at least two years.
17. Any budget amendments which must be posted within five days of adoption and which must remain on the website for at least two years.
18. The final complete audit reports for the past five fiscal years.

In addition to the statutory content requirements, CDD websites must also meet the Americans with Disabilities Act (the “**ADA**”) technical standards so the website and the documents are fully accessible to all members of the public. Thus, the CDD should retain a qualified website provider that can make the website and the documents properly comply with the ADA accessibility standards.



**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, September 7, 2023, and called to order at 2:52 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	Chairperson
James Chin	Vice Chairperson
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
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 Comments on Agenda Items**

There being no members of the public present, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2023-13, Redesignating Officers**

On MOTION by Mr. de la Ossa seconded by Mr. Hutchinson with all in favor, Resolution 2023-13, Redesignating Officers was adopted with Mr. Chin as Chairperson and Ms. Dixon as Vice Chairperson. 5-0

**B. Consideration of Resolution 2023- 14, Standard Encroachment Easement Policy Agreement**

On MOTION by Mr. Chin seconded by Ms. Dixon with all in favor, Resolution 2023-14, Standard Encroachment Easement Policy Agreement, was adopted. 5-0

**C. General Matters of the District**

There being none, the next order of business followed.

September 7, 2023

TIMBER CREEK CDD

**FOURTH ORDER OF BUSINESS****Consent Agenda Items**

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

On MOTION by Ms. Dixon seconded by Mr. Hutchinson with all in favor, Consent Agenda was approved. 5-0

**FIFTH ORDER OF BUSINESS****Staff Reports**

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

There being no reports, the next order of business followed.

**SIXTH ORDER OF BUSINESS****Board of Supervisors' Requests and Comments**

- Mr. Chin requested follow-up on some exposed electrical outlets.
- Mr. Hutchinson requested follow-up on lights at the mailboxes on the *Lennar* side.

**SEVENTH ORDER OF BUSINESS****Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Hutchinson with all in favor the meeting was adjourned at 3:03 p.m. 5-0

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Bryan Radcliff  
District Manager

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Chairperson/Vice Chairperson

## August 2023 Meeting

**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	\$197.96		INTERNET SERVICES - 08/06/23-09/05/23
CORNERSTONE SOLUTIONS GROUP	10-154195	\$3,150.00		LANDSCAPE MAINTENANCE - AUGUST 2023
INFRAMARK LLC	100134	\$5,295.35		DISTRICT INVOICE AUGUST 2023
SITEX AQUATICS	7758B	\$380.00		LAKE MAINTENANCE - AUGUST 2023
ZEBRA CLEANING TEAM	6400	\$1,100.00		POOL SERVICE - AUGUST 2023
<b>Monthly Contract Subtotal</b>		<b>\$10,123.31</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 080323	\$200.00		SUPERVISOR MEETING 08/03/2023
CLAUDE A. NEIDLINGER	CN 080323	\$200.00		SUPERVISOR MEETING 08/03/2023
DAVID EVAN HUTCHINSON	DH 080323	\$200.00		SUPERVISOR MEETING 08/03/2023
JAMES M. CHIN	JC 080323	\$200.00		SUPERVISOR MEETING 08/03/2023
SHERIKA DIXON	SD 080323	\$200.00		SUPERVISOR MEETING 08/03/2023
STRALEY ROBIN VERICKER	23466	\$1,457.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 08/15/23
US BANK	6998392	\$4,040.63		SERIES 2018 ADMIN FEES 07/01/23 - 06/30/24
<b>Variable Contract Subtotal</b>		<b>\$6,498.13</b>		
<b>Utilities</b>				
BOCC	4734 082423 ACH	\$327.88		WATER SERVICE 07/25/23-08/23/23
TAMPA ELECTRIC	3099 080723 ACH	\$991.25		ELECTRICITY SERVICES 07/01/23-08/01/23
TAMPA ELECTRIC	3412 080723 ACH	\$82.91		ELECTRICITY SERVICES 07/01/23-08/01/23
TAMPA ELECTRIC	3665 080723 ACH	\$24.62		ELECTRICITY SERVICES 07/01/23-08/01/23
TAMPA ELECTRIC	4737 080723 ACH	\$27.25		ELECTRICITY SERVICES 07/01/23-08/01/23
TAMPA ELECTRIC	5063 080723 ACH	\$3,415.68		ELECTRICITY SERVICES 07/01/23-08/01/23
TAMPA ELECTRIC	8326 080723 ACH	\$103.07	\$4,644.78	ELECTRICITY SERVICES 07/01/23-08/01/23
<b>Utilities Subtotal</b>		<b>\$4,972.66</b>		
<b>Regular Services</b>				
SPEAREM ENTERPRISES	5840	\$650.00		LABOR - 07/16/23-08/16/23 MATERIALS
<b>Regular Services Subtotal</b>		<b>\$650.00</b>		
<b>Additional Services</b>				
FLA POOLS INC	01193878	\$2,400.00		FIBERGLASS REPAIRED IN TANK
MHD COMMUNICATIONS	31339	\$575.14		FIREWALL UTM RENEWAL
ZEBRA CLEANING TEAM	5316	\$450.00		CHEMICAL MOTOR PUMP REPLACEMENT AND REPLACE ELECTRICAL OUTLET
<b>Additional Services Subtotal</b>		<b>\$3,425.14</b>		

<p align="center"><b>TIMBER CREEK CDD</b></p> <p align="center"><b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL		\$25,669.24		

Approved (with any necessary revisions noted):

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

Title (Check one):

[ ] Chariman    [ ] Vice Chariman    [ ] Assistant Secretary

August 6, 2023  
 Invoice Number: 2455305080623  
 Account Number: 8337 12 028 2455305  
 Security Code: 2302  
 Service At: 10224 OPALINE SKY PL  
 RIVERVIEW FL 33578-7668

**Received** Auto Pay Notice  
 AUG 10 2023

**NEWS AND INFORMATION**

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 855-252-0675

**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.

**Summary** Service from 08/06/23 through 09/05/23  
 details on following pages

Previous Balance	197.96
Payments Received -Thank You!	-197.96
<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 08/23/23	
<b>Total Due by Auto Pay</b>	<b>\$197.96</b>



**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.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8337 1200 NO RP 06 08072023 NNNNNNNN 01 003242 0016

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

August 6, 2023  
**TIMBER CREEK CDD**  
 Invoice Number: 2455305080623  
 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

833712028245530500197962

Invoice Number: 2455305080623  
 Account Number: 8337 12 028 2455305  
 Security Code: 2302

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at 855-252-0675

8337 1200 NO RP 06 08072023 NNNNNNNN 01 003242 0016

**Charge Details**

Previous Balance		197.96
EFT Payment	07/23	-197.96
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 08/06/23 will appear on your next bill.

Service from 08/06/23 through 09/05/23

**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**

<b>Phone number (813) 609-4080</b>	
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**

<b>Current Charges</b>	<b>\$197.96</b>
<b>Total Due by Auto Pay</b>	<b>\$197.96</b>

**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





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	Page 11 Invoice #
8/1/2023	10-154195

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	8/1/2023	3,150.00



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

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#100134

**DATE**

8/28/2023

**CUSTOMER ID**

C2316

**NET TERMS**

Net 30

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

9/27/2023

**BILL TO**

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

Services provided for the Month of: August 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	5	Ea	0.15		0.75
Postage	327	Ea	0.80		261.60
Work Order # WOTC062220230- Pressure wash the community center/mailbox	1	Ea	958.00		958.00
Dissemination Services	1	Ea	700.00		700.00
<b>Subtotal</b>					<b>5,295.35</b>

**Subtotal** \$5,295.35

**Tax** \$0.00

**Total Due** \$5,295.35

**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.



Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

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



Timber Creek CDD

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

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

**Invoice details**  
Invoice no.: 7758B  
Invoice date: 08/01/2023  
Due date: 08/31/2023

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

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Date	Invoice #
7/31/2023	6400

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		7/31/2023			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service August			1,100.00	1,100.00
We appreciate your prompt payment.					<b>Total</b>	\$1,100.00

**TIMBER CREEK CDD**MEETING DATE: August 3, 2023

DMS:

Angie Conrad

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

Claud Neidinger ✓

Cd10 080323

**TIMBER CREEK CDD**MEETING DATE: August 3, 2023DMS: Angie Conrad

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

Claud Neidinger ✓

CN 080323

**TIMBER CREEK CDD**MEETING DATE: August 3, 2023DMS: Angie Crowl

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

Claud Neidinger ✓

DH 080323

**TIMBER CREEK CDD**MEETING DATE: August 3, 2023

DMS:

Angie Council

SUPERVISORS	CHECK IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓	Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
David Hutchinson	✓	Salary Accepted	\$200.00
<del>Sherika Dixon</del>		Salary Accepted	\$200.00

Claud Neidinger ✓

JC080323

**TIMBER CREEK CDD**MEETING DATE: August 3, 2023DMS: Angie Cruik

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

Claud Neidinger ✓

SD 080323

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 28, 2023

Client: 001498

Matter: 000001

Invoice #: 23466

Page: 1

RE: General

For Professional Services Rendered Through August 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/13/2023	LB	RESEARCH RE PROPERTY OWNED BY THE DEVELOPER AND/OR BUILDER LOTS OWNED IN THE DISTRICT FOR PURPOSES OF LANGUAGE TO USE IN RESOLUTION IMPOSING AND LEVYING O&M ASSESSMENTS ON BUDGET.	0.3	\$52.50
7/20/2023	MB	REVIEW CORRESPONDENCE REGARDING FINAL BUDGET MEETING; ANALYZE DISTRICT WEBSITE; ANALYZE DISTRICT PROPERTY RECORDS; PREPARE RESOLUTION ADOPTING FINAL BUDGET FOR FISCAL YEAR 2023-2024; PREPARE RESOLUTION LEVYING O&M ASSESSMENT FOR FISCAL YEAR 2023-2024.	0.8	\$260.00
7/24/2023	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT RE BONDS.	0.3	\$52.50
8/1/2023	MB	REVIEW SERIES 2018 BONDS; ANALYZE SERIES 2019 BONDS; ANALYZE DISTRICT CONTINUING DISCLOSURE AGREEMENT; ANALYZE ELECTRONIC MUNICIPAL MARKET ACCESS; EVALUATE DISTRICT SERIES 2018 AND 2019 BONDS QUARTERLY REPORT.	0.9	\$292.50
8/2/2023	MB	REVIEW DISTRICT BOARD MEETING AGENDA; ANALYZE RESOLUTION 2023-10; ANALYZE RESOLUTION 2022-11; ANALYZE RESOLUTION 2022-12; ANALYZE FISCAL YEAR 2023/2024 BUDGET.	0.8	\$260.00
8/3/2023	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED JUNE 30, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
8/3/2023	KCH	REVIEW AGENDA, PREPARE FOR AND ATTEND BOS MEETING.	0.7	\$227.50



August 28, 2023  
Client: 001498  
Matter: 000001  
Invoice #: 23466

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
8/3/2023	MB	PREPARE FOR AND ATTEND DISTRICT BOARD MEETING.	0.8	\$260.00
Total Professional Services			4.9	\$1,457.50
Total Services			\$1,457.50	
Total Disbursements			\$0.00	
Total Current Charges				\$1,457.50
Previous Balance				\$2,249.57
Less Payments				(\$2,249.57)
<b>PAY THIS AMOUNT</b>				<b>\$1,457.50</b>

*Please Include Invoice Number on all Correspondence*



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

6998392



000001180 02 SP 106481799009856 P

MERITUS  
ATTN: BRIAN LAMB  
2005 PAN AM CIRCLE STE 300  
TAMPA, FL 33607





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

Invoice Number: 6998392  
Account Number: 216018000  
Invoice Date: 07/25/2023  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

MERITUS  
ATTN: BRIAN LAMB  
2005 PAN AM CIRCLE STE 300  
TAMPA, FL 33607

TIMBER CREEK CDD SERIES 2018

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

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

TIMBER CREEK CDD SERIES 2018

Invoice Number: 6998392  
Account Number: 216018000  
Current Due: \$4,040.63  
  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 216018000  
Invoice # 6998392  
Attn: Fee Dept St. Paul

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





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

Invoice Number: 6998392  
Invoice Date: 07/25/2023  
Account Number: 216018000  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

Page 24

TIMBER CREEK CDD SERIES 2018

Accounts Included 216018000 216018001 216018002 216018003 216018004  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 07/01/2023 - 06/30/2024</b>				<b>\$3,750.00</b>
Incidental Expenses 07/01/2023 to 06/30/2024	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	08/24/2023	09/14/2023

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	07/25/2023	9031	08/23/2023	9233	20200 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$61.00
Water Base Charge	\$35.14
Water Usage Charge	\$24.90
Sewer Base Charge	\$86.22
Sewer Usage Charge	\$115.34

#### Summary of Account Charges

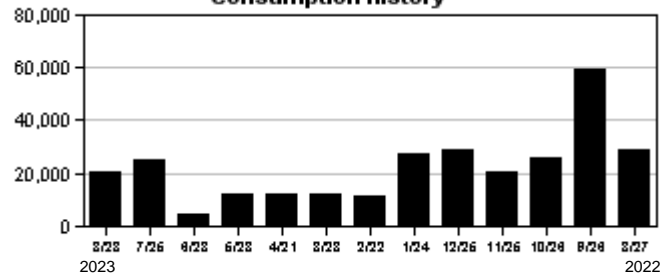
Previous Balance	\$384.03
Net Payments - Thank You	\$-384.03
Total Account Charges	<b>\$327.88</b>

<b>AMOUNT DUE</b>	<b>\$327.88</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

1,702 8

DUE DATE	09/14/2023
AMOUNT DUE	\$327.88
AMOUNT PAID	

0061436847349 00000327882

**Amount Due:** \$991.25

**Due Date:** August 28, 2023

**Account #:** 221007683099

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

## Account Summary

Previous Amount Due	\$1,243.99
Payment(s) Received Since Last Statement	-\$1,243.99
<b>Current Month's Charges</b>	<b>\$991.25</b>

**Amount Due by August 28, 2023 \$991.25**

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 **10.63% lower** than the same period last year.

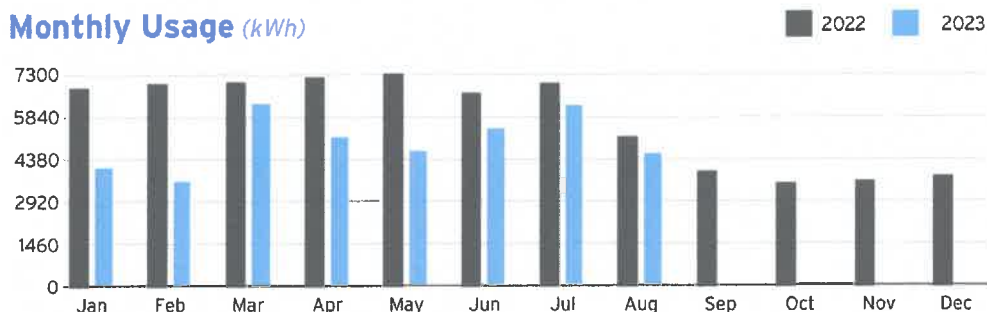


Your average daily kWh used was **33.49% lower** than it was in your previous period.



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)

# One Less Worry :)

Go paperless and get payment reminders so you never lose track of your bill.



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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.

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

**Account #:** 221007683099

**Due Date:** August 28, 2023

**Amount Due:** \$991.25

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

655087650266

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

## Meter Read

**Service Period:** Jul 01, 2023 - Aug 01, 2023

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	08/01/2023	2,177	97,601		4,576 kWh	1	32 Days

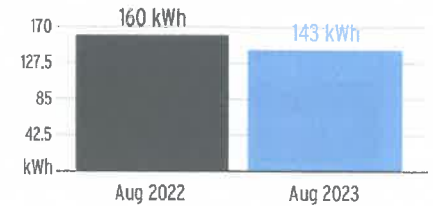
## Charge Details



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	4,576 kWh @ \$0.07990/kWh	\$365.62
Fuel Charge	4,576 kWh @ \$0.05239/kWh	\$239.74
Storm Protection Charge	4,576 kWh @ \$0.00400/kWh	\$18.30
Clean Energy Transition Mechanism	4,576 kWh @ \$0.00427/kWh	\$19.54
Storm Surcharge	4,576 kWh @ \$0.01061/kWh	\$48.55
Florida Gross Receipt Tax		\$18.35
<b>Electric Service Cost</b>		<b>\$734.10</b>

## Avg kWh Used Per Day



Billing information continues on next page →

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

## Contact Us

### Online:

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

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



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

Page 28

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

**Service Period:** Jul 01, 2023 - Aug 01, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	135 kWh @ \$0.03511/kWh	\$4.74
Fixture & Maintenance Charge	5 Fixtures	\$103.65
Lighting Pole / Wire	5 Poles	\$138.95
Lighting Fuel Charge	135 kWh @ \$0.05169/kWh	\$6.98
Storm Protection Charge	135 kWh @ \$0.01466/kWh	\$1.98
Clean Energy Transition Mechanism	135 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	135 kWh @ \$0.00326/kWh	\$0.44
Florida Gross Receipt Tax		\$0.36

**Lighting Charges** **\$257.15**

**Total Current Month's Charges**

**\$991.25**





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

Page 29

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

## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

**Amount Due:** \$82.91

**Due Date:** August 28, 2023

**Account #:** 221007683412

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

## Account Summary

**Current Service Period:** July 01, 2023 - August 01, 2023

Previous Amount Due	\$58.54
Payment(s) Received Since Last Statement	-\$58.54

<b>Current Month's Charges</b>	<b>\$82.91</b>
--------------------------------	----------------

<b>Amount Due by August 28, 2023</b>	<b>\$82.91</b>
--------------------------------------	----------------

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 **33.33% higher** than the same period last year.

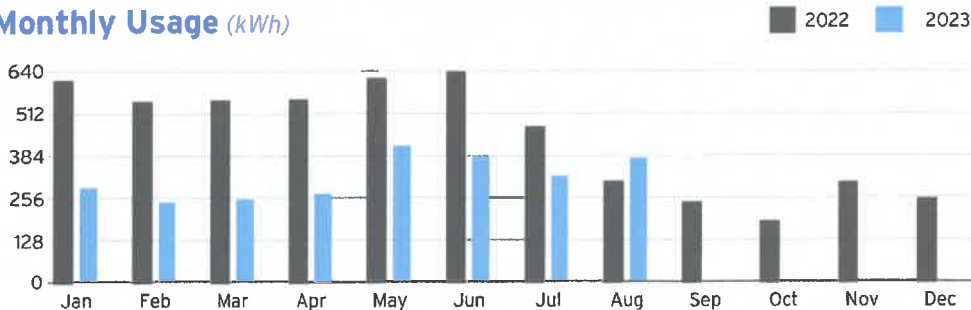


Your average daily kWh used was **9.09% higher** than it was in your previous period.



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)



**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.

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

**Account #:** 221007683412

**Due Date:** August 28, 2023

**Amount Due:** \$82.91

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

655087650267

Your account will be  
drafted on August 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

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

## Meter Read

Service Period: Jul 01, 2023 - Aug 01, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	08/01/2023	18,581		18,205		376 kWh	1	32 Days

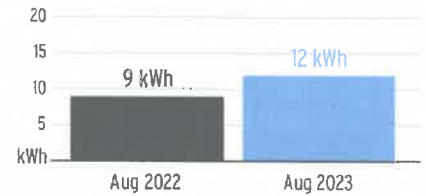
## Charge Details



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	376 kWh @ \$0.07990/kWh	\$30.04
Fuel Charge	376 kWh @ \$0.05239/kWh	\$19.70
Storm Protection Charge	376 kWh @ \$0.00400/kWh	\$1.50
Clean Energy Transition Mechanism	376 kWh @ \$0.00427/kWh	\$1.61
Storm Surcharge	376 kWh @ \$0.01061/kWh	\$3.99
Florida Gross Receipt Tax		\$2.07
<b>Electric Service Cost</b>		<b>\$82.91</b>

## Avg kWh Used Per Day



## Important Messages

### More clean energy to you

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**Total Current Month's Charges**
**\$82.91**

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

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### 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**  
10208 CLOUDBURST CT, FOUNTAIN  
RIVERVIEW, FL 33578

**Statement Date:** August 07, 2023  
Page 32

**Amount Due:** \$24.62

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

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

## Account Summary

**Current Service Period:** July 01, 2023 - August 01, 2023

Previous Amount Due	\$22.31
Payment(s) Received Since Last Statement	-\$22.31

**Current Month's Charges** **\$24.62**

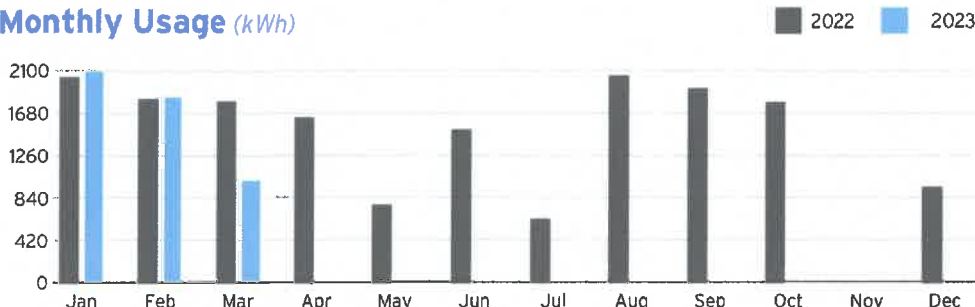
**Amount Due by August 28, 2023** **\$24.62**

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)

# One Less Worry :)

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



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



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

**Account #:** 221007623665

**Due Date:** August 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:** \$24.62

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

655087650265

Your account will be  
drafted on August 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

Page 33

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

## Meter Read

**Service Period:** Jul 01, 2023 - Aug 01, 2023

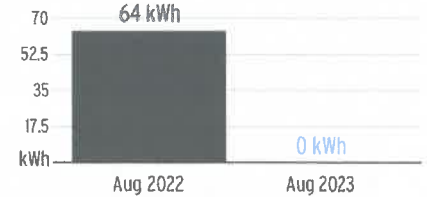
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000498720	08/01/2023	65,047	65,047	0 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Florida Gross Receipt Tax		\$0.62
	<b>Electric Service Cost</b>		<b>\$24.62</b>

## Avg kWh Used Per Day



**Total Current Month's Charges**

**\$24.62**

## Important Messages

### More clean energy to you

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	<b>Credit or Debit Card</b> Pay by credit Card using KUBRA EZ-Pay at <a href="https://TECOaccount.com">TECOaccount.com</a> . Convenience fee will be charged.		<b>Phone</b> Toll Free: <b>866-689-6469</b>		

## Contact Us

<b>Online:</b> <a href="https://TampaElectric.com">TampaElectric.com</a>	<b>Hearing Impaired/TTY:</b> 7-1-1
<b>Phone:</b> <b>Commercial Customer Care:</b> 866-832-6249 <b>Residential Customer Care:</b> 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	<b>Power Outage:</b> 877-588-1010 <b>Energy-Saving Programs:</b> 813-275-3909

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

Statement Date: August 07, 2023  
Page 34

Amount Due: \$27.25

Due Date: August 28, 2023

Account #: 221007724737

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

## Account Summary

Current Service Period: July 01, 2023 - August 01, 2023

Previous Amount Due	\$24.64
Payment(s) Received Since Last Statement	-\$24.64

Current Month's Charges	\$27.25
-------------------------	---------

Amount Due by August 28, 2023	\$27.25
-------------------------------	---------

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.

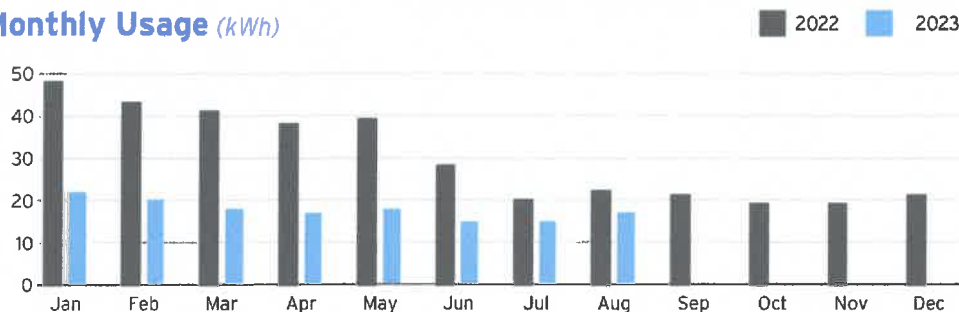


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## 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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[TampaElectric.com/Paperless](https://TampaElectric.com/Paperless)



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

Account #: 221007724737

Due Date: August 28, 2023



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

Amount Due: \$27.25

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

655087650269

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

## Meter Read

**Service Period:** Jul 01, 2023 - Aug 01, 2023

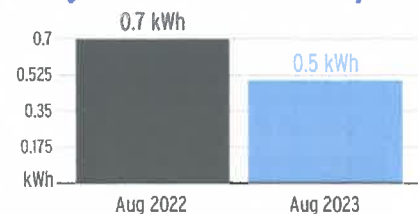
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	08/01/2023	992		975		17 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	17 kWh @ \$0.07990/kWh	\$1.36
	Fuel Charge	17 kWh @ \$0.05239/kWh	\$0.89
	Storm Protection Charge	17 kWh @ \$0.00400/kWh	\$0.07
	Clean Energy Transition Mechanism	17 kWh @ \$0.00427/kWh	\$0.07
	Storm Surcharge	17 kWh @ \$0.01061/kWh	\$0.18
	Florida Gross Receipt Tax		\$0.68
	<b>Electric Service Cost</b>		<b>\$27.25</b>

## Avg kWh Used Per Day



## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

**Total Current Month's Charges**

**\$27.25**

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://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

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



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

**Statement Date:** August 07, 2023  
Page 36

**Amount Due:** \$3,415.68

**Due Date:** August 28, 2023

**Account #:** 211018485063

**DO NOT PAY.** Your account will be drafted on August 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 August 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.

# One Less Worry :)

Go paperless and get  
payment reminders  
so you never lose  
track of your bill.



[TampaElectric.com/Paperless](http://TampaElectric.com/Paperless)

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



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

**Account #:** 211018485063

**Due Date:** August 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](http://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$3,415.68

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

679778904949

Your account will be  
drafted on August 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.

00000039-0001016-Page 25 of 30





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

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

**Service Period:** Jul 01, 2023 - Aug 01, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

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

#### Lighting Charges

**\$184.63**

Billing information continues on next page →

00000039-0001016-Page 26 of 30

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://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  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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

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

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

**Service Period:** Jul 01, 2023 - Aug 01, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

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

**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: August 07, 2023  
Charges Due: August 28, 2023

## Important Messages

### More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$80 million in fuel costs. Our diverse fuel mix for the 12-month period ending June 2023 includes Natural Gas 79%, Purchased Power 10%, Solar 7% and Coal 4%.

**Amount Due:** \$103.07

**Due Date:** August 28, 2023

**Account #:** 221007708326

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

## Account Summary

**Current Service Period:** July 01, 2023 - August 01, 2023

Previous Amount Due	\$93.77
Payment(s) Received Since Last Statement	-\$93.77

<b>Current Month's Charges</b>	<b>\$103.07</b>
--------------------------------	-----------------

<b>Amount Due by August 28, 2023</b>	<b>\$103.07</b>
--------------------------------------	-----------------

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 **300% higher** than the same period last year.

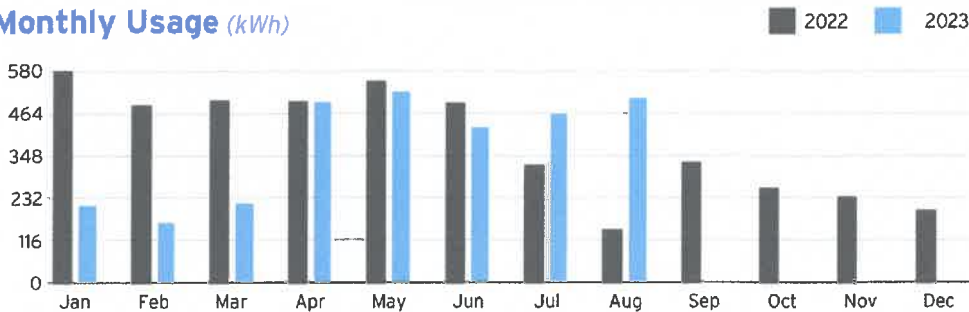


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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



**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.

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

**Account #:** 221007708326

**Due Date:** August 28, 2023

**Amount Due:** \$103.07

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

655087650268

Your account will be  
drafted on August 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

Page 41

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

## Meter Read

**Service Period:** Jul 01, 2023 - Aug 01, 2023

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000511668	08/01/2023	15,244	14,738	506 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
	Energy Charge	506 kWh @ \$0.07990/kWh	\$40.43
	Fuel Charge	506 kWh @ \$0.05239/kWh	\$26.51
	Storm Protection Charge	506 kWh @ \$0.00400/kWh	\$2.02
	Clean Energy Transition Mechanism	506 kWh @ \$0.00427/kWh	\$2.16
	Storm Surcharge	506 kWh @ \$0.01061/kWh	\$5.37
	Florida Gross Receipt Tax		\$2.58
	<b>Electric Service Cost</b>		<b>\$103.07</b>

## Avg kWh Used Per Day



## Important Messages

### More clean energy to you

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**Total Current Month's Charges**

**\$103.07**

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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### Phone

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**866-689-6469**

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

## Contact Us

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### Phone:

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813-223-0800 (Hillsborough)

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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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**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****5840****DATE****08/15/2023****TERMS****Net 15****DUE DATE****08/30/2023**

ACTIVITY	QTY	RATE	AMOUNT
Labor 7/16 to 8/16 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**

**FLA POOLS**

1212 N Parsons Avenue  
Brandon, FL 33510 US  
813-839-7665  
info@flapools.com  
www.flapools.com



# INVOICE

**BILL TO**

Timber Creek CDD  
10224 Opaline Sky Court  
Riverview FL 33569

**INVOICE #** 01193878**DATE** 07/05/2023**DUE DATE** 07/05/2023

---

ACTIVITY	DESCRIPTION	AMOUNT
Pool Repair	Fiber glass repaired in tank.	2,400.00
BALANCE DUE		<b>\$2,400.00</b>



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

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

Date	Invoice
08/25/2023	31339
Account	
Timber Creek CDD	

Terms	Due Date	PO Number	Reference	
NET15	09/09/2023	bryan.radcliff@inframark.		

Service Request Number	389650
Summary	Firewall UTM Renewal
Billing Method	Fixed Fee
Company Name	Timber Creek CDD
Contact Name	Bryan Radcliffe

		<b>Total Other Charges:</b>	<b>\$575.14</b>
Make checks payable to MHD Communications.  Or pay your invoice online through the payment link in the email of which this invoice was attached.  For ACH, please email finance@mhdit.com for the payment information.	<b>Invoice Subtotal:</b>	\$575.14	
	<b>Sales Tax:</b>	\$0.00	
	<b>Invoice Total:</b>	<b>\$575.14</b>	
	<b>Payments:</b>	\$0.00	
	<b>Credits:</b>	\$0.00	
	<b>Balance Due:</b>	<b>\$575.14</b>	





*Thanks For Your Business!*

# INVOICE

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

DATE: JULY 31, 2023  
INVOICE #5316

EXPIRATION DATE

TO Timber Creek CDD  
10224 opaline sky court  
Riverview FL, 33569

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				
QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Chemical motor pump replacement		\$275.00
		Replace electrical outlet		\$175.00
			SUBTOTAL	
			SALES TAX	
			TOTAL	\$450.00

**Comments:**

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
ACTION SECURITY, INC	21003a	\$125.00		SERVICE BILLING - SEPT. 2023
CHARTER COMMUNICATIONS	0623 090623 ACH	\$197.96		INTERNET SERVICE - 09/06/23-10/05/23
CORNERSTONE SOLUTIONS GROUP	10-155496	\$3,150.00		LAWN MAINT. SEPT. 2023
INFRAMARK LLC	101123	\$4,075.00		DISTRICT INVOICE SEPTEMBER 2023
INFRAMARK LLC	101673	\$147.12	\$4,222.12	DISRICT SERVICES SEPTEMBER 2023
SITEX AQUATICS	7660B-22	\$380.00		LAKE MAINT. - SEPT 2023
ZEBRA CLEANING TEAM	6495	\$1,100.00		COMMERCIAL POOL - SEPT. 2023
<b>Monthly Contract Subtotal</b>		<b>\$9,175.08</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 090723	\$200.00		SUPERVISOR FEE 09/07/23
CLAUDE A. NEIDLINGER	CN 090723	\$200.00		SUPERVISOR FEE 09/07/23
DAVID EVAN HUTCHINSON	DH 090723	\$200.00		SUPERVISOR FEE 09/07/23
GRAU AND ASSOCIATES	24700	\$5,600.00		AUDIT FYE 09/30/2022
JAMES M. CHIN	JC 090723	\$200.00		SUPERVISOR FEE 09/07/23
SHERIKA DIXON	SK 090723	\$200.00		SUPERVISOR FEE 09/07/23
<b>Variable Contract Subtotal</b>		<b>\$6,600.00</b>		
<b>Utilities</b>				
BOCC	4734 092623 ACH	\$311.04		WATER SERVICE - 08/23/23-09/22/23
TAMPA ELECTRIC	3099 090723 ACH	\$1,321.67		ELECTRICITY SERVICES 08/02/23-08/31/23
TAMPA ELECTRIC	3412 090723 ACH	\$143.69		ELECTRICITY SERVICES 08/02/23-08/31/23
TAMPA ELECTRIC	3665 090723 ACH	\$23.08		ELECTRICITY SERVICES 08/02/23-08/31/23
TAMPA ELECTRIC	4737 090723 ACH	\$25.56		ELECTRICITY SERVICES 08/02/23-08/31/23
TAMPA ELECTRIC	8063 082823 ACH	\$3,415.68		ELECTRICITY SERVICES 08/02/23-08/31/23
TAMPA ELECTRIC	8326 090723 ACH	\$93.77	\$5,023.45	ELECTRICITY SERVICES 08/02/23-08/31/23
<b>Utilities Subtotal</b>		<b>\$5,334.49</b>		
<b>Regular Services</b>				
ACTION SECURITY, INC	24052	\$1,140.00		ACCESS CARDS (200)

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
SPEAREM ENTERPRISES	5860	\$675.00		LABOR - 08/16/23-09/16/23 - MATERIALS
STANTEC CONSULTING SERVICES	2128493	\$514.00		GENERAL CONSULTING - PROFESSIONAL SERVICES
<b>Regular Services Subtotal</b>		<b>\$2,329.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$23,438.57</b>		

Approved (with any necessary revisions noted):

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

Title (Check one):

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary

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

# Invoice


**BILL TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21003a	09/01/2023	\$125.00	09/01/2023	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Service</b> Monthly billing for Service Agreement at Timber Creek Amenity Center as approved by customer. Includes database management.	1	125.00	125.00

Contact ACTION SECURITY, INC. to pay this invoice.  
 FL Contractor ES12001404

**BALANCE DUE**

**\$125.00**

Thank you, we appreciate your business!

September 6, 2023  
Invoice Number: 2455305090623  
Account Number: 8337 12 028 2455305  
Security Code: 2302  
Service At: 10224 OPALINE SKY PL  
RIVERVIEW FL 33578-7668

Auto Pay Notice

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 855-252-0675

**Summary**

Service from 09/06/23 through 10/05/23  
details on following pages

Previous Balance	197.96
Payments Received -Thank You!	-197.96
<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 09/23/23	
<b>Total Due by Auto Pay</b>	<b>\$197.96</b>

**NEWS AND INFORMATION**

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



**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.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8337 1200 NO RP 06 09072023 NNNNNNNN 01 003040 0014

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

September 6, 2023

TIMBER CREEK CDD

Invoice Number: 2455305090623  
Account Number: 8337 12 028 2455305  
Service At: 10224 OPALINE SKY PL  
RIVERVIEW FL 33578-7668

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

**Received**

**SEP 11 2023**

CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712028245530500197962

Invoice Number: 2455305090623  
 Account Number: 8337 12 028 2455305  
 Security Code: 2302

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8337 1200 NO RP 06 09072023 NNNNNNNN 01 003040 0014

**Charge Details**

Previous Balance		197.96
EFT Payment	08/23	-197.96
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 09/06/23 will appear on your next bill.

Service from 09/06/23 through 10/05/23

**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**

<b>Phone number (813) 609-4080</b>	
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





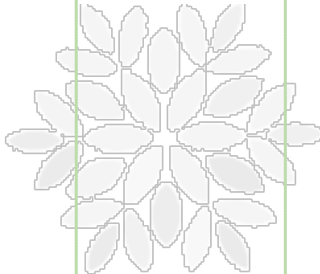
Tree Farm 2, Inc.  
DBA Cornerstone Solutions Group  
14620 Bellamy Brothers Blvd Dade City, FL 33525  
Phone 866-617-2235 Fax 866-929-6998  
AR@CornerstoneSolutionsGroup.com  
Tax ID: 61-1632592  
www.CornerstoneSolutionsGroup.com

Invoice	
Page 51	Invoice #
Date	9/1/2023
	10-155496

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	9/1/2023	3,150.00
<div> Cornerstone</div>							

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

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#101123

**DATE**

9/5/2023

**CUSTOMER ID**

C2316

**NET TERMS**

Net 30

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

10/5/2023

**BILL TO**

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

Services provided for the Month of: September 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
Dissemination Services	1	Ea	700.00		700.00
<b>Subtotal</b>					<b>4,075.00</b>

**Subtotal**

\$4,075.00

**Tax**

\$0.00

**Total Due**

\$4,075.00

**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.*





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#101673

**DATE**

9/21/2023

**CUSTOMER ID**

C2316

**NET TERMS**

Net 30

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

10/21/2023

**BILL TO**

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

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	2	Ea	0.15		0.30
Postage	14	Ea	0.63		8.82
Work Order # WOTC07272023	1	Ea	138.00		138.00
<b>Subtotal</b>					<b>147.12</b>

**Subtotal** \$147.12

**Tax** \$0.00

**Total Due** \$147.12

**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.

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

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



Timber Creek CDD

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

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

**Invoice details**  
Invoice no.: 7660B-22  
Invoice date: 09/01/2023  
Due date: 09/01/2023

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

Zebra Pool Cleaning Team INC.

Page 55

# Invoice

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

Date	Invoice #
9/1/2023	6495

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

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

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

TIMBER CREEK CDD

MEETING DATE: September 07, 2023

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

*Bryan Raxlitz*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓	Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
David Hutchinson	✓	Salary Accepted	\$200.00
<del>Sherika Dixon</del> Claude Weidinger	✓	Salary Accepted	\$200.00

Cd10 090723

TIMBER CREEK CDD

MEETING DATE: September 07, 2023

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

BRYAN RAYLZOR

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓	Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
David Hutchinson	✓	Salary Accepted	\$200.00
<del>Sherika Dixon</del> Claude Weidinger	✓	Salary Accepted	\$200.00

CN 090723

TIMBER CREEK CDD

MEETING DATE: September 07, 2023

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

*BRYAN RAIXLZPF*

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

DH 090723

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Timber Creek Community Development District*  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Invoice No. 24700  
Date 08/31/2023

---

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>5,600.00</u>
Current Amount Due	\$ <u><u>5,600.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,600.00	0.00	0.00	0.00	0.00	5,600.00

Payment due upon receipt.

TIMBER CREEK CDD

MEETING DATE: September 07, 2023

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

*BRYAN RAYLZ*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa	✓	Salary Accepted	\$200.00
James Chin	✓	Salary Accepted	\$200.00
Sherika Dixon	✓	Salary Accepted	\$200.00
David Hutchinson	✓	Salary Accepted	\$200.00
<del>Sherika Dixon</del> Claude Weidinger	✓	Salary Accepted	\$200.00

JC 090723



TIMBER CREEK CDD

MEETING DATE: September 07, 2023

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

*BRYAN RADCLIFF*

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

*SD090723*



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	09/26/2023	10/17/2023

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	08/23/2023	9233	09/22/2023	9420	18700 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$56.47
Water Base Charge	\$35.14
Water Usage Charge	\$21.15
Sewer Base Charge	\$86.22
Sewer Usage Charge	\$106.78

#### Summary of Account Charges

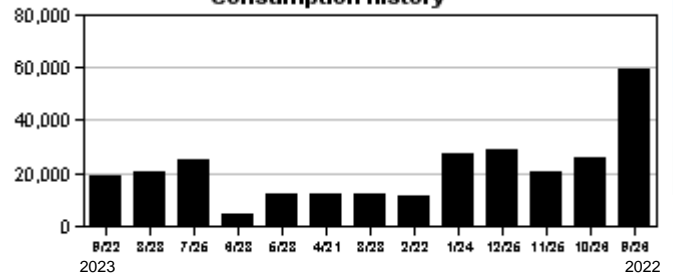
Previous Balance	\$327.88
Net Payments - Thank You	\$-327.88
Total Account Charges	\$311.04

AMOUNT DUE	\$311.04
------------	----------

#### 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

1,774 8

DUE DATE	10/17/2023
AMOUNT DUE	\$311.04
AMOUNT PAID	

0061436847349 00000311043



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

Statement Date: September 07, 2023  
Page 63

Amount Due: \$1,321.67

Due Date: September 28, 2023

Account #: 221007683099

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

## Account Summary

Previous Amount Due	\$991.25
Payment(s) Received Since Last Statement	-\$991.25
<b>Current Month's Charges</b>	<b>\$1,321.67</b>

**Amount Due by September 28, 2023 \$1,321.67**

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 **70.99% higher** than the same period last year.

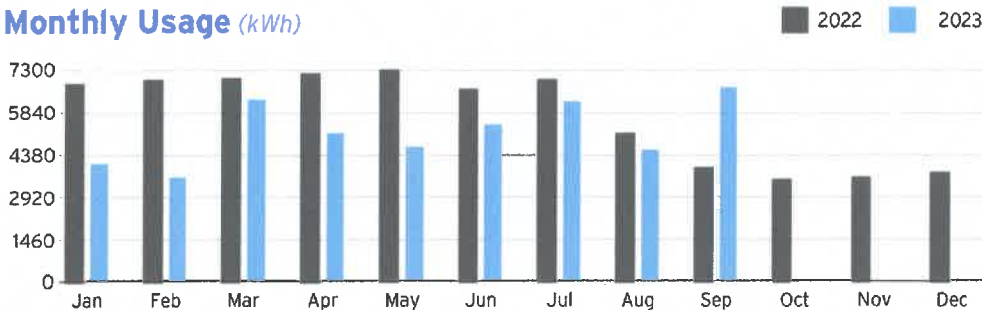


Your average daily kWh used was **56.64% higher** than it was in your previous period.



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)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



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



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

Account #: 221007683099

Due Date: September 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: \$1,321.67

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

678544344120

Your account will be drafted on September 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

Page 64

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

## Meter Read

**Service Period:** Aug 02, 2023 - Aug 31, 2023

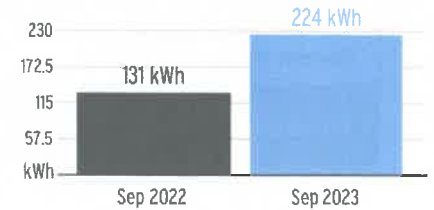
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	08/31/2023	8,894		2,177		6,717 kWh	1	30 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
	Energy Charge	6,717 kWh @ \$0.07990/kWh	\$536.69
	Fuel Charge	6,717 kWh @ \$0.05239/kWh	\$351.90
	Storm Protection Charge	6,717 kWh @ \$0.00400/kWh	\$26.87
	Clean Energy Transition Mechanism	6,717 kWh @ \$0.00427/kWh	\$28.68
	Storm Surcharge	6,717 kWh @ \$0.01061/kWh	\$71.27
	Florida Gross Receipt Tax		\$26.61
	<b>Electric Service Cost</b>		<b>\$1,064.52</b>

## Avg kWh Used Per Day



Billing information continues on next page →

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

## Ways To Pay Your Bill

	<b>Bank Draft</b> Visit <a href="https://TECOaccount.com">TECOaccount.com</a> for free recurring or one time payments via checking or savings account.		<b>In-Person</b> Find list of Payment Agents at <a href="https://TampaElectric.com">TampaElectric.com</a>		<b>Mail A Check</b> <b>Payments:</b> TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.
	<b>Credit or Debit Card</b> Pay by credit Card using KUBRA EZ-Pay at <a href="https://TECOaccount.com">TECOaccount.com</a> . Convenience fee will be charged.		<b>Phone</b> Toll Free: <b>866-689-6469</b>		<b>All Other Correspondences:</b> Tampa Electric P.O. Box 111 Tampa, FL 33601-0111

## Contact Us

<b>Online:</b> <a href="https://TampaElectric.com">TampaElectric.com</a>	<b>Hearing Impaired/TTY:</b> 7-1-1
<b>Phone:</b> <b>Commercial Customer Care:</b> 866-832-6249	<b>Power Outage:</b> 877-588-1010
<b>Residential Customer Care:</b> 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	<b>Energy-Saving Programs:</b> 813-275-3909

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



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

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

**Service Period:** Aug 02, 2023 - Aug 31, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

Lighting Energy Charge	135 kWh @ \$0.03511/kWh	\$4.74
Fixture & Maintenance Charge	5 Fixtures	\$103.65
Lighting Pole / Wire	5 Poles	\$138.95
Lighting Fuel Charge	135 kWh @ \$0.05169/kWh	\$6.98
Storm Protection Charge	135 kWh @ \$0.01466/kWh	\$1.98
Clean Energy Transition Mechanism	135 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	135 kWh @ \$0.00326/kWh	\$0.44
Florida Gross Receipt Tax		\$0.36

**Lighting Charges** **\$257.15**

**Total Current Month's Charges**

**\$1,321.67**



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

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

## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.





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

Amount Due: \$143.69

**Due Date:** September 28, 2023

**Account #:** 221007683412

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

## Account Summary

**Current Service Period:** August 02, 2023 - August 31, 2023

Previous Amount Due \$82.91

Payment(s) Received Since Last Statement -\$82.91

**Current Month's Charges** \$143.69

**Amount Due by September 28, 2023** \$143.69

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

## Your Energy Insight

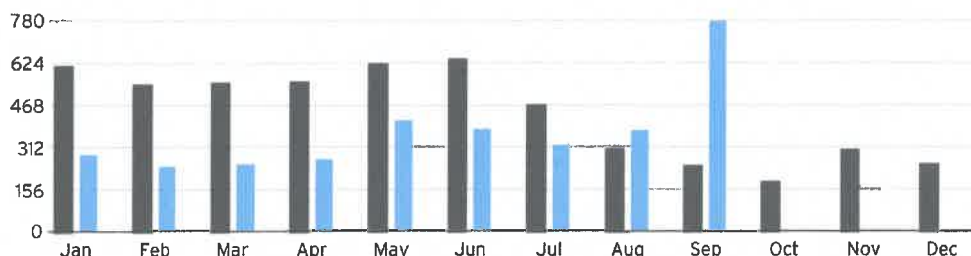
Your average daily kWh used was **225% higher** than the same period last year.

Your average daily kWh used was **116.67% higher** than it was in your previous period.



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)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



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



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

**Received**  
SEP 11 2023

**Account #:** 221007683412

**Due Date:** September 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: \$143.69

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

678544344121

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

## Meter Read

**Service Period:** Aug 02, 2023 - Aug 31, 2023

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000500726	08/31/2023	19,359	18,581	778 kWh	1	30 Days

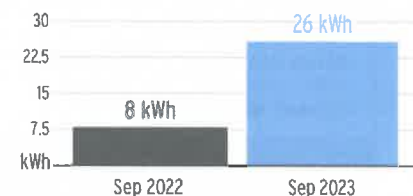
## Charge Details



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	778 kWh @ \$0.07990/kWh	\$62.16
Fuel Charge	778 kWh @ \$0.05239/kWh	\$40.76
Storm Protection Charge	778 kWh @ \$0.00400/kWh	\$3.11
Clean Energy Transition Mechanism	778 kWh @ \$0.00427/kWh	\$3.32
Storm Surcharge	778 kWh @ \$0.01061/kWh	\$8.25
Florida Gross Receipt Tax		\$3.59
<b>Electric Service Cost</b>		<b>\$143.69</b>

## Avg kWh Used Per Day



## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$143.69**

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

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





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

Amount Due: \$23.08

**Due Date:** September 28, 2023

**Account #:** 221007623665

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

## Account Summary

**Current Service Period:** August 02, 2023 - August 31, 2023

Previous Amount Due \$24.62

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

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

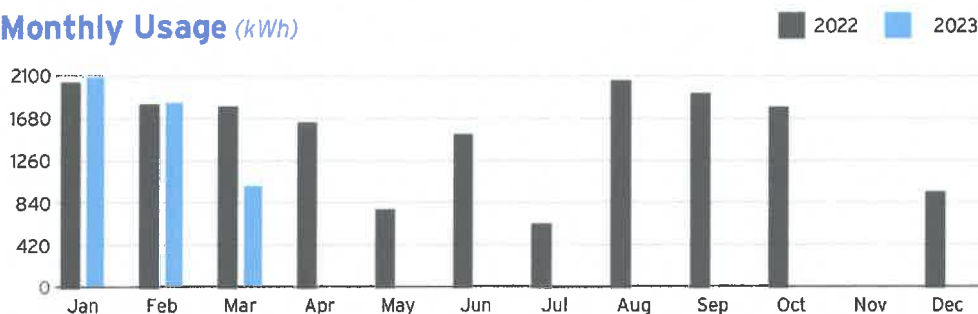
**Amount Due by September 28, 2023 \$23.08**

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)

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



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



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

**Account #:** 221007623665

**Due Date:** September 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: \$23.08

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

678544344119

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

## Meter Read

**Service Period:** Aug 02, 2023 - Aug 31, 2023

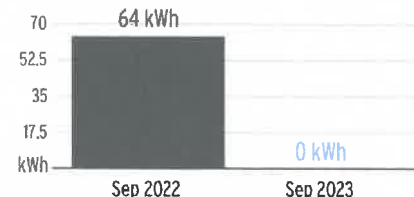
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	08/31/2023	65,047	65,047		0 kWh	1	30 Days

## Charge Details

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

## Avg kWh Used Per Day



**Total Current Month's Charges**

**\$23.08**

## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

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

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



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

Statement Date: September 07, 2023  
Page 71

Amount Due: \$25.56

Due Date: September 28, 2023

Account #: 221007724737

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

## Account Summary

Current Service Period: August 02, 2023 - August 31, 2023

Previous Amount Due	\$27.25
Payment(s) Received Since Last Statement	-\$27.25

Current Month's Charges	\$25.56
-------------------------	---------

Amount Due by September 28, 2023	\$25.56
----------------------------------	---------

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.

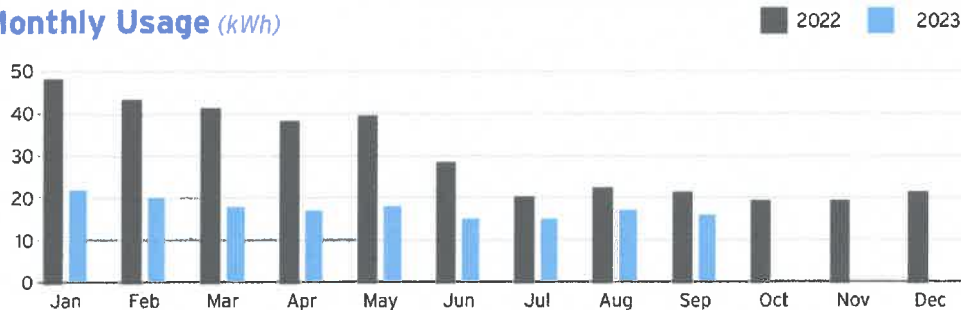


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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

## SEE HOW YOU CAN SAVE

with tips from our energy experts.



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



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

Account #: 221007724737

Due Date: September 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: \$25.56

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

678544344123

Your account will be drafted on September 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

Page 72

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

## Meter Read

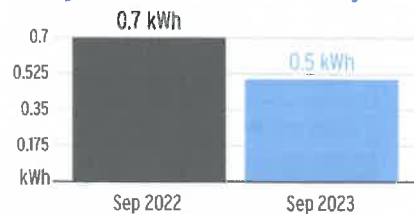
Service Period: Aug 02, 2023 - Aug 31, 2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514006	08/31/2023	1,008	992	16 kWh	1	30 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	16 kWh @ \$0.07990/kWh	\$1.28
Fuel Charge	16 kWh @ \$0.05239/kWh	\$0.84
Storm Protection Charge	16 kWh @ \$0.00400/kWh	\$0.06
Clean Energy Transition Mechanism	16 kWh @ \$0.00427/kWh	\$0.07
Storm Surcharge	16 kWh @ \$0.01061/kWh	\$0.17
Florida Gross Receipt Tax		\$0.64
<b>Electric Service Cost</b>		<b>\$25.56</b>

## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

**Total Current Month's Charges**

**\$25.56**

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

## Ways To Pay Your Bill



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**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.



### Phone

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

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

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**Residential Customer Care:**  
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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 33578-7630

Statement Date: September 07, 2023  
Page 73

Amount Due: \$3,415.68

**Due Date:** September 28, 2023

**Account #:** 211018485063

**DO NOT PAY.** Your account will be drafted on September 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 September 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.

## SEE HOW YOU CAN SAVE

with tips  
from our  
energy  
experts.



[TampaElectric.com/BizSavingsTips](http://TampaElectric.com/BizSavingsTips)

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



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

**Account #:** 211018485063

**Due Date:** September 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$3,415.68

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

684717171236

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

**Service Period:** Aug 02, 2023 - Aug 31, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

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

#### Lighting Charges

**\$184.63**

Billing information continues on next page →

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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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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### 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:**  
10202 TUCKER JONES RD  
RIVERVIEW, FL 33578-7630

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

**Service Period:** Aug 02, 2023 - Aug 31, 2023

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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

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

#### Lighting Charges

**\$3,231.05**

**Total Current Month's Charges**

**\$3,415.68**



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

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

## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.





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

**Statement Date:** September 07, 2023

**Amount Due:** \$93.77

**Due Date:** September 28, 2023

**Account #:** 221007708326

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

## Account Summary

**Current Service Period:** August 02, 2023 - August 31, 2023

Previous Amount Due \$103.07

Payment(s) Received Since Last Statement -\$103.07

**Current Month's Charges** \$93.77

**Amount Due by September 28, 2023** \$93.77

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 **36.36% higher** than the same period last year.

Your average daily kWh used was **6.25% lower** than it was in your previous period.



Scan here to view your account online.

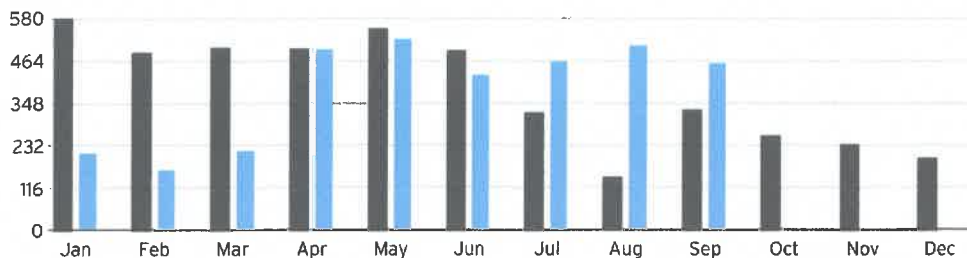
## SEE HOW YOU CAN SAVE

with tips from our energy experts.



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

## 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**

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 #:** 221007708326

**Due Date:** September 28, 2023

**Amount Due:** \$93.77

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

678544344122

Your account will be drafted on September 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.

00000034-000815-Page 17 of 30



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

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

## Meter Read

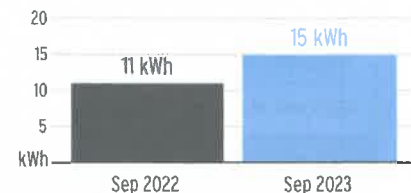
**Service Period:** Aug 02, 2023 - Aug 31, 2023

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

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000511668	08/31/2023	15,700	15,244	456 kWh	1	30 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

**Great News!** You're in control of when we communicate with you. Log into [TECOaccount.com/Notifications](https://TECOaccount.com/Notifications) to select when you want to receive our electronic account notifications.

### Electric Charges

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	456 kWh @ \$0.07990/kWh	\$36.43
Fuel Charge	456 kWh @ \$0.05239/kWh	\$23.89
Storm Protection Charge	456 kWh @ \$0.00400/kWh	\$1.82
Clean Energy Transition Mechanism	456 kWh @ \$0.00427/kWh	\$1.95
Storm Surcharge	456 kWh @ \$0.01061/kWh	\$4.84
Florida Gross Receipt Tax		\$2.34

**Electric Service Cost** **\$93.77**

**Total Current Month's Charges**

**\$93.77**

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

## Ways To Pay Your Bill

<p><b>Bank Draft</b> Visit <a href="https://TECOaccount.com">TECOaccount.com</a> for free recurring or one time payments via checking or savings account.</p>	<p><b>In-Person</b> Find list of Payment Agents at <a href="https://TampaElectric.com">TampaElectric.com</a></p>	<p><b>Mail A Check</b> <b>Payments:</b> TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.</p>
<p><b>Credit or Debit Card</b> Pay by credit Card using KUBRA EZ-Pay at <a href="https://TECOaccount.com">TECOaccount.com</a>. Convenience fee will be charged.</p>	<p><b>Phone</b> Toll Free: <b>866-689-6469</b></p>	<p><b>All Other Correspondences:</b> Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>

## Contact Us

<p><b>Online:</b> <a href="https://TampaElectric.com">TampaElectric.com</a></p> <p><b>Phone:</b> <b>Commercial Customer Care:</b> 866-832-6249 <b>Residential Customer Care:</b> 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)</p>	<p><b>Hearing Impaired/TTY:</b> 7-1-1 <b>Power Outage:</b> 877-588-1010 <b>Energy-Saving Programs:</b> 813-275-3909</p>
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**ACTION SECURITY, INC.**  
 1505 MANOR RD  
 ENGLEWOOD, FL 34223  
 Sales@ActionSecurityFL.com

# Invoice


**BILL TO**

Jahyra Rivera  
 Timber Creek CDD  
**C/O Meritus Corp**  
 2005 Pan Am Circle, Suite 300  
 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24052	09/20/2023	\$1,140.00	10/26/2023	Due on receipt	

**SALES REP**

Kelly

ACTIVITY	QTY	RATE	AMOUNT
<b>Service</b> Provide customer with (Qty: 200) HID compatible access cards to work in conjunction with Amenity Center access control system.  SN: 45601-45700 & SN: 49901-50000 FC: 77	200	5.45	1,090.00
<b>Shipping &amp; Handling</b> Ship To:  Timber Creek Attn: Jahyra Rivera 2005 Pan Am Circle, Ste 300 Tampa Fl, 33607	1	50.00	50.00

FL Contractor ES12001404

**BALANCE DUE**

**\$1,140.00**

Thank you, we appreciate your business!

**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**

5860

**DATE**

09/14/2023

**TERMS**

Net 15

**DUE DATE**

09/29/2023

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Cleaning provided for clubhouse bathrooms back porch dumping trash at the basketball court and both mail pavilions along with servicing 5 dog waste cans 1 time per week 8/16 to 9/16/ total of 4 weeks	4	131.25	525.00
<b>Machine Time</b> paper Goods: Toilet Paper, paper towels, hand soap trash bags and mut mits	1	75.00	75.00
<b>Fuel Surcharge</b> Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.	1	75.00	75.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.

Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

**BALANCE DUE****\$675.00**

<b>Invoice Number</b>	2128493
<b>Invoice Date</b>	August 30, 2023
<b>Purchase Order</b>	215614652
<b>Customer Number</b>	149266
<b>Project Number</b>	215614652

**Bill To**

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

**Please Remit To**

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

**Project Timber Creek CDD/District Eng Svcs**

Project Manager

Stewart, Tonja L

For Period Ending

**August 25, 2023**

Current Invoice Total (USD)

514.00

research and follow up inquiry regarding private easement

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

Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	0.50	152.00	76.00
	Stewart, Tonja L	2.00	219.00	438.00
	<b>Subtotal Professional Services</b>	<u>2.50</u>		<u>514.00</u>

Top Task Subtotal	2023 FY General Consulting	514.00
-------------------	----------------------------	--------

<b>Total Fees &amp; Disbursements</b>	<u>514.00</u>
<b>INVOICE TOTAL (USD)</b>	<b>514.00</b>

**Due upon receipt or in accordance with terms of the contract**

Please contact Abbas Tlais if you have any questions concerning this invoice.

[E-mail: Abbas.Tlais@Stantec.com](mailto:Abbas.Tlais@Stantec.com)**\*\* PLEASE INCLUDE AN INVOICE # WITH PAYMENT \*\****Thank you.*

# **Timber Creek Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2023

Prepared by:



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

## TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND				
<b>ASSETS</b>								
Cash - Operating Account	\$ 88,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,459
Due From Other Funds	-	3,951	292	-	-	-	-	4,243
Investments:								
Acquisition & Construction Account	-	-	-	105	-	-	-	105
Prepayment Account	-	103	-	-	-	-	-	103
Reserve Fund	-	233,001	5,000	-	-	-	-	238,001
Revenue Fund	-	340,706	12,063	-	-	-	-	352,769
Prepaid Insurance	21,693	-	-	-	-	-	-	21,693
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>\$ 114,972</b>	<b>\$ 577,761</b>	<b>\$ 17,355</b>	<b>\$ 105</b>	<b>\$ 6,774,838</b>	<b>\$ 7,003,532</b>	<b>\$ -</b>	<b>\$ 14,488,563</b>

**LIABILITIES**

Accounts Payable	\$ 24,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,794
Due To Developer	5,252	-	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	7,003,531	-	7,003,531
Due To Other Funds	4,153	-	-	90	-	-	-	4,243
<b>TOTAL LIABILITIES</b>	<b>34,199</b>	<b>-</b>	<b>-</b>	<b>90</b>	<b>-</b>	<b>7,003,531</b>	<b>-</b>	<b>7,037,820</b>

## TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of September 30, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2020 DEBT SERVICE FUND	SERIES 2020		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND				
<b><u>FUND BALANCES</u></b>								
Nonspendable:								
Prepaid Insurance	21,693	-	-	-	-	-	-	21,693
Restricted for:								
Debt Service	-	577,761	17,355	-	-	-	-	595,116
Capital Projects	-	-	-	15	-	-	-	15
Unassigned:	59,080	-	-	-	6,774,838	1		6,833,919
<b>TOTAL FUND BALANCES</b>	<b>80,773</b>	<b>577,761</b>	<b>17,355</b>	<b>15</b>	<b>6,774,838</b>	<b>1</b>		<b>7,450,743</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 114,972</b>	<b>\$ 577,761</b>	<b>\$ 17,355</b>	<b>\$ 105</b>	<b>\$ 6,774,838</b>	<b>\$ 7,003,532</b>	<b>\$</b>	<b>\$ 14,488,563</b>



**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 282,395	\$ 257,366	\$ (25,029)	91.14%
Other Miscellaneous Revenues	-	575	575	0.00%
<b>TOTAL REVENUES</b>	<b>282,395</b>	<b>257,941</b>	<b>(24,454)</b>	<b>91.34%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	8,000	8,800	(800)	110.00%
ProfServ-Trustee Fees	6,900	11,785	(4,885)	170.80%
Disclosure Report	4,200	8,400	(4,200)	200.00%
District Counsel	3,500	9,266	(5,766)	264.74%
District Engineer	4,000	733	3,267	18.33%
District Manager	27,000	27,000	-	100.00%
Auditing Services	5,700	-	5,700	0.00%
Website Compliance	1,800	1,500	300	83.33%
Annual Mailing	-	496	(496)	0.00%
Postage, Phone, Faxes, Copies	150	436	(286)	290.67%
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	1,739	(239)	115.93%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	450	(200)	180.00%
<b>Total Administration</b>	<b>68,707</b>	<b>77,555</b>	<b>(8,848)</b>	<b>112.88%</b>
<b><u>Utility Services</u></b>				
Utility - Water	4,000	3,872	128	96.80%
Utility - Electric	11,000	8,862	2,138	80.56%
Utility - StreetLights	43,700	46,050	(2,350)	105.38%
<b>Total Utility Services</b>	<b>58,700</b>	<b>58,784</b>	<b>(84)</b>	<b>100.14%</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 September 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	4,560	4,560	-	100.00%
ProfServ - Field Management Onsite Staff	20,000	7,000	13,000	35.00%
Field Manager	12,000	5,025	6,975	41.88%
Janitorial Services & Supplies	7,200	5,225	1,975	72.57%
Insurance -Property & Casualty	15,385	14,131	1,254	91.85%
R&M-Clubhouse	10,540	10,529	11	99.90%
R&M-Other Landscape	8,603	3,260	5,343	37.89%
R&M-Pools	12,900	20,730	(7,830)	160.70%
Landscape Maintenance	37,800	42,335	(4,535)	112.00%
Plant Replacement Program	1,000	-	1,000	0.00%
Mulch & Tree Trimming	6,000	-	6,000	0.00%
Miscellaneous Maintenance	10,000	9,285	715	92.85%
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>122,440</b>	<b>30,048</b>	<b>80.29%</b>
<b>TOTAL EXPENDITURES</b>	<b>282,395</b>	<b>258,779</b>	<b>23,616</b>	<b>91.64%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(838)	(838)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>81,611</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 80,773</b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2018 Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 10,658	\$ 10,658	0.00%
Special Assmnts- Tax Collector	464,325	495,093	30,768	106.63%
<b>TOTAL REVENUES</b>	<b>464,325</b>	<b>505,751</b>	<b>41,426</b>	<b>108.92%</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	-	39,360	39,360	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>538,401</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 577,761</b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2020 Debt Service Fund (202)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 346	\$ 346	0.00%
Special Assmnts- Tax Collector	24,375	23,871	(504)	97.93%
<b>TOTAL REVENUES</b>	<b>24,375</b>	<b>24,217</b>	<b>(158)</b>	<b>99.35%</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	-	1,217	1,217	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>16,138</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 17,355</b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2020 Capital Projects Fund (302)  
*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1	1	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>14</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 15</b>		

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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 September 30, 2023  
General Long-Term Debt Fund (950)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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. 09-23  
Statement Date 9/30/2023

G/L Balance (LCY)	88,458.50	Statement Balance	95,869.62
G/L Balance	88,458.50	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	95,869.62
Subtotal	88,458.50	Outstanding Checks	7,411.12
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	88,458.50	Ending Balance	88,458.50
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
9/5/2023	Payment	841	INFRAMARK LLC	5,295.35	5,295.35	0.00
9/5/2023	Payment	842	MHD COMMUNICATIONS	575.14	575.14	0.00
9/5/2023	Payment	843	SPEAREM ENTERPRISES	650.00	650.00	0.00
9/5/2023	Payment	844	STRALEY ROBIN VERICKER	1,457.50	1,457.50	0.00
9/5/2023	Payment	DD129	Payment of Invoice 000557	327.88	327.88	0.00
9/21/2023	Payment	846	CARLOS DE LA OSSA	200.00	200.00	0.00
9/21/2023	Payment	847	CLAUDE A. NEIDLINGER	200.00	200.00	0.00
9/21/2023	Payment	848	CORNERSTONE SOLUTIONS GROUP	3,150.00	3,150.00	0.00
9/21/2023	Payment	849	DAVID EVAN HUTCHINSON	200.00	200.00	0.00
9/21/2023	Payment	850	GRAU AND ASSOCIATES	5,600.00	5,600.00	0.00
9/21/2023	Payment	852	JAMES M. CHIN	200.00	200.00	0.00
9/21/2023	Payment	853	SHERIKA DIXON	200.00	200.00	0.00
9/21/2023	Payment	854	SITEX AQUATICS	380.00	380.00	0.00
9/23/2023	Payment	DD128	Payment of Invoice 000590	197.96	197.96	0.00
9/28/2023	Payment	DD130	Payment of Invoice 000591	3,415.68	3,415.68	0.00
9/28/2023	Payment	DD131	Payment of Invoice 000592	93.77	93.77	0.00
9/28/2023	Payment	DD132	Payment of Invoice 000593	25.56	25.56	0.00
9/28/2023	Payment	DD133	Payment of Invoice 000594	23.08	23.08	0.00
9/28/2023	Payment	DD134	Payment of Invoice 000595	143.69	143.69	0.00
9/28/2023	Payment	DD135	Payment of Invoice 000596	1,321.67	1,321.67	0.00
Total Checks				23,657.28	23,657.28	0.00
<b>Deposits</b>						
9/25/2023		JE000222	CK#6932### - 2 Key Fobs	G/L Ac 50.00	50.00	0.00
Total Deposits				50.00	50.00	0.00
<b>Outstanding Checks</b>						
11/16/2022	Payment	681	HAWKINS SERVICE COMPANY	775.00	0.00	775.00
9/21/2023	Payment	845	ACTION SECURITY, INC	125.00	0.00	125.00
9/21/2023	Payment	851	INFRAMARK LLC	4,075.00	0.00	4,075.00
9/21/2023	Payment	855	ZEBRA CLEANING TEAM	1,100.00	0.00	1,100.00



Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
9/28/2023	Payment	856	INFRAMARK LLC	147.12	0.00	147.12
9/28/2023	Payment	857	SPEAREM ENTERPRISES	675.00	0.00	675.00
9/28/2023	Payment	858	STANTEC CONSULTING SERVICES	514.00	0.00	514.00
Total Outstanding Checks.....				7,411.12		7,411.12



# **TIMBER CREEK CDD.9/15/23, 6:50 PM**

---

Monthly site inspection report.

Friday, September 15, 2023

Prepared For Board Of Supervisors.

44 Issues Identified



### **AMENITY CENTER.**

Assigned To Cornerstone.

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



### **AMENITY CENTER.**

Assigned To Cornerstone.

The parking lot is clean and looks good.



---

**AMENITY CENTER.**

Assigned To Cornerstone.

The Iris plant fertility is poor. I will ask the landscaper to evaluate the plants.



---

**AMENITY CENTER.**

Assigned To Cornerstone.

Remove the tree suckers.



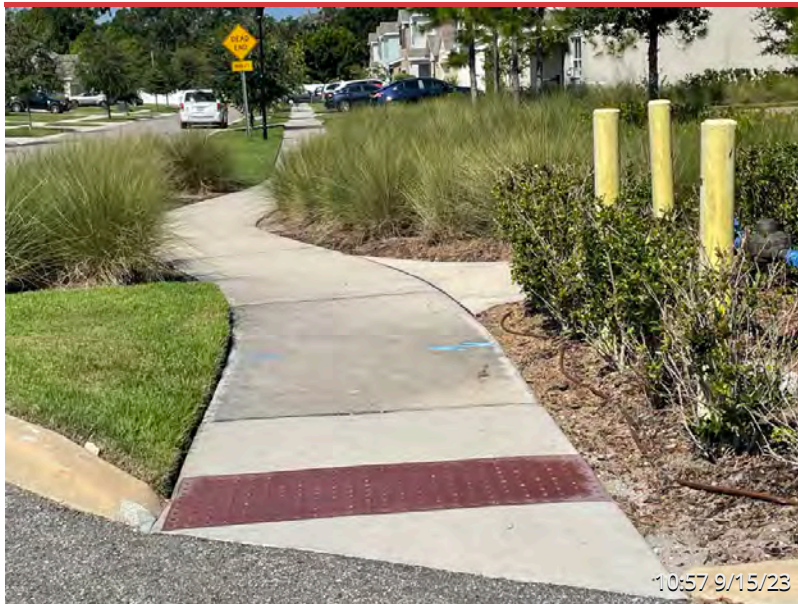


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**AMENITY CENTER.**

Assigned To Cornerstone.

The basketball court looks good.



---

**OPA LINE SKY.**

Assigned To Cornerstone.

Looks good.



## **AMENITY CENTER.**

Assigned To Bryan.

We are in the process of sourcing a qualified vendor to install the replacement playground equipment.



## **AMENITY CENTER.**

Assigned To Cornerstone.

Looks good.





---

**OPA LINE SKY.**

Assigned To Cornerstone.

Looks good.



---

**AMENITY CENTER.**

Assigned To Cornerstone.

Trim the ornamental grass off of the curbing.



---

### **GOLDEN LIGHT.**

Assigned To Cornerstone.

Looks good overall except for a couple of small turf issues.



---

### **MIRACLE MILE.**

Assigned To Cornerstone.

Looks good.





---

### **MIRACLE MILE.**

Assigned To Cornerstone.

I asked the landscaper to address the small weed issue.



---

### **AMENITY CENTER.**

Assigned To Cornerstone.

Remove the foreign plant material growing through the Ilex plants.



---

**AMENITY CENTER.**

Assigned To Cornerstone.

The plants and trees are healthy and look good.



---

**AMENITY CENTER.**

Assigned To Cornerstone.

The mailbox pavilion is clean and looks good.



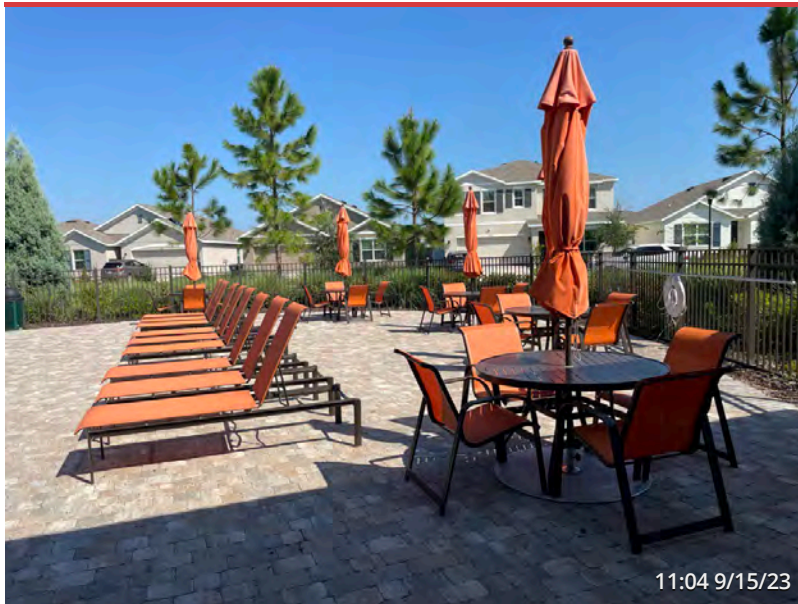


---

**AMENITY CENTER.**

Assigned To Cornerstone.

The table and chairs are clean and look good.



---

**AMENITY CENTER.**

Assigned To Clubhouse Manager.

The tables, chairs, chaise lounges, and umbrellas are clean and look good.



---

**AMENITY CENTER.**

Assigned To Zebra Pools.

The pool is clear and blue.



---

**AMENITY CENTER.**

Assigned To Cornerstone.

Looks good.





---

**MIRACLE MILE.**

Assigned To Cornerstone.

Remove the foreign material  
growing through the plants.

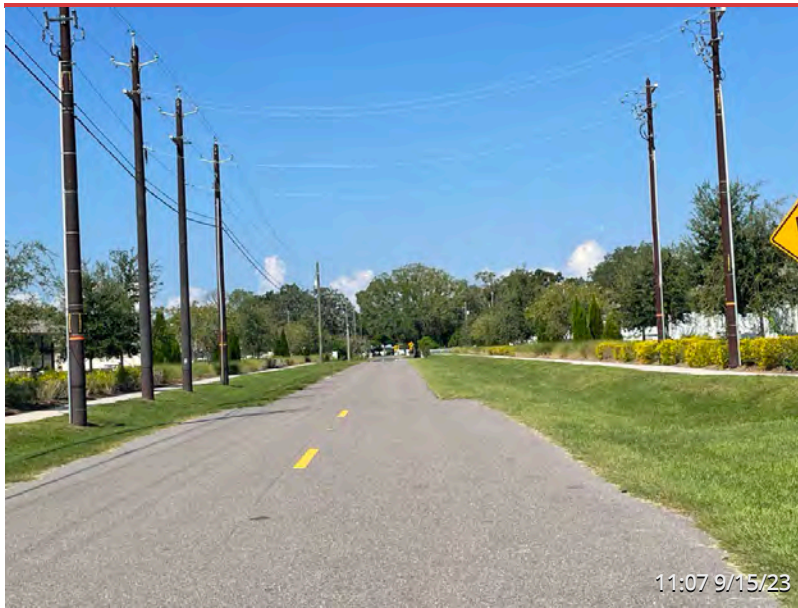


---

**MIRACLE MILE**

Assigned To Cornerstone.

Remove the bed weeds.



---

**TUCKER JONES.**

Assigned To Cornerstone.

Looks good.



---

**MIRACLE MILE.**

Assigned To Cornerstone.

The North entrance sign is clean & looks good.





## **MIRACLE MILE**

Assigned To Cornerstone.

The South entrance sign is clean and looks good.



## **MIRACLE MILE.**

Assigned To Cornerstone.

Missing Juniper plants.



---

**MIRACLE MILE.**

Assigned To Cornerstone.

The preserve is encroaching on the CDD hedge line. The landscaper will give us an estimate to cut back the preserve area.



---

**MIRACLE MILE.**

Assigned To Cornerstone

Remove the weeds on the South entrance.





---

**HAPPY HEART.**

Assigned To Cornerstone.

Looks good.



---

**DOG PARK.**

Assigned To Cornerstone.

Looks good.



---

**HAPPY HEART.**

Assigned To Clubhouse manager.  
The mailbox pavilion is clean and looks good.



---

**HAPPY HEART.**

Assigned To Cornerstone.  
Trim the ornamental grass off of the sidewalk.



### **HAPPY HEART.**

Assigned To Cornerstone.

Remove the crack weeds.



### **DOG PARK.**

Assigned To Cornerstone.

There are a couple of weed & turf fertility issues that need to be resolved, but the area looks good overall.





---

## **DOG PARK**

Assigned To Cornerstone.

Remove the dead area of the Palmetto.



---

## **DOG PARK.**

Assigned To Cornerstone

Remove the firm growing through the Ilic plant.



---

**DOG PARK.**

Assigned To Cornerstone.

Remove the tree suckers.



---

**SUMMER KISS.**

Assigned To Cornerstone.

Looks good.





---

**SOUTH PERIMETER FENCE.**

Assigned To Bryan.

Discolored fence.



---

**SOUTH PERIMETER FENCE.**

Assigned To Bryan.

Wavy fence.



### **SOUTH PERIMETER FENCE.**

Assigned To Cornerstone.

Remove the traveler tree on the fence line.



### **SOUTH POND.**

Assigned To Site X.

There is dead filamentous algae within the pond. The trash in the pond needs to be removed.

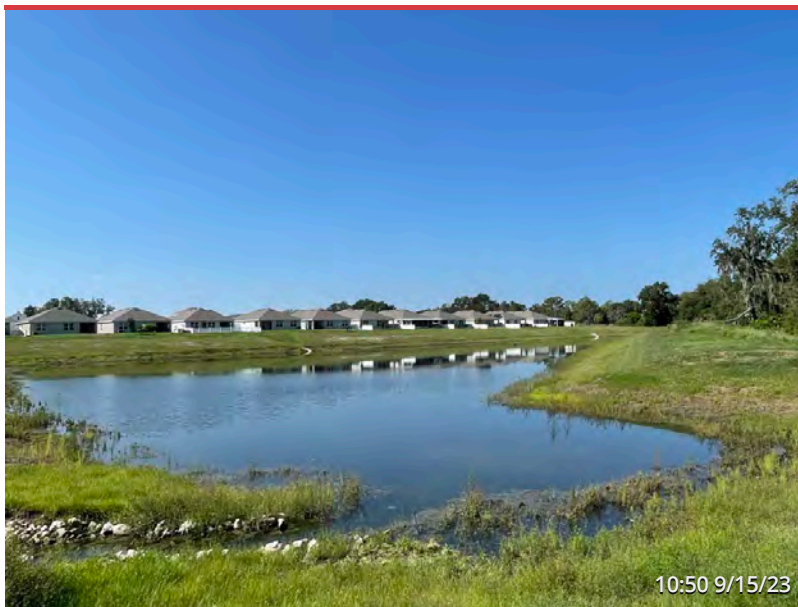


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### **S.W. POND.**

Assigned To Site X.

There is dead filamentous algae within the pond. The trash in the pond needs to be removed.



---

### **NORTH POND.**

Assigned To SiteX.

The pond is receded, but looks good overall.





Inframark, LLC

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Timber CreekDate: Friday September 15, 2023

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

### SEASONAL COLOR/PERENNIAL MAINTENANCE

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

**SCORE**

100	95	-5	95%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_



# TIMBER CREEK.CDD. 10/4/23, 7:11 PM

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monthly site inspection report.

Wednesday, October 4, 2023

Prepared For Board Of Supervisors.

32 Issues Identified



## ISSUE 1



## ISSUE 2



### ISSUE 3



### ISSUE 4





## ISSUE 5



## ISSUE 6



## ISSUE 7



## ISSUE 8





## ISSUE 9



## ISSUE 10



## ISSUE 11

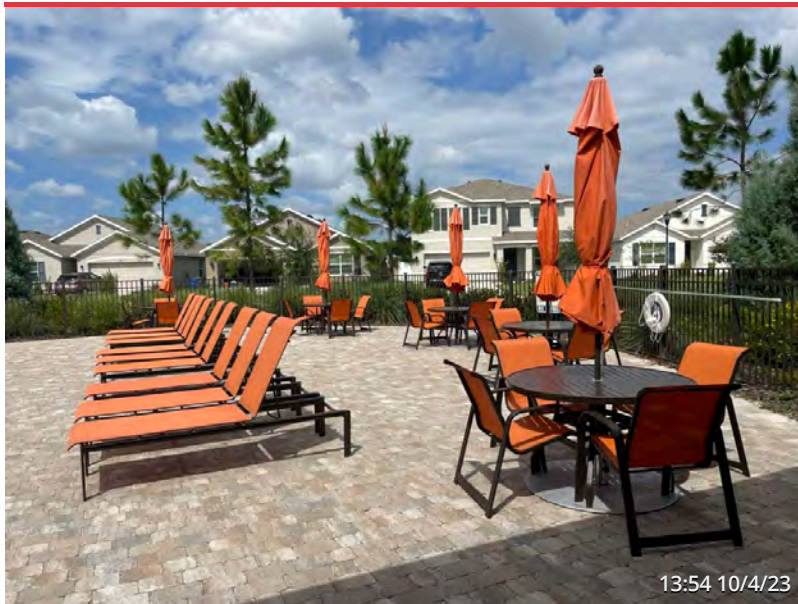


## ISSUE 12





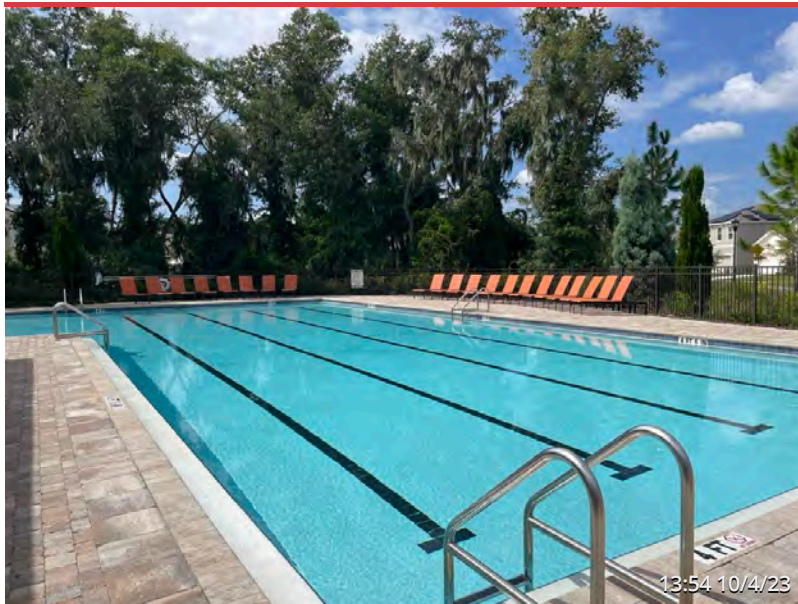
## ISSUE 13



## ISSUE 14

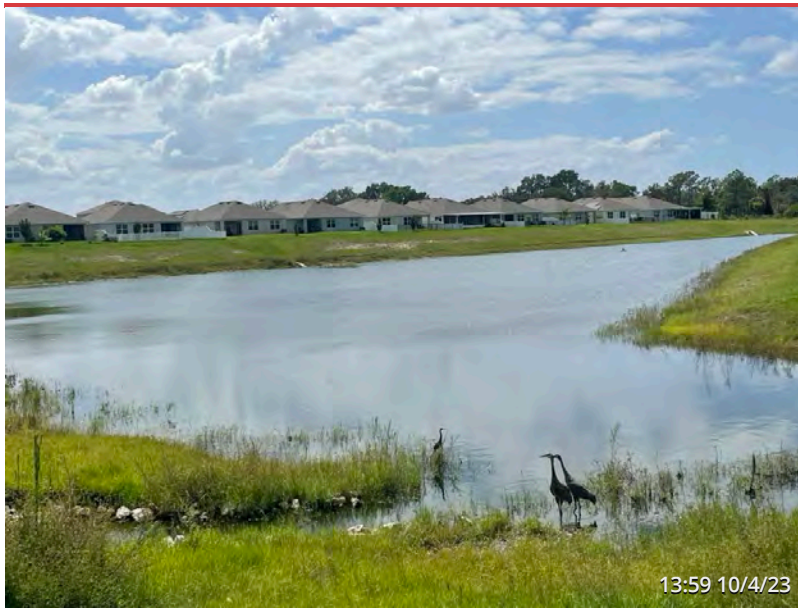


## ISSUE 15



## ISSUE 16





## ISSUE 17



## ISSUE 18



## ISSUE 19



## ISSUE 20





## ISSUE 21



## ISSUE 22



## ISSUE 23



## ISSUE 24





## ISSUE 25



## ISSUE 26





## ISSUE 27



## ISSUE 28



## ISSUE 29



## ISSUE 30





## ISSUE 31



## ISSUE 32



Inframark, LLC

## MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Timber CreekDate: Thursday October 19, 2023

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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### LANDSCAPE MAINTENANCE

TURF	5	5	0	<u>Good</u>
TURF FERTILITY	10	10	0	<u>Good</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>Good</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	5	0	<u>Good</u>
WEED CONTROL - BED AREAS	5	3	-2	<u>Needs improvement</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	3	-2	<u>Some beds need more mulch</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

### SEASONAL COLOR/PERENNIAL MAINTENANCE

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

**SCORE**

100	96	-4	96%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_