

**TIMBER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

APRIL 11, 2024

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

Lisa Castoria, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Gary Schwartz, Field Manager

Regular Meeting Agenda

Thursday, April 11, 2024, at 6:00 p.m.

The Regular Meeting of the Timber Creek Community Development District will be held April 11, 2024 at 6:00 p.m. located at the Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview, FL 33578. 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 Teams Meeting

Meeting ID: 239 478 552 619 Passcode: 9d42Ds

Dial-in by Phone

Phone: +1 646-838-1601 Pin: 993283043#

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.
3. **BUSINESS ITEMS**
 - A. Consideration of MHD Access Control Proposal
 - B. Consideration of Timber Creek Landscape Enhancement Proposals
 - C. Consideration of Tree Trimming Proposals
 - D. Consideration of Pool Maintenance Proposals
 - E. Consideration of Janitorial Proposals
 - F. Consideration of Management Letter to Residents on use of Recreational Facilities
 - G. Consideration of Timber Creek CDD Recreational Facilities Policies Acknowledgment Form
 - H. Consideration of Advanced Energy Solutions of America Light Post Repairs
4. **CONSENT AGENDA**
 - A. Consideration of Resolution 2024-03; General Election 2024
 - B. Approval of Minutes of the March 14, 2024, Regular Meeting
 - C. Consideration of Operation and Maintenance Expenditures February 2024
 - D. Acceptance of the Financials and Approval of the Check Register for February 29, 2024
 - E. Discussion of FY 2025 Proposed Budget
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspections Report
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

***Next regularly scheduled meeting is May 9, 2024, at 6:00 P.M.

Third Order of Business

3A.

We have prepared a quote for you



Add (3) doors of access control

Quote # Q004742 Version 1

Prepared for:

Inframark

P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

Tuesday, February 06, 2024

Inframark
Jahyra Rivera
1643 Fred Ives St
Ruskin, FL 33570
jahyra.rivera@inframark.com

Dear Jahyra,

We appreciate the opportunity to provide you with a solution! Unparalleled quality and customer service is the foundation of our business and the focus of our teams.

MHD Communications takes pride in our solution-oriented business by offering a total technology solution for your business. Our offerings extend to IT Managed Services, Network Security, Audio Visual, Access Control, Surveillance, Security, Phone Systems, Low Voltage Cabling and Fiber Services. Should you ever need a solution in one of these areas, please do not hesitate to reach out. We at MHD Communications want to make your business just that much more successful and we are looking forward to assisting you in doing so very soon!

Thank you for taking the time to review my proposal. It has been my pleasure to provide you with a solution for your technology needs. If I can answer any additional questions or provide you with more details please give me a call.

Best Regards,

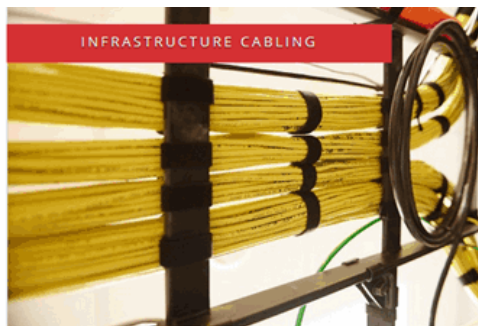


Amanda Lebbing
Account Manager
MHD Communications

P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com


ABOUT MHD COMMUNICATIONS

Established in 2003, MHD Communications specializes in providing high-quality total technology solutions for small and medium sized businesses. Our commitment to excellence and providing impeccable customer service is what sets apart from our competitors and our exponential growth over the last few decades has secured us as one of Tampa Bay's premier technology providers, keeping pace with the rapid changes in the technology world. Our highly trained local staff provides around-the-clock top-notch service that you can depend upon for years to come. Fully licensed, bonded and insured, MHD Communications exists to provide the highly responsive technology support system to clients who require a superior level of quality and reliability.



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HARDWARE

Product Details	Qty
Tracker QUAD Box Pre-wired With One (1) 2358-010	1
Telephone Entry System Tracker Expansion Board	2
Access Power Controller w/ Power Supply/Charger, 8 Fused Relay Outputs, 12/24VDC @ 4A, FAI, 115VAC, BC400 Enclosure	1
	
APC UPS 1500VA UPS Battery Backup and Surge Protector, BX1500M Backup Battery Power Supply, AVR, Dateline Protection	1
Wall Bracket	1
Door Electric Strike, Concealed, 12/24 VDC, 0.24/0.12A, 1500 Lb Static Load, Satin Stainless Steel, With Faceplate, For Cylindrical Lockset	3
Prox Reader DK Prox With Surface Mount Encl	3
Genesis 22065501 22/6 Stranded Shielded Riser Cable, CL3R, FPLR, CMR, FT4	1
Genesis Bare Wire Control Cable - Bare Wire Control Cable for Security Device, Access Control Device, Audio Device - Plenum, Riser, CMP, FT6 - 18 AWG - Black	1
Connectors, Mounting Hardware, Conduit etc.	1

Subtotal: **\$3,539.33**

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SCOPE OF WORK

All work assumed performed during normal business hours Monday through Friday from 8:00 - 5:00pm.

We will provide and install (3) DoorKing card readers with (3) 5000C door strikes at the following locations:

- Men's bathroom door
- Women's bathroom door
- Clubhouse exterior door

We will provide and install (1) Tracker Quad Box, (3) Tracker Expansion Boards, (1) AL400 power supply and (1) APC back up as listed in this quote.

This new head end equipment will be installed within the utility closet located between the two restrooms. We will integrate the new doors into the existing controller.

All required cabling for these (3) doors is included in this quote.

Scope of Work Not Included

Door hardware. If required will be billed separately.

Cellular Service.

DoorKing licenses or subscriptions (DKS IM Server or DKS telephone service programs, etc).

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PAYMENT OPTIONS

CASH CONTRACT

Deposit: Due within five business days of signed proposal. Parts will not be ordered and project will not be scheduled until deposit is received in full.

Parts: 80%

Labor: 50%

Remaining Balance: Due within five business days of completion.

Progress Billing: For projects that last more than 30 days, MHD Communications reserves the right to send a monthly progress bill for labor that has been completed.

MHD Communications accepts cash, check and all major credit cards. A link to pay with a credit card will be provided with the invoice for the deposit.

FINANCE CONTRACT

MHD Communications offers 36 month, 48 month and 60 month options for financing.

If you are interested in financing your project, please request financing options from your sales engineer.

ACCEPTANCE OF CONTRACT

The undersigned hereby agrees to purchase the above equipment in accordance with the terms and conditions stated on this agreement. Until accepted and signed by an officer of seller at its principal office, this agreement shall not become effective and shall not constitute a binding contract. Pricing included on this proposal is valid for fifteen days from initial presentation.

P: 813-948-0202 E: amanda.lebbing@mhdit.com W: www.MHDcommunications.com

Add (3) doors of access control



Prepared by:

MHD CommunicationsAmanda Lebbing
813-948-0202 ext 8827
Fax 813-699-5001
amanda.lebbing@mhdit.com

Prepared for:

Inframark1643 Fred Ives St
Ruskin, FL 33570
Jahyra Rivera
(813) 415-5633
jahyra.rivera@inframark.com

Quote Information:

Quote #: Q004742Version: 1
Delivery Date: 02/06/2024
Expiration Date: 02/23/2024

Quote Summary

Description	Amount
HARDWARE	\$3,539.33
SERVICES	\$2,080.00
Subtotal:	\$5,619.33
Estimated Tax:	\$421.44
Total:	\$6,040.77

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

MHD Communications**Inframark**Signature: Name: Amanda LebbingTitle: Account ManagerDate: 02/06/2024

Signature: _____

Name: Jahyra Rivera

Date: _____

3B.



**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #81606

Customer Address

Inframark
Gary Schwartz
2654 Cypress Ridge Blvd.
#101
Wesley Chapel, Florida 33544
gary.schwartz@inframark.com

Billing Address

Gary Schwartz
Inframark
2654 Cypress Ridge Blvd.
#101
Wesley Chapel, FL 33544

Physical Job Address

Timber Creek
10218 Opaline Sky Ct.
Riverview, FL 33578

Job

Entrance refresh - April 2024

Estimated Job Start Date

May 6, 2024

Proposed By

Christopher J Labenz

Due Date

April 3, 2024

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$520.00
Bahia Sod installed (E)	Square Foot	3000	\$1.85	\$5,550.00
Lantana Chapel Hill "Yellow" Installed (E)	1 Gallon	60	\$13.52	\$811.20
Pine Bark Mulch (Dyed) Installed (E)	3 Cubic Foot Bag	25	\$14.58	\$364.51
Subtotal				\$7,245.71
Irrigation Repairs				
Irrigation Labor (E)				\$600.00
Miscellaneous Irrigation Parts	Each	20	\$2.55	\$51.00
Subtotal				\$651.00
Job Total				\$7,896.71

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Corner of Tucker Jones and Miricle Mile: **This will be mirrored on all 4 corners.**

Remove Indian Hawthorne from existing turf to white stop line near corner and replace with bahia sod.

Replant as many Hawthorne as possible to infill from sod to corner on end cap and infill bed on other side of sidewalk. ***Existing plants may not survive due to being transplanted and DTE makes no guarantee or warranty on those plants.

Drip will be capped and removed from area to receive new sod.

Entrance signs:

Entrance signs will have pentas removed and bahia sod will be installed in their place. Drip will be capped and removed.

Between bahia sod and signage will be a row of lantana installed. Hawthorne removed earlier will also be used to infill existing hawthorne bed near signage.

All newly sodded areas will be graded as much as possible depending on location of utilities.

Pine bark mulch will be installed in newly planted beds

DTE will not guarantee sod since there will be no irrigation!

Note: Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Agreed & Accepted By:

Christopher J Labenz
Down to Earth
Landscape & Irrigation

04/03/2024
Date

Inframark Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

3C

Tree Farm 2, Inc.
Dade City, FL, 33525
US



Cornerstone

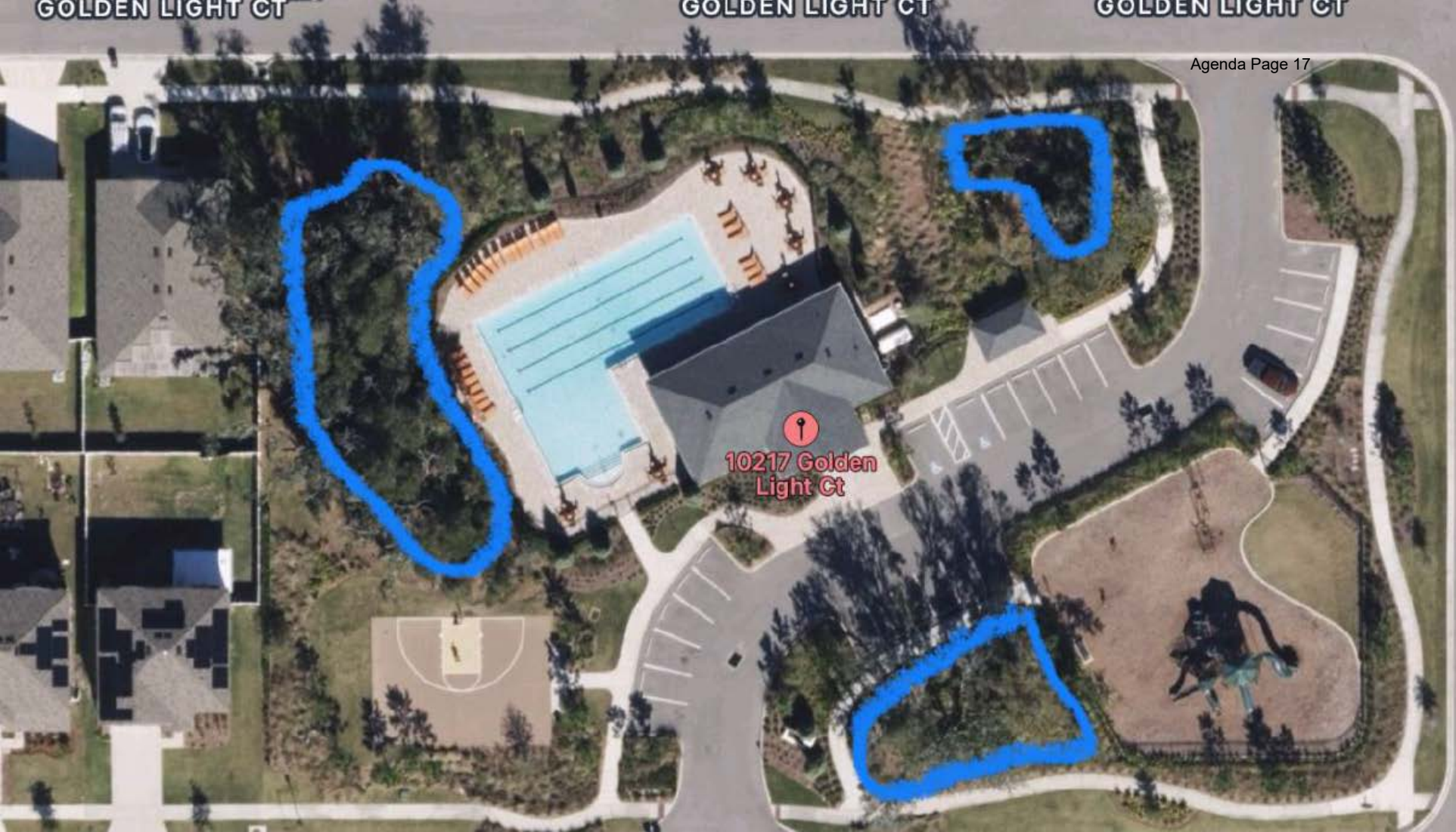
Estimate

Name / Address
Inframark

Date	Estimate #
Mar-20-2024	

Project
INF4004 - Timber Creek

Description	Qty	U/M	Cost	Washout, #CLS Total
Cornerstone Solutions Group proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:	1		\$0.00	\$0.00 Non
Removal of all dead trees tagged with an orange dot located in the blue zones on the attached map. All remaining trees will be cleared of hazardous deadwood. All large tree debris on ground will be removed.	1		\$8,840.00	\$8,840.00 Non
-Compact Ariel Lift Required -Compact Articulating loader required -Stumps Flush cut at ground level -All debris removed			0.00%	\$0.00
Total				\$8,840.00



10217 Golden
Light Ct

Florida Tree and Sod, LLC

3107 East 25th Ave
Tampa FL 33605



Customer #	24
Estimate #	0000034
Date	Mar 18, 2024

inframark infrastructure management services

10234 Golden Light Court
Riverview FL 33578

Description	Qty/Hr	Cost/Rate	Taxes %	Total
Property address: 10234 Golden Light Court Riverview FL, 33578				
tree removal timber creel subdivision remove up to 21 dead hazardous oak trees under 10 inch in diameter between pool and vinyl fence near basket ball area and island across from pool entrance trees cut down to the stump . hauling and dumping fees included	1	3,678.45	0.00	3,678.45

Notes: remove up to 21 dead hazardous oak trees under 10 inch in diameter
between pool and vinyl fence near basket ball area and island across from pool entrance trees cut down
to the stump . hauling and dumping fees included
thank you for your business.

Subtotal	3,678.45
Taxes	0.00
Total Estimated Cost	3,678.45

3D.



COMMERCIAL SWIMMING POOL SERVICE PROPOSAL

To:

Timber Creek HOA

C/O Lisa Castoria – Property Mgr./Inframark

From:

A-Quality Pool Service

April 2, 2024

A-Quality Pool Service

Dennis Kutzan - President/Owner

Brian Svoboda – Field Director

Charlene Kutzan – Business Manager

1246 Highwood Place

Wesley Chapel, FL. 33543

CPC# 1457935

813-453-5988 ph

813-936-4852 fax

Submitted to:

Timber Creek HOA

Includes:

Company Background

Proposed Services

Price Quotation

Contact information

CPO certificate (available on request)

Insurance Coverage (available on request)

Commercial Pool Service Agreement

Statement of Confidentiality

The information contained in this proposal is intended only for the above mentioned client. No part of this document may be shared, transmitted, copied or otherwise disbursed to any other entity or individual. By accepting this document you assume responsibility to ensure its confidentiality.



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Summary – Company Background:

We are pleased to submit our proposal and would like to thank you for considering A-Quality Pool Service.

A-QUALITY POOL SERVICE is a swimming pool service and maintenance company with a reputation for professionalism, reliability and providing excellence in service. The business is over twenty years old and operates in Tampa, Florida for Hillsborough, Polk and Pasco counties, serving both residential and commercial accounts. Our team has extensive experience in maintaining commercial pools. You can rely on us for all your pool needs from professional maintenance to updating equipment, remodeling and much more.

A-QUALITY POOL SERVICE was formed in 1985 and is currently owned and operated by Dennis Kutzan. The Company is a DBA of CHAR-DEN WORLDWIDE INC. and is a Florida based business with its physical address at 3940 Trump Place, Zephyrhills, FL 33542.

A-QUALITY POOL SERVICE encompasses three distinct activities:

1. Monthly Pool Service Maintenance
2. Repairs, Chemical & Equipment Sales/Rental
3. Pool Re-Finishes



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Proposed Service:

Our objective is to provide you with the best in commercial swimming pool maintenance. This includes the following services:

Regular pool service

- Chemical testing and water balancing for single pool using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, calcium carbonate and cyanuric acid within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is not included in your monthly service rate.
- Record each visit in logbook
- All repair issues over \$300 will be communicated to the management company for approval. All repairs under \$300 will be performed and billed accordingly
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management



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company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.

- Repair parts, equipment, extra clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits are extra. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company

Non-scheduled visits (Service calls to diagnose and recommend problem solutions outside of normal cleaning and water treatment operation.)

- Weekdays - \$145
- Weekends and Holidays - \$195

Cancellation by either the Management Company or A-Quality Pool Service will require a written 30 day notice.



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Why Choose A-Quality Pool Service:

- **Benefits** – Experienced, Professional and Reliable. We are a local company teamed by responsible, trained personnel doing a professional job that you can rely upon.
- **Competitive Advantages** – A small company with a personal touch. We have an excellent reputation in the Community for being responsive and doing great work. We are personable and responsible, and readily accessible.
- **Partnerships** – We are a one-stop shop for all pool needs and have partnerships with gas and electrical contractors when needed
- **Qualifications** – CPC State Repair License and CPO Certified with all Workers Compensation and Liability insurances. We are fully licensed to work on your pool equipment.
- **Guarantees** – We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

Quotation for Service:

1. Service frequency:

- o 3 times per week, MWF Year-round

Note: Modifications may be needed due to weather conditions

Costs:

- Flat fee of \$1995 per month – invoiced the 1st of each month, with 20-day terms
- Guarantees: We warranty the services we provide. If for any reason the level of service is not acceptable, we will come out and correct the issue.

We appreciate the opportunity to earn your business and look forward to working with you.

If you have additional questions, please do not hesitate to call.

Sincerely,

Dennis Kutzan

Dennis Kutzan

President/Owner

A-Quality Pool Service

1246 Highwood Place

Wesley Chapel, FL. 33543



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Commercial Pool Service Agreement

This Agreement for Commercial Pool Service is for **Timber Creek HOA** with pool located at 36323 Opaline Sky Court, Riverview, FL 33578. A-Quality Pool Service (Contractor) will provide the following services at an introductory rate of \$1995 per month for 2024 effective: _____.

Subject pool is one body of outdoor, unheated water with pool at 94,500 gallons, with a large rectangular grid set in a deep pit. The pool is surrounded by mature trees and foliage.

Services to include:

- Chemical testing and water balancing for single and wading pools using balancing and sanitation agents to include chlorine, muriatic acid, sodium bicarbonate, and calcium carbonate (cyanuric acid is extra) within the approved levels specified by the County Department of Health and the State of FL.
- Brush walls, net and/or scoop out leaves and debris, and vacuum as needed
- Clean gutters and/or skimmer baskets of debris
- Check pump operation, valves, timers, plumbing, motors, flow rate, gauges, seals, vault jacks and grease as needed
- Check filter operation and backwash/clean as necessary
- Check chemical feeders, drums and output readings and calibrate as necessary
- Clean tiles and filters on an as needed basis
- Additional specialty treatments as required and quoted per occurrence (eg phosphates; staining; metals; black algae; oils/enzymes, sequestering agents)
- NOTE: During heavily used months, the pool will require a regular enzyme treatment applied at every visit. This treatment assists in preventing the build-up of oils and contaminants within the water that can lead to filter lock up. Usage results in increased filter flow, a cleaner tile line and clearer water. This is not included in your monthly rate.
- Record each visit in logbook
- All repair issues over \$300 will be communicated to the management company for approval. All repairs under \$300 will be performed and bill accordingly
- In the event of a mechanical/electrical/gas failure or leak repair that is outside the immediate scope of Contractor's work such as the spa heater or underground leak, the management company will be notified immediately, and a quote will be provided by A-Quality's Partnering companies if requested.



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- Other miscellaneous fees are not included in the monthly service rate. Such fees include but are not limited to repair parts, equipment, economic adjustments, extra prep/clean ups due to vandalism/landscaping, storms and/or specialty chemicals for optimum water balancing and sanitation not covered by regular scheduled visits. Annual Filter breakdowns and inspections are not included in regular weekly maintenance and are charged separately.
- Contractor agrees to comply with all federal, state, county and municipal laws, rules and regulations that are now, or may in the future, become applicable and will communicate accordingly to the management company.

- **Service frequency:**

- 3 times per week Year-round

Note: Modifications may be needed due to weather conditions

- **Non-scheduled visits** (Service calls requested outside of normal scheduled days)

- Weekdays - \$145 Weekends and Holidays - \$195

Invoicing

1st of each month with 20-day terms; ○ Repairs due upon completion

- 5% Late Fee and subject to service suspension if payments are not received timely.

- Timber Creek HOA agrees to maintain proper cleanliness and drainage of the pool deck and pool equipment (vak pak) area including blowing of leaves, power-washing deck to remove mold, and/or bird droppings, and cutting/spraying of weeds or bushes and insects to allow for easy access and safety while working on equipment. Caution is always exercised but the Contractor is not responsible for damage caused by ingress or egress with trucks or equipment to decks, driveways, sod sprinklers, etc. while servicing the pool and equipment. The property also agrees to make best efforts in providing timely approval on repairs for proper functionality of the pool.
- Cancellation by either the Management Company or A-Quality Pool Service will require a written 30-day notice.

Authorized Signature - Property

Date

PRINT



Authorized Signature – A-Quality Pool Service

04/02/2024

Date

Charlene Kutzan



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BLUE LIFE

POOL SERVICE

ENJOY A BETTER LIFE WITH OUR POOL SERVICE

WE OFFER YOU THE BEST SERVICES

TIMBER CREEK CDD

10224 OPALINE SKY CT

RIVERVIEW, FL 33578

WE SERVICE

★ Hillsborough ★ Pasco ★ Pinellas ★ Manatee
★ Hernando ★ And other surrounding area

Empty skimmers and pump baskets

Water testing and balance

Email electronic reports

Pool system inspections

Pool vacuum

Service 3 times a week

Tile, walls and steps brushing

Pool log

SERVICE COST

**POOL SERVICE, 3 TIMES A WEEK
CLEANING AND CHEMICAL**

PRICE A MONTH: \$1200

COMMERCIAL

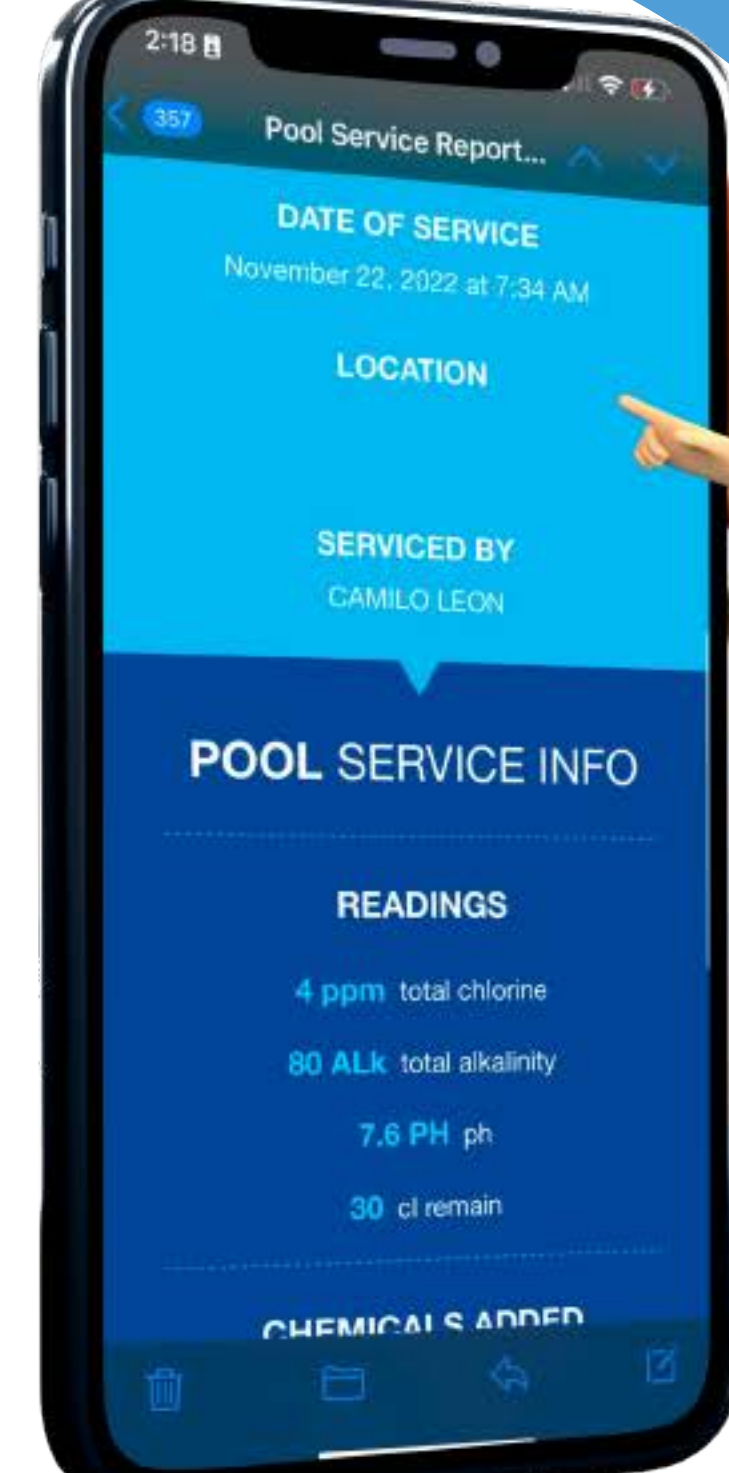
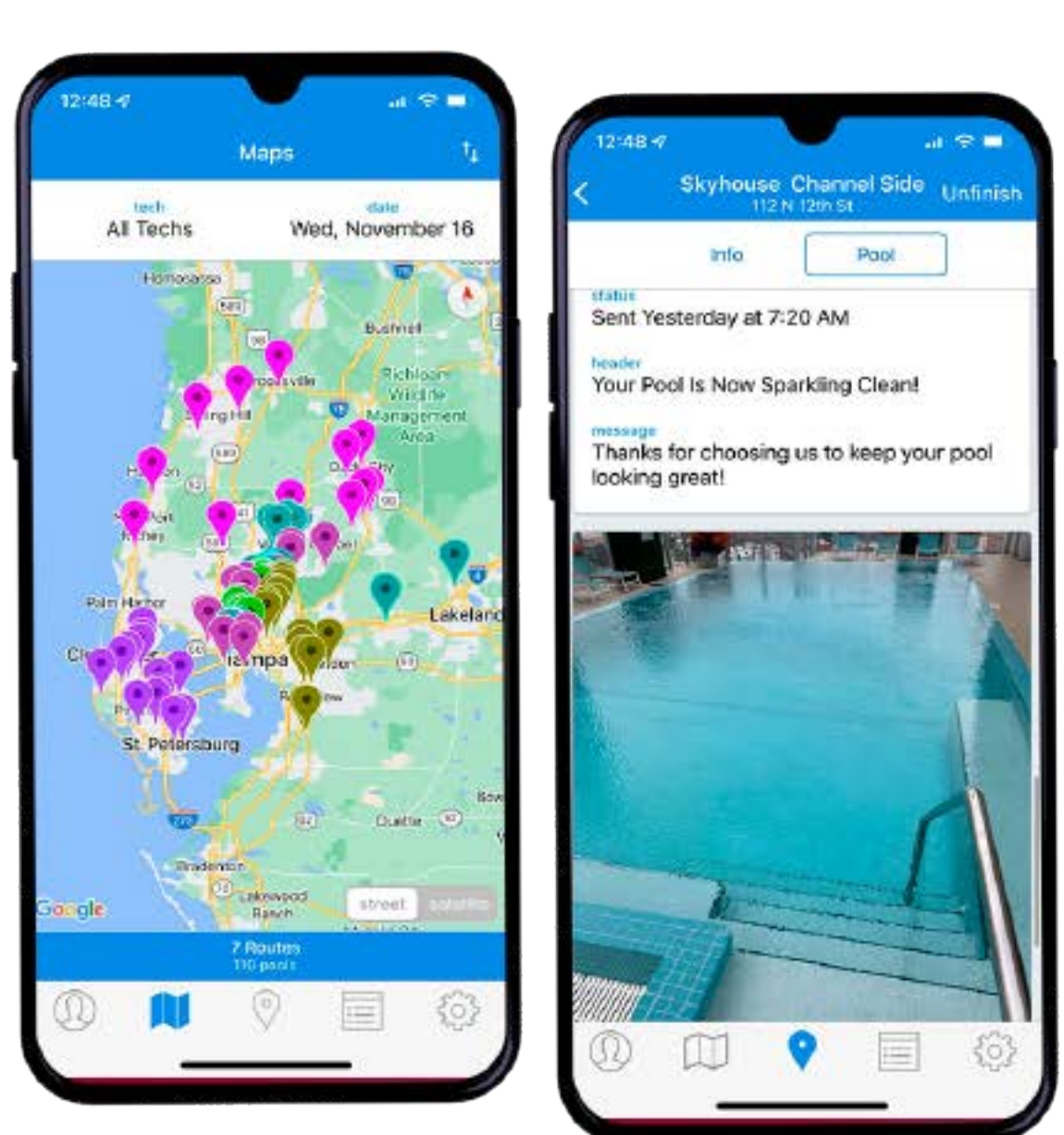
BLUE LIFE
POOL SERVICE

BLUE LIFE
POOL SERVICE

RESIDENTIAL

RECEIVE INSTANT REPORT UPON SERVICE COMPLETION

APP SUPPORT



¡Thanks for choosing us to keep your pool looking great!

BLUE LIFE
POOL SERVICE

**Blue Life Pool Service LLC
5108 SWALLOW DR
LAND O LAKES FL 34639**

(813) 597-5009

CALL NOW!!!

[/bluelifepools](#)
www.bluelifepools.com



3E.

JNJ Amenity Services LLC
7804 Davie Ray Dr
Zephyrhills, FL 33540

services@jnjcleanservices.com
+1 (813) 781-8999



Timber Creek CDD c/o Inframark

Bill to

Timber Creek CDD c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to

Timber Creek CDD c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Estimate details

Estimate no.: 1015
Estimate date: 03/19/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Restrooms Clean and sanitize 2 restrooms. Sweep and/or mop floors. Supply toilet paper, paper towels, soap, and trash bags. Toilet gels, urinal screens and/or air fragrances provided courtesy of JNJ.		2	\$150.00	\$300.00
2.		Pool Deck Rearrange pool furniture as needed. Pick up any trash around pool deck.		1	\$100.00	\$100.00
3.		Trash Remove and replace 4 large trash bags.		4	\$30.00	\$120.00
4.		Activity room Sweep/mop/vacuum as needed. Clean windows as needed.		1	\$150.00	\$150.00
Total						\$670.00

Note to customer

****JNJ DOES NOT PROVIDE DOG STATION SERVICES.****

Estimate is a monthly amount.

1. All supplies will be provided by JNJ AMENITY SERVICES LLC.
2. Services will take place two (2) times a week, eight (8) days a month.
3. Days of services will be Tuesdays and Thursdays. **JNJ does not provide services on weekends and/or major holidays unless it is an emergency.**
4. Deep cleaning services are an additional cost that will be added to the invoice as needed.
5. This proposal has an effective date of: TBD
6. JNJ will provide services and the invoice will be submitted on the 1st of the following month and are payable no later than the

15th of each month.

7. Inframark can submit payment by check, credit card, or direct deposit. Any checks must be made out to JNJ AMENITY SERVICES LLC and sent to above address, if by mail.

8. In the event this proposal proves unsatisfactory by either party, it may be terminated with a 30 days written notice.



Jayman Enterprises, LLC

Contract Cleaning Agreement

This agreement is made this _____, 2024, by and between Jayman Enterprises, LLC (Hereinafter called "JELLCO") and Timber Creek CDD (hereinafter called "Client"). Whereas, the Client desires JELLCO to supply contract cleaning and related janitorial services to the property commonly known as the Timber Creek CDD.

Now therefore, the parties agree as follows:

1. Performance of Duties. Beginning on _____, 2024, JELLCO will provide services for the areas to be serviced described in the "Performance Schedule," a true and accurate copy of which is attached to this Agreement. JELLCO agrees that the janitorial services to be provided shall be conducted according to the guidelines agreed upon between the Client and JELLCO.
2. Terms. The terms of the Performance Schedule or the price stated in paragraph 3, may be modified at any time by the mutual execution of written change orders by either party. All executed change orders shall become part of this Agreement. JELLCO will give the Client (30) days prior notice of any price change for services rendered pursuant to the Performance Schedule. Client will notify JELLCO of any changes in service times, any alterations to the furnishings, floor, wall, or ceiling surfaces at the Client's premises, or any other change which will affect the Performance Schedule and consequently the contract price. This Agreement shall continue in effect from the date services are to begin, for a period of one (1) year, unless terminated.
3. Payment. The Client shall make payments to JELLCO for services rendered at the rate \$975 per month includes service twice per week. JELLCO will supply all necessary materials. The first billing will be made on the first day services are rendered and shall be payable 30 days. Subsequent billings and due dates will be monthly. Client shall pay JELLCO its costs and expenses, including reasonable attorney's fees paid or incurred in enforcing the terms of this Agreement.
4. Insurance. JELLCO shall produce adequate insurance coverage and will deliver to the Client certificates of Insurance upon request.
5. Termination. This Agreement may be terminated by either party giving thirty (30) days written notice by certified mail, return receipt requested, addressed to the other party at the address indicated below. In the event that JELLCO fails to perform its services in a manner satisfactory to the Client, the Client may terminate this Agreement with the following procedure:

- a. Written notification to JELCO by certified mail citing areas of deficiencies.
- b. If, within ten (10) working days of receipt of such notification, JELCO has failed to correct said deficiencies, Client may terminate this Agreement by giving JELCO twenty (20) days notification of the termination.
6. JELCO will perform all services required under this Agreement, except when prevented by strike, lockout, act of God, accident, or other circumstances beyond its control.
7. Additional charges may Apply if required when a party has taken place on property with or without management consent and cleanup is necessary above and beyond the normal. This fee will be determined by the amount of cleanup is needed to restore amenities back to a presentable state.
8. This Agreement contains all the covenants and agreements between the parties and may not be modified except in writing, signed by both parties.

Client

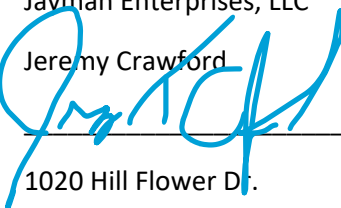
By _____

Authorized Agent

Address _____

Jayman Enterprises, LLC

Jeremy Crawford



1020 Hill Flower Dr.

Brooksville, Fl. 34604



Jayman Enterprises, LLC

PERFORMANCE SCHEDULE

Performed weekly MON/FRI

BATHROOMS

- | | |
|---|---|
| 1. Clean, sanitize, and polish all vitreous fixtures including toilet bowls, urinals, and hand basins | X |
| 2. Clean all glass and mirrors. | X |
| 3. Empty all containers and disposals, insert liners as required, spot clean, and sanitize containers. | X |
| 4. Spot clean all walls, doors, and stall partitions. | X |
| 5. Refill all dispensers to normal limits - paper towels, soap, toilet tissue, can liners, and supplies. Supplies to be furnished Vendor. | X |
| 6. Low dust all horizontal surfaces up to hand height including sills, mouldings, ledges, shelves, frames, ducts, outlets. | X |
| 7. Deodorize floor drains as needed | X |
| 8. Vacuum, sweep, damp mop, and sanitize hard floors as needed. | X |

POOLS AND PATIOS

- | | |
|--|---|
| 1. Damp clean table tops | X |
| 2. Spot clean all trash containers | X |
| 3. Clean and sanitize drinking fountains | X |
| 4. Clean debris from pool deck | X |
| 5. Arrange pool furniture | X |

ADDITIONAL SERVICES

- | | |
|---|-----------|
| 1. Maintain Clubhouse meeting room | X |
| 2. Chemically clean pool furniture twice per year | X |
| 3. Dust and maintain mail kiosk Areas | X |
| 4. Notify Management of repairs and or concerns | as needed |

3F.

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607

Subject: Important Notice: Amenity and Recreational Facility Usage Policies

Dear Residents,

We hope this letter finds you well. As part of our ongoing commitment to maintaining the high standards of our community, we would like to remind you of the policies regarding the use of amenities and recreational facilities within the Timber Creek Community Development District (CDD).

We understand that the amenities and recreational facilities are essential components of our community, providing opportunities for leisure, relaxation, and socialization. However, it is imperative that we all adhere to the established rules and guidelines to ensure the safety, enjoyment, and longevity of these facilities for all residents.

We urge all residents to review the Recreational Facilities Policies document, which can be accessed via the Timber Creek CDD website: timbercreekcdd.com and clicking on the Timber Creek CDD Amenity-Recreational Rules and Policies link on the home page. This document outlines important regulations governing the usage of amenities such as the pool, playground, and other recreational facilities.

Of particular importance is the supervision of children while using these amenities. It is essential that parents or guardians supervise their children at all times to ensure their safety and to prevent any damage to the facilities. Policy states the following: Children under the age of 15 years old must be supervised by a patron. We kindly request your cooperation in this matter to maintain a safe environment for all.

Additionally, we want to emphasize the financial impact of damages and maintenance costs incurred due to misuse or neglect of the amenities. Patrons are responsible for any damage they or their Guests cause to District property and will be responsible for the costs associated with repairing the damage. Further potential consequences may include suspension or termination of amenity access privileges. It is in everyone's best interest to use the amenities responsibly and report any misuse or damage immediately to the CDD management.

We appreciate your attention to these matters and your cooperation in upholding the community standards. By working together, we can ensure that our amenities and recreational facilities remain enjoyable and accessible to all residents for years to come.

Thank you for your cooperation.

Sincerely,
Lisa Castoria

District Manager, Inframark

lisa.castoria@inframark.com

3G.

Timber Creek CDD
Recreational Facilities Policies Acknowledgment Form

I, _____
(print name and address), hereby acknowledge that I have received, read, and understand the rules and regulations outlined for the use of Timber Creek Recreational Facilities.

I understand that it is my responsibility to adhere to these rules to ensure the safety, enjoyment, and fair use of the Recreational Facilities for all members and guests.

I am aware that failure to comply with these rules may result in the suspension or termination of my access to the Recreational Facilities.

The Rules and Regulations can also be found on the Timber Creek CDD website - <https://www.timbercreekcdd.com>.

By signing below, I confirm that I have read, understand, and agreed to comply with the Amenity Center rules.

Name: _____

Address: _____

Signature: _____

Date: _____

3H.



ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC

PHONE: 813.969.1576 • FAX: 813.962.7309

LICENSE # EC13003760

Don Leggett
Chief Executive Officer

Brad Pendergrass
President

PROPOSAL

DATE: March 4, 2024
SUBMITTED TO: Timber Creek Manors
ADDRESS: 10225 Happy Heart Ave
Riverview Fl.
Att:Raul Inframark
JOB NAME: Rewire 6 light poles
PHONE: 689-272-7723 **FAX:**

SCOPE OF WORK:

Rewire 6 light poles with pvc and hand holes wiring now exposed and unsafe.

PLANS & SPECIFICATIONS:

AESOA, LLC proposes to furnish the material and/or labor in accordance with the above condition for the sum of: \$ 2,550.00

This proposal may be withdrawn if not accepted within thirty (30) days or unexpected material increases.

PAYMENT SCHEDULE:

Payment due Upon completion

Payments are to be made as listed above. Payments not received by the invoice due date are considered past due. Past due accounts will be charged interest at the rate of 1.5% per month until the balance is paid in full. No release of lien shall be signed unless all payments are made and the balance is paid in full.

ADVANCED ENERGY SOLUTIONS:

AUTHORIZED SIGNATURE:

Brad Pendergrass, President

This is your authorization to complete the work as outlined above and in accordance with the terms and conditions as set forth.

PROPOSAL ACCEPTED BY:

Authorized Signature

DATE: _____

INSURANCE:

Licensed, bonded and insured. Insurance limits of \$3,000,000 liability, umbrella And automobile. Workers' Compensation \$500,000/\$500,000/\$500,000

COMMERCIAL / INDUSTRIAL ELECTRICAL • GENERATORS • ACCESS • CCTV
STRUCTURED SYSTEMS • SECURITY / FIRE ALARMS

PO Box 82973 • TAMPA FLORIDA • 33682
16512N. FLORIDA AVE LUTZ FL. 33549

Fourth Order of Business

4A

RESOLUTION 2024-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT IMPLEMENTING SECTION 190.006(3),
FLORIDA STATUTES, AND REQUESTING THAT THE
HILLSBOROUGH COUNTY SUPERVISOR OF
ELECTIONS CONDUCT THE DISTRICT'S GENERAL
ELECTIONS; PROVIDING FOR COMPENSATION;
SETTING FORTH THE TERMS OF OFFICE;
AUTHORIZING NOTICE OF THE QUALIFYING PERIOD;
AND PROVIDING FOR SEVERABILITY AND AN
EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the general election (“**General Election**”).

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by David Hutchinson, and Seat 4, currently held by Sherika Dixon are scheduled for General Election in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 11th day of April 2024.

**TIMBER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A: Notice of Qualifying Period

Exhibit A:
Notice of Qualifying Period

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of Timber Creek Community Development District (“District”) will commence **at noon on June 10, 2024, and close at noon on June 14, 2024**. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Timber Creek Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election in November 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

4B

**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, March 14, 2024, and called to order at 6:02 p.m. at 10224 Opaline Sky Court Riverview, FL 33578.

Present and constituting a quorum were:

James Chin	Chairperson
Sherika Dixon	Vice Chairperson
Claude Neidlinger	Assistant Secretary
David Hutchinson	Assistant Secretary

Also, present were:

Lisa Castoria	District Manager
Jahyra Rivera	Amenity Manager
Gary Schwarts	Field Manager - (<i>via conference call</i>)
Residents	

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

CALL TO ORDER/ROLL CALL

Ms. Castoria called the meeting to order, and a quorum was established.

FIRST ORDER OF BUSINESS

Public Comment

A discussion ensued on security measures.

SECOND ORDER OF BUSINESS

Business Items

A. Consideration of Cornerstone Proposals - 9685/9686

Tabled.

B. Consideration of Resolution 2024-02; Authorizing Organization Attestation Form Credit Card (Truist Bank) and Spending Limits

The Board reviewed and discussed the proposal.

On MOTION by Mr. Chin seconded by Mr. Hutchinson, with all in favor, authorize the Organization Attestation Form Credit Card (Truist Bank) and Spending Limits, was adopted. 4-0

C. Consideration of Cornerstone site Audit Proposals

Tabled.

MARCH 14, 2024,

TIMBER CREEK CDD

D. Discussion on Resident Letter Pertaining to Recreational Facilities Policies

A discussion ensued regarding resident letter pertaining to recreational facilities operations. Ms. Castoria to draft a letter to residents.

E. Ratification of Playground Repairs

On MOTION by Mr. Chin seconded by Ms. Neidlinger, with all in favor, the ratification of playground repairs, was ratified. 4-0

THIRD ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the February 8, 2024, Regular Meeting

B. Consideration of Operation and Maintenance Expenditures January 2024

C. Acceptance of the Financials and Approval of the Check Register for January 31, 2024

The Board reviewed the Consent Agenda items as presented with no revisions.

On MOTION by Mr. Chin seconded by Mr. Hutchinson, with all in favor, the Consent Agenda was approved. 4-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

There being no reports, the next business item followed.

C. District Manager

i. Community Inspections Report

The Community Inspections Report was presented, a copy of which was included in the agenda package. Three proposals for tree trimming are in progress and additional landscaping proposal requested by the Board. A discussion ensued regarding TECO solar update.

ii. Ethics Training

As of January 1, 2024, all Community Development Districts (CDD) Board Supervisors are required to complete four (4) hours of ethics training each year that addresses at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of Florida. This is to notify you of free, on-demand resources available to Board Supervisors to satisfy this requirement. Florida Commission on Ethics' ("COE") training website: <https://ethics.state.fl.us/Training/Training.aspx>

A reminder was discussed.

MARCH 14, 2024,

TIMBER CREEK CDD

FIFTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

- The Board requested and commented on the following items:
 - Mr. Hutchinson requested a dog park light proposal.
 - A walk through with Ms. Castoria and Mr. Schwarts to be scheduled
 - Signs for playground/pool rules

SIXTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Chin seconded by Ms. Dixon, with all in favor, the meeting was adjourned at 7:358 p.m. 4-0

Lisa Castoria
District Manager

James Chin
Chairperson

4C.

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

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 February 29, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018	SERIES 2020	SERIES 2020	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS							
Cash - Operating Account	\$ 286,889	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 286,889
Due From Other Funds	-	6,236	521	-	-	-	6,757
Investments:							
Acquisition & Construction Account	-	-	-	219	-	-	219
Prepayment Account	-	103	-	-	-	-	103
Reserve Fund	-	233,001	5,000	-	-	-	238,001
Revenue Fund	-	515,593	27,247	-	-	-	542,840
Deposits	4,220	-	-	-	-	-	4,220
Fixed Assets							
Construction Work In Process	-	-	-	-	6,774,838	-	6,774,838
Amount Avail In Debt Services	-	-	-	-	-	311,222	311,222
Amount To Be Provided	-	-	-	-	-	6,692,310	6,692,310
TOTAL ASSETS	\$ 291,109	\$ 754,933	\$ 32,768	\$ 219	\$ 6,774,838	\$ 7,003,532	\$ 14,857,399

LIABILITIES

Accounts Payable	\$ 13,123	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,123
Due To Developer	5,252	-	-	-	-	-	-	5,252
Bonds Payable	-	-	-	-	-	7,003,531	-	7,003,531
Due To Other Funds	6,556	-	-	201	-	-	-	6,757
TOTAL LIABILITIES	24,931	-	-	201	-	7,003,531	-	7,028,663

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 2024

(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				
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	754,933	32,768	-	-	-	-	787,701
Capital Projects	-	-	-	18	-	-	-	18
Unassigned:	266,178	-	-	-	6,774,838	1		7,041,017
TOTAL FUND BALANCES	266,178	754,933	32,768	18	6,774,838	1		7,828,736
TOTAL LIABILITIES & FUND BALANCES	\$ 291,109	\$ 754,933	\$ 32,768	\$ 219	\$ 6,774,838	\$ 7,003,532	\$	\$ 14,857,399

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Rental Income	\$ -	\$ 200	\$ 200	0.00%
Special Assmnts- Tax Collector	321,250	317,993	(3,257)	98.99%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	321,250	318,243	(3,007)	99.06%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Trustee Fees	6,900	-	6,900	0.00%
Disclosure Report	4,200	3,500	700	83.33%
District Counsel	5,000	4,083	917	81.66%
District Engineer	4,000	-	4,000	0.00%
District Manager	30,000	11,250	18,750	37.50%
Auditing Services	5,700	-	5,700	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	200	43	157	21.50%
Public Officials Insurance	3,000	2,788	212	92.93%
Legal Advertising	2,000	926	1,074	46.30%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	625	875	41.67%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	250	1,003	(753)	401.20%
Total Administration	76,950	29,718	47,232	38.62%
<u>Utility Services</u>				
Utility - Water	4,000	1,605	2,395	40.13%
Utility - Electric	2,000	6,986	(4,986)	349.30%
Utility - StreetLights	43,700	18,367	25,333	42.03%
Total Utility Services	49,700	26,958	22,742	54.24%
<u>Garbage/Solid Waste Services</u>				
Garbage Collection	2,500	-	2,500	0.00%
Total Garbage/Solid Waste Services	2,500	-	2,500	0.00%

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Payroll-Pool Monitors	6,000	-	6,000	0.00%
Waterway Management	4,600	1,900	2,700	41.30%
ProfServ - Field Management Onsite Staff	30,000	-	30,000	0.00%
Field Manager	12,000	5,000	7,000	41.67%
Janitorial Services & Supplies	8,000	-	8,000	0.00%
Telephone, Cable & Internet Service	1,800	228	1,572	12.67%
Insurance -Property & Casualty	18,500	18,905	(405)	102.19%
R&M-Clubhouse	9,000	5,269	3,731	58.54%
R&M-Other Landscape	8,000	175	7,825	2.19%
R&M-Pools	13,200	7,100	6,100	53.79%
R&M-Rsrve - P14 Covina Key	2,500	-	2,500	0.00%
Landscape Maintenance	45,000	15,750	29,250	35.00%
Plant Replacement Program	1,000	-	1,000	0.00%
Security System Monitoring & Maint.	1,500	-	1,500	0.00%
Mulch & Tree Trimming	6,000	19,300	(13,300)	321.67%
Miscellaneous Maintenance	10,000	3,347	6,653	33.47%
Irrigation Maintenance	3,000	167	2,833	5.57%
Reserve - Undesignated	12,000	-	12,000	0.00%
Total Other Physical Environment	192,100	77,141	114,959	40.16%
TOTAL EXPENDITURES	321,250	133,817	187,433	41.66%
Excess (deficiency) of revenues				
Over (under) expenditures	-	184,426	184,426	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		81,752		
FUND BALANCE, ENDING		\$ 266,178		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,459	\$ 10,459	0.00%
Special Assmnts- Tax Collector	463,026	462,036	(990)	99.79%
TOTAL REVENUES	463,026	472,495	9,469	102.05%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	161,513	135,000	26,513	83.58%
Interest Expense	301,513	164,297	137,216	54.49%
Total Debt Service	463,026	299,297	163,729	64.64%
TOTAL EXPENDITURES	463,026	299,297	163,729	64.64%
Excess (deficiency) of revenues				
Over (under) expenditures	-	173,198	173,198	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		581,735		
FUND BALANCE, ENDING		\$ 754,933		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
Series 2020 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 340	\$ 340	0.00%
Special Assmnts- Tax Collector	22,625	23,757	1,132	105.00%
TOTAL REVENUES	22,625	24,097	1,472	106.51%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	5,000	-	5,000	0.00%
Interest Expense	17,625	8,875	8,750	50.35%
Total Debt Service	22,625	8,875	13,750	39.23%
TOTAL EXPENDITURES	22,625	8,875	13,750	39.23%
Excess (deficiency) of revenues				
Over (under) expenditures	-	15,222	15,222	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		17,546		
FUND BALANCE, ENDING		\$ 32,768		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
Series 2020 Capital Projects Fund (302)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3	\$ 3	0.00%
TOTAL REVENUES	-	3	3	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3	3	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		15		
FUND BALANCE, ENDING		\$ 18		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		6,774,838		
FUND BALANCE, ENDING		<u>\$ 6,774,838</u>		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 2024
General Long-Term Debt Fund (950)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1		
FUND BALANCE, ENDING		<u><u>\$ 1</u></u>		

TIMBER CREEK CDD

Bank Reconciliation

Bank Account No. 9163 TRUIST - GF Operating
Statement No. 02_24
Statement Date 2/29/2024

G/L Balance (LCY)	286,889.14	Statement Balance	289,514.14
G/L Balance	286,889.14	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	289,514.14
Subtotal	286,889.14	Outstanding Checks	2,625.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	286,889.14	Ending Balance	286,889.14
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/12/2024	Payment	919	ZEBRA CLEANING TEAM	1,650.00	1,650.00	0.00
1/24/2024	Payment	926	FLORIDA FOUNTAINS & EQUIPMENT LLC	175.00	175.00	0.00
2/14/2024	Payment	928	TIMBER CREEK CDD	532.40	532.40	0.00
2/14/2024	Payment	DD164	Payment of Invoice 000826	363.17	363.17	0.00
2/14/2024	Payment	DD165	Payment of Invoice 000868	3,486.32	3,486.32	0.00
2/14/2024	Payment	DD166	Payment of Invoice 000869	1,216.40	1,216.40	0.00
2/14/2024	Payment	DD167	Payment of Invoice 000870	26.45	26.45	0.00
2/14/2024	Payment	DD168	Payment of Invoice 000871	22.31	22.31	0.00
2/14/2024	Payment	DD169	Payment of Invoice 000872	118.12	118.12	0.00
2/14/2024	Payment	DD170	Payment of Invoice 000873	80.84	80.84	0.00
2/15/2024	Payment	941	CARLOS DE LA OSSA	200.00	200.00	0.00
2/15/2024	Payment	942	CLAUDE A. NEIDLINGER	200.00	200.00	0.00
2/15/2024	Payment	943	CORLIN SERVICES LLC	320.00	320.00	0.00
2/15/2024	Payment	944	CORNERSTONE SOLUTIONS GROUP	12,225.00	12,225.00	0.00
2/15/2024	Payment	945	DAVID EVAN HUTCHINSON	200.00	200.00	0.00
2/15/2024	Payment	946	INFRAMARK LLC	8,155.28	8,155.28	0.00
2/15/2024	Payment	947	JAMES M. CHIN	200.00	200.00	0.00
2/15/2024	Payment	948	SITEX AQUATICS	380.00	380.00	0.00
2/15/2024	Payment	949	STRALEY ROBIN VERICKER	2,070.00	2,070.00	0.00
Total Checks				31,621.29	31,621.29	0.00
Deposits						
2/2/2024		JE000340	DS Payment Tax collector	G/L 880.89	880.89	0.00
2/6/2024		JE000321	CK#1007723816##### - Clubhouse	G/L 50.00	50.00	0.00
2/6/2024		JE000343	Ds Pymt Tax Collector	G/L 3,974.28	3,974.28	0.00
2/21/2024		JE000338	MO##### - Key	G/L 25.00	25.00	0.00
Total Deposits				4,930.17	4,930.17	0.00
Outstanding Checks						
2/15/2024	Payment	940	ACTION SECURITY, INC	125.00	0.00	125.00
2/15/2024	Payment	950	ZEBRA CLEANING TEAM	1,650.00	0.00	1,650.00

TIMBER CREEK CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
2/22/2024	Payment	951	SHERIKA DIXON	200.00	0.00	200.00
2/22/2024	Payment	952	SPEAREM ENTERPRISES	650.00	0.00	650.00
Total Outstanding Checks.....				2,625.00		2,625.00

4D.

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
ACTION SECURITY, INC	25381	\$125.00		SERVICE AGRREMENT - MARCH 2024
CHARTER COMMUNICATIONS	0624 020624 ACH	\$227.96		INTERNET - 02/06/24-03/05/24
CORNERSTONE SOLUTIONS GROUP	10-161188	\$3,150.00		LAWN MAINT. - FEBRUARY 2024
INFRAMARK LLC	110079	\$4,075.00		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK LLC	110665	\$9.12	\$4,084.12	DISTRICT SERVICES FEBRUARY 2024
SITEX AQUATICS	7970-B	\$380.00		LAKE MAINT. - FERBUARY 2024
ZEBRA CLEANING TEAM	6838	\$1,650.00		COMMERCIAL POOL - FEBRUARY 2024
Monthly Contract Subtotal		\$9,617.08		
Variable Contract				
CARLOS DE LA OSSA	CDLO 020824	\$200.00		SUPERVISOR FEE - 02/08/24
CLAUDE A. NEIDLINGER	CN 020824	\$200.00		SUPERVISOR FEE - 02/08/24
DAVID EVAN HUTCHINSON	DH 020824	\$200.00		SUPERVISOR FEE - 02/08/24
JAMES M. CHIN	JC 020824	\$200.00		SUPERVISOR FEE - 02/08/24
SHERIKA DIXON	SD 020824	\$200.00		SUPERVISOR FEE - 02/08/24
STRALEY ROBIN VERICKER	24066	\$2,070.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/31/24
Variable Contract Subtotal		\$3,070.00		
Utilities				
BOCC	4734 022624 ACH	\$260.85		WATER - 01/24/24-02/22/24
TAMPA ELECTRIC	3099 020724 ACH	\$1,216.40		ELECTRIC - 01/04/24-02/01/24
TAMPA ELECTRIC	3412 020724 ACH	\$118.12		ELECTRIC - 01/04/24-02/01/24
TAMPA ELECTRIC	3665 020724 ACH	\$22.31		ELECTRIC - 01/04/24-02/01/24
TAMPA ELECTRIC	4737 020724 ACH	\$26.45		ELECTRIC - 01/04/24-02/01/24
TAMPA ELECTRIC	5063 020724 ACH	\$3,486.32		ELECTRIC - 01/04/24-02/01/24
TAMPA ELECTRIC	8326 020724 ACH	\$80.84	\$4,950.44	ELECTRIC - 01/04/24-02/01/24
Utilities Subtotal		\$5,211.29		
Regular Services				
CORLIN SERVICES LLC	0000133	\$1,455.70		NEW BACKBOARD
PIPER FIRE PROTECTION	150020	\$154.25		EXTINGUISH INSPECTION
SPEAREM ENTERPRISES	5979	\$650.00		LABOR - CLEANING / MATERIALS
TIMBER CREEK CDD	02022024-01	\$506.36		SERIES 2018 FY24 TAX DIST ID INT 02/02/2024
TIMBER CREEK CDD	02022024-02	\$26.04	\$532.40	SERIES 2020 FY24 TAX DIST ID INT 02/02/2024

TIMBER CREEK CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services Subtotal		\$2,792.35		
Additional Services				
ALLTECH SERVICES LLC	24376	\$400.00		REPLACED BAD RECEPTICLE
CORLIN SERVICES LLC	0000135	\$240.00		FENCE REPAIRS
CORNERSTONE SOLUTIONS GROUP	10-161117	\$9,075.00		PINE BARK - DOG PARK MULCH
INFRAMARK LLC	110838	\$150.00		WORK ORDER - MAIL KIOSK LIGHT BULBS
Additional Services Subtotal		\$9,865.00		
TOTAL		\$30,555.72		

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 INFRAMARK 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
25381	03/01/2024	\$125.00	03/01/2024	Due on receipt	

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

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

BALANCE DUE

\$125.00

Thank you, we appreciate your business!

February 6, 2024
Invoice Number: 2455305020624
Account Number: **8337 12 028 2455305**
Security Code: XXXXXXXXXX
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary

*Service from 02/06/24 through 03/05/24
details on following pages*

Previous Balance	443.82
Payments Received -Thank You!	-418.82
Remaining Balance	\$25.00
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	34.99
Current Charges	\$202.96
Total Due by 02/23/24	\$227.96

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.

IMPORTANT BILLING UPDATE

At Spectrum Business, we continue to expand our offerings to ensure all customers have products and packages that best meet their needs. While our services have been impacted by rising costs, we work hard on your behalf to keep prices as low as possible.

Effective with your next statement, the following pricing will change:

- Spectrum Business WiFi will increase by \$2.01 per month
- Payment Processing Charge of \$5.00 per month will be added*

*As a valued Spectrum Business customer, you are eligible for a credit of \$5.00 per month when you enroll in Auto Pay. Sign up at Spectrumbusiness.net/autopay to avoid impact from the monthly payment processing charge.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 06 02072024 NNNNNYNN 01 001167 0004

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

Received
FEB 12

February 6, 2024

TIMBER CREEK CDD

Invoice Number: 2455305020624
Account Number: 8337 12 028 2455305
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Total Due by 02/23/24	\$227.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028245530500227967

Invoice Number: TIMBER CREEK CDD
 Account Number: 2455305020624
 Security Code: 8337 12 028 2455305

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 06 02072024 NNNNNYNN 01 001167 0004

Charge Details

Previous Balance		443.82
Payment - Thank You	01/11	-206.91
Check Payment-thank You	01/31	-211.91
Remaining Balance		\$25.00

Payments received after 02/06/24 will appear on your next bill.

Service from 02/06/24 through 03/05/24

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

Phone number (813) 609-4080	
Spectrum Business Voice	49.99
Promotional Discount	-15.00
	\$34.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$34.99**

Current Charges **\$202.96**

Total Due by 02/23/24 **\$227.96**

Billing Information

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

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

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

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

Authorization to Convert your Check to an Electronic Funds

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

The following taxes, fees and surcharges are included in the price of the applicable service - FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.08, Florida CST \$3.71, Sales Tax \$0.03, TRS Surcharge \$0.09.

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 Spectrum Business at least twenty-one (21) business days prior to your move.

Continued on the next page....

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

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

Simplify your life with Auto Pay!

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

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

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

Visit: spectrumbusiness.net/payment
 (My Account login required)

**Payment Options**

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

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

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





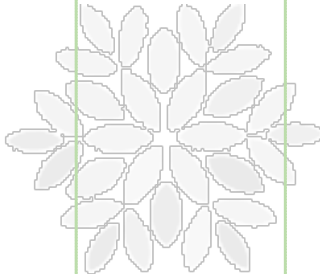
Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
14620 Bellamy Brothers Blvd Dade City, FL 33525
Phone 866-617-2235 Fax 866-929-6998
AR@CornerstoneSolutionsGroup.com
Tax ID: 61-1632592
www.CornerstoneSolutionsGroup.com

Agenda Page 70	
Invoice	
Date	Invoice #
2/1/2024	10-161188

Invoice Created By


Bill To
INFRAMARK Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	
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	2/1/2024	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

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

Services provided for the Month of: February 2024

INVOICE#
#110079
CUSTOMER ID
C2316
PO#

DATE
2/6/2024
NET TERMS
Net 30
DUE DATE
3/7/2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	700.00		700.00
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
Subtotal					4,075.00

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#110665
CUSTOMER ID
C2316
PO#

DATE
2/27/2024
NET TERMS
Net 30
DUE DATE
3/28/2024

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

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	2	Ea	0.15		0.30
Postage	14	Ea	0.63		8.82
Subtotal					9.12

Subtotal	\$9.12
Tax	\$0.00
Total Due	\$9.12

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.

INVOICE

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.: 7970-B
Terms: Net 30
Invoice date: 02/01/2024
Due date: 03/02/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		LM- Timber Creek CDD Monthly Lake Maintenance- 4 Waterways		1	\$380.00	\$380.00
Total						\$380.00

Zebra Pool Cleaning Team INC.

Agenda Page 74

Invoice

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

Date	Invoice #
2/1/2024	6838

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		2/1/2024			
Quantity	Item Code	Description			Price Each	Amount
	Commerical Pool S...	Commercial Pool Service February			1,650.00	1,650.00
We appreciate your prompt payment.					Total	\$1,650.00

TIMBER CREEK CDDMEETING DATE: February 08, 2024,

CDLO 020824

DMS: Bryan Radcliff *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
Claude Neidlinger,	✓	Salary Accepted	\$200.00

TIMBER CREEK CDD**MEETING DATE: February 08, 2024,****CN 020824****DMS: Bryan Radcliff *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
Claude Neidlinger,	✓	Salary Accepted	\$200.00

TIMBER CREEK CDD**MEETING DATE: February 08, 2024,****DH 020824****DMS: Bryan Radcliff *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
Claude Neidlinger,	✓	Salary Accepted	\$200.00

TIMBER CREEK CDD**MEETING DATE: February 08, 2024,****JC 020824****DMS: Bryan Radcliff *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
Claude Neidlinger,	✓	Salary Accepted	\$200.00

TIMBER CREEK CDD**MEETING DATE: February 08, 2024,****SD 020824****DMS: Bryan Radcliff *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
Claude Neidlinger,	✓	Salary Accepted	\$200.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

February 07, 2024

Client: 001498

Matter: 000001

Invoice #: 24066

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/14/2023	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	1.9	\$617.50
12/22/2023	JMV	REVIEW COMMUNICATION FROM B. RADCLIFF; DRAFT EMAIL TO B. RADCLIFF RE: CDD DISCLOSURES.	0.3	\$112.50
1/8/2024	KCH	REVIEW AGENDA AND ASSOCIATE PACKAGE.	0.6	\$195.00
1/10/2024	MB	REVIEW DISTRICT BOARD MEETING AGENDA; ANALYZE LANDSCAPE PROPOSALS; ANALYZE PLAYGROUND PUBLIC SAFETY HANDBOOK; ANALYZE DISTRICT LANDSCAPE PROPOSALS.	0.6	\$195.00
1/11/2024	MB	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	1.6	\$520.00
1/18/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2023.	0.3	\$52.50
1/24/2024	MB	REVIEW MEMORANDUM REGARDING ETHICS TRAINING; ANALYZE FLORIDA STATUTE 112.314 REGARDING ETHICS REQUIREMENT; ANALYZE ETHICS COURSE OFFERINGS; REVISE MEMORANDUM REGARDING ETHICS TRAINING.	0.4	\$130.00
1/26/2024	MB	REVIEW DISTRICT SERIES 2018 BONDS; ANALYZE DISTRICT SERIES 2020 BONDS; ANALYZE FILE CORRESPONDENCE; EVALUATE DISTRICT SERIES 2018 BONDS AND SERIES 2020 BONDS QUARTERLY REPORT FOR THE PERIOD ENDING DECEMBER 31, 2023.	0.6	\$195.00
1/29/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50

SERVICES

Date	Person	Description of Services	Hours	Amount
		Total Professional Services	6.6	\$2,070.00
		Total Services	\$2,070.00	
		Total Disbursements	\$0.00	
		Total Current Charges		\$2,070.00
		Previous Balance		\$2,012.50
		Less Payments		(\$2,012.50)
		PAY THIS AMOUNT		\$2,070.00

Please Include Invoice Number on all Correspondence



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	02/26/2024	03/18/2024

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	01/24/2024	10198	02/22/2024	10323	12500 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$5.63
Purchase Water Pass-Thru	\$37.75
Water Base Charge	\$37.44
Water Usage Charge	\$12.00
Sewer Base Charge	\$91.90
Sewer Usage Charge	\$76.13

Summary of Account Charges

Previous Balance	\$363.17
Net Payments - Thank You	\$-363.17
Total Account Charges	\$260.85

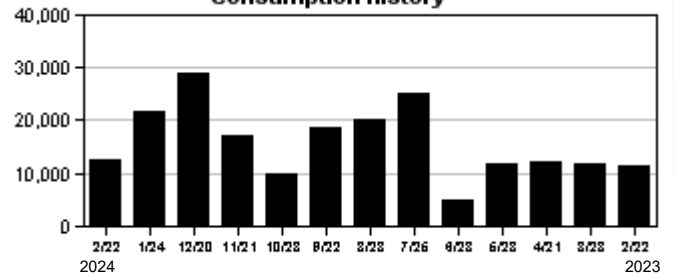
AMOUNT DUE	\$260.85
-------------------	-----------------

Important Message

This account has ACH payment method

The Southwest Florida Water Management District (SWFWMD) has issued a Water Shortage Order effective Dec. 1, 2023, limiting lawn and landscape watering to one day per week. Find your allowable day on [HCFLGov.net/WaterRestrictions](https://www.hcflgov.net/WaterRestrictions) or call (813) 275-7094.

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://www.hcflgov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://www.hcflgov.net/Water)



THANK YOU!



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

1,696 8

DUE DATE	03/18/2024
AMOUNT DUE	\$260.85
AMOUNT PAID	

0061436847349 00000260851



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

Statement Date: February 07, 2024
Agenda Page 83

Amount Due: \$1,216.40

Due Date: February 28, 2024
Account #: 221007683099

DO NOT PAY. Your account will be drafted on February 28, 2024

Account Summary

Previous Amount Due	\$1,331.50
Payment(s) Received Since Last Statement	-\$1,331.50
Current Month's Charges	\$1,216.40

Amount Due by February 28, 2024 \$1,216.40

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 **86.4% higher** than the same period last year.



Your average daily kWh used was **.87% higher** than it was in your previous period.



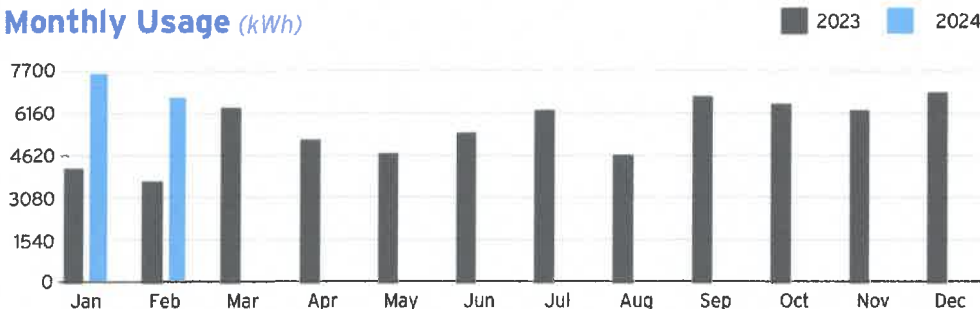
Scan here to view your account online.

An audit you can look forward to.

Schedule a **FREE** energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

Monthly Usage (kWh)



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

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



Account #: 221007683099

Due Date: February 28, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,216.40

Payment Amount: \$ _____

650149524368

Your account will be
drafted on February 28, 2024

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

Agenda Page 84
Account #: 221007683099
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Meter Read

Service Period: Jan 04, 2024 - Feb 01, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	02/01/2024	42,770	36,024		6,746 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	6,746 kWh @ \$0.08192/kWh	\$552.63
Fuel Charge	6,746 kWh @ \$0.03843/kWh	\$259.25
Storm Protection Charge	6,746 kWh @ \$0.00775/kWh	\$52.28
Clean Energy Transition Mechanism	6,746 kWh @ \$0.00427/kWh	\$28.81
Storm Surcharge	6,746 kWh @ \$0.00225/kWh	\$15.18
Florida Gross Receipt Tax		\$23.84

Electric Service Cost

\$953.74

Billing information continues on next page →

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

Ways To Pay Your Bill

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

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

Agenda Page 85
Account #: 221007683099
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Service Period: Jan 04, 2024 - Feb 01, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	135 kWh @ \$0.03406/kWh	\$4.60
Fixture & Maintenance Charge	5 Fixtures	\$105.55
Lighting Pole / Wire	5 Poles	\$141.60
Lighting Fuel Charge	135 kWh @ \$0.03806/kWh	\$5.14
Storm Protection Charge	135 kWh @ \$0.03877/kWh	\$5.23
Clean Energy Transition Mechanism	135 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	135 kWh @ \$0.00074/kWh	\$0.10
Florida Gross Receipt Tax		\$0.39

Lighting Charges **\$262.66**

Total Current Month's Charges **\$1,216.40**

**Service For:**

10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

Agenda Page 86

Account #: 221007683099

Statement Date: February 07, 2024

Charges Due: February 28, 2024

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

We continue to add more solar to our fuel mix

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Amount Due: \$118.12

Due Date: February 28, 2024

Account #: 221007683412

DO NOT PAY. Your account will be drafted on February 28, 2024

Your Energy Insight



Your average daily kWh used was **200% higher** than the same period last year.



Your average daily kWh used was **20% lower** than it was in your previous period.



Scan here to view your account online.

An audit you can look forward to.

Schedule a **FREE** energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

Account Summary

Current Service Period: January 04, 2024 - February 01, 2024

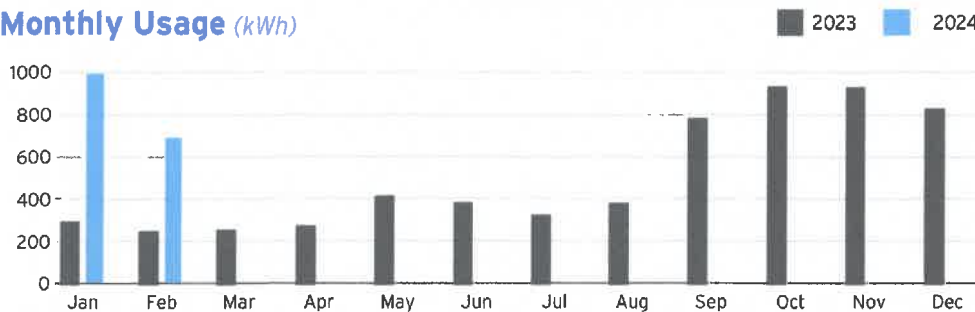
Previous Amount Due	\$159.13
Payment(s) Received Since Last Statement	-\$159.13

Current Month's Charges	\$118.12
--------------------------------	-----------------

Amount Due by February 28, 2024	\$118.12
--	-----------------

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

Monthly Usage (kWh)



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

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



Account #: 221007683412

Due Date: February 28, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$118.12

Payment Amount: \$ _____

650149524369

Your account will be
 drafted on February 28, 2024

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: February 07, 2024
Charges Due: February 28, 2024

Meter Read

Service Period: Jan 04, 2024 - Feb 01, 2024 **Rate Schedule:** General Service - Non Demand

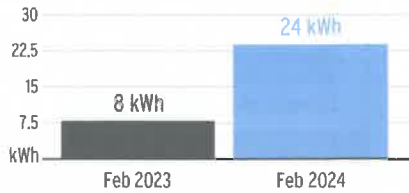
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	02/01/2024	23,731	23,037		694 kWh	1	29 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	694 kWh @ \$0.08192/kWh	\$56.85
Fuel Charge	694 kWh @ \$0.03843/kWh	\$26.67
Storm Protection Charge	694 kWh @ \$0.00775/kWh	\$5.38
Clean Energy Transition Mechanism	694 kWh @ \$0.00427/kWh	\$2.96
Storm Surcharge	694 kWh @ \$0.00225/kWh	\$1.56
Florida Gross Receipt Tax		\$2.95
Electric Service Cost		\$118.12

Total Current Month's Charges **\$118.12**

Avg kWh Used Per Day



Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

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

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.



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

Amount Due: \$22.31

Due Date: February 28, 2024

Account #: 221007623665

DO NOT PAY. Your account will be drafted on February 28, 2024

Account Summary

Current Service Period: January 04, 2024 - February 01, 2024

Previous Amount Due	\$125.92
Payment(s) Received Since Last Statement	-\$125.92

Current Month's Charges	\$22.31
--------------------------------	----------------

Amount Due by February 28, 2024	\$22.31
--	----------------

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



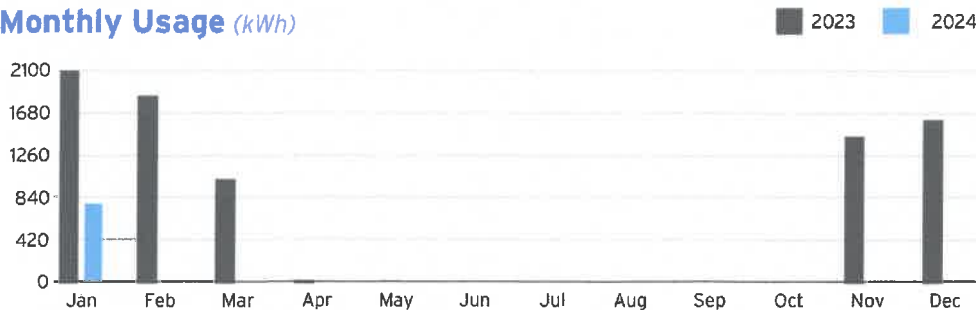
Scan here to view
your account online.

An audit you can look forward to.

Schedule a **FREE** energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

Monthly Usage (kWh)



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

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



Account #: 221007623665

Due Date: February 28, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$22.31

Payment Amount: \$ _____

650149524367

Your account will be
drafted on February 28, 2024

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

Agenda Page 90

Account #: 221007623665
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Meter Read

Service Period: Jan 04, 2024 - Feb 01, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	02/01/2024	68,855	68,855		0 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.31

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

Total Current Month's Charges

\$22.31

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: February 07, 2024

Amount Due: \$26.45

Due Date: February 28, 2024
Account #: 221007724737

DO NOT PAY. Your account will be drafted on February 28, 2024

Account Summary

Current Service Period: January 04, 2024 - February 01, 2024

Previous Amount Due	\$28.80
Payment(s) Received Since Last Statement	-\$28.80
Current Month's Charges	\$26.45

Amount Due by February 28, 2024 **\$26.45**

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 **42.86% higher** than the same period last year.

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



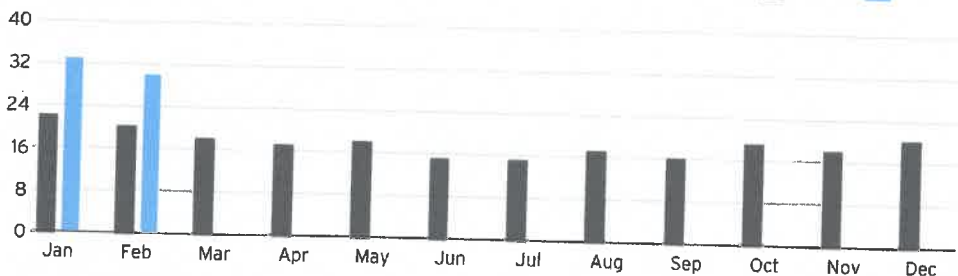
Scan here to view your account online.

An audit you can look forward to.

Schedule a **FREE** energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

Monthly Usage (kWh)



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



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

Account #: 221007724737

Due Date: February 28, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$26.45

Payment Amount: \$ _____

650149524371

Your account will be drafted on February 28, 2024

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

Agenda Page 92
Account #: 221007724737
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Meter Read

Service Period: Jan 04, 2024 - Feb 01, 2024

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	02/01/2024	1,128		1,098		30 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Electric Charges

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	30 kWh @ \$0.08192/kWh	\$2.46
Fuel Charge	30 kWh @ \$0.03843/kWh	\$1.15
Storm Protection Charge	30 kWh @ \$0.00775/kWh	\$0.23
Clean Energy Transition Mechanism	30 kWh @ \$0.00427/kWh	\$0.13
Storm Surcharge	30 kWh @ \$0.00225/kWh	\$0.07
Florida Gross Receipt Tax		\$0.66

Electric Service Cost

\$26.45

Total Current Month's Charges

\$26.45

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

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

Statement Date: February 07, 2024
Agenda Page 93

Amount Due: \$3,486.32

Due Date: February 28, 2024

Account #: 211018485063

DO NOT PAY. Your account will be drafted on February 28, 2024

Account Summary

Previous Amount Due	\$3,351.19
Payment(s) Received Since Last Statement	-\$3,351.19
Current Month's Charges	\$3,486.32

Amount Due by February 28, 2024 \$3,486.32

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



Scan here to view
your account online.

An audit you can look forward to.

Schedule a **FREE** energy audit and
one of our certified auditors will
identify ways you can save energy
and money.

TampaElectric.com/BizSave

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



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

Account #: 211018485063

Due Date: February 28, 2024



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,486.32

Payment Amount: \$ _____

682248133524

Your account will be
drafted on February 28, 2024

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

Agenda Page 94
Account #: 211018485063
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Service Period: Jan 04, 2024 - Feb 01, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	76 kWh @ \$0.03406/kWh	\$2.59
Fixture & Maintenance Charge	4 Fixtures	\$66.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	76 kWh @ \$0.03806/kWh	\$2.89
Storm Protection Charge	76 kWh @ \$0.03877/kWh	\$2.95
Clean Energy Transition Mechanism	76 kWh @ \$0.00036/kWh	\$0.03
Storm Surcharge	76 kWh @ \$0.00074/kWh	\$0.06
Florida Gross Receipt Tax		\$0.22

Lighting Charges

\$188.46

Billing information continues on next page →

00000035-0000073-Page 18 of 30

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Account #: 211018485063
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Service Period: Jan 04, 2024 - Feb 01, 2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1330 kWh @ \$0.03406/kWh	\$45.30
Fixture & Maintenance Charge	70 Fixtures	\$1162.70
Lighting Pole / Wire	70 Poles	\$1982.40
Lighting Fuel Charge	1330 kWh @ \$0.03806/kWh	\$50.62
Storm Protection Charge	1330 kWh @ \$0.03877/kWh	\$51.56
Clean Energy Transition Mechanism	1330 kWh @ \$0.00036/kWh	\$0.48
Storm Surcharge	1330 kWh @ \$0.00074/kWh	\$0.98
Florida Gross Receipt Tax		\$3.82
Lighting Charges		\$3,297.86

Total Current Month's Charges

\$3,486.32



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

Account #: 211018485063
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

We continue to add more solar to our fuel mix

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. From 2017 to 2023, Tampa Electric's solar generation has saved our customers approximately \$200 million in fuel costs. Our diverse fuel mix for the 12 months ending Dec. 2023 includes Natural Gas 81%, Purchased Power 8%, Solar 8% and Coal 3%.



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

Statement Date: February 07, 2024
Agenda Page 97

Amount Due: \$80.84

Due Date: February 28, 2024

Account #: 221007708326

DO NOT PAY. Your account will be drafted on February 28, 2024

Account Summary

Current Service Period: January 04, 2024 - February 01, 2024

Previous Amount Due	\$96.87
Payment(s) Received Since Last Statement	-\$96.87

Current Month's Charges	\$80.84
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Amount Due by February 28, 2024	\$80.84
--	----------------

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 **150% higher** than the same period last year.



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



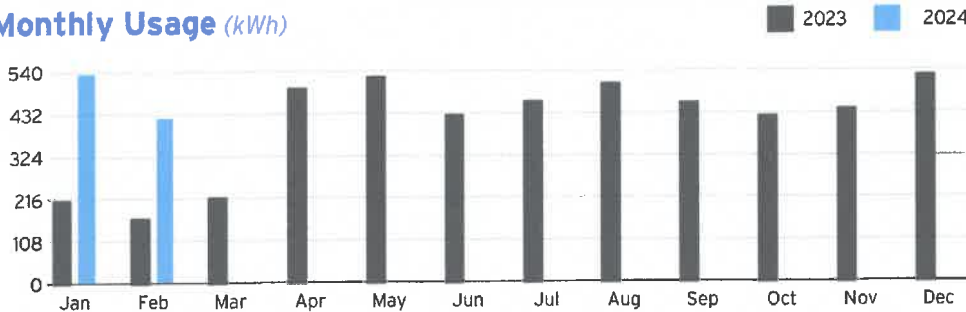
Scan here to view your account online.

An audit you can look forward to.

Schedule a **FREE** energy audit and one of our certified auditors will identify ways you can save energy and money.

TampaElectric.com/BizSave

Monthly Usage (kWh)



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

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



Received

FEB 12



Pay your bill online at TampaElectric.com

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

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

Account #: 221007708326

Due Date: February 28, 2024

Amount Due: \$80.84

Payment Amount: \$ _____

650149524370

Your account will be
drafted on February 28, 2024

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.

00000035-0000966-Page 3 of 30



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


Account #: 221007708326
Statement Date: February 07, 2024
Charges Due: February 28, 2024

Meter Read

Service Period: Jan 04, 2024 - Feb 01, 2024 Rate Schedule: General Service - Non Demand

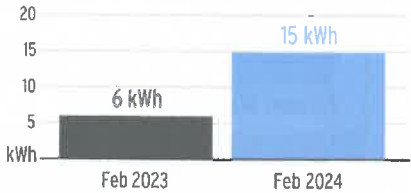
Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000511668	02/01/2024	18,049	17,625	424 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	424 kWh @ \$0.08192/kWh	\$34.73
Fuel Charge	424 kWh @ \$0.03843/kWh	\$16.29
Storm Protection Charge	424 kWh @ \$0.00775/kWh	\$3.29
Clean Energy Transition Mechanism	424 kWh @ \$0.00427/kWh	\$1.81
Storm Surcharge	424 kWh @ \$0.00225/kWh	\$0.95
Florida Gross Receipt Tax		\$2.02
Electric Service Cost		\$80.84

Total Current Month's Charges \$80.84

Avg kWh Used Per Day





Important Messages

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

Contact Us

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

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CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
Timber Creek

Date of Issue
02/20/2024

Invoice Number
0000133

Due Date
03/21/2024

Amount Due (USD)
\$1,455.70

Description	Rate	Qty	Line Total
labor for installation of new, metal backboard	\$60.00	10	\$600.00
labor breakdown:			
- deconstruction of broken glass backboard 2hr.			
- fabrication and mounting of new steel support to metal backboard and rim 5 hr.			
- installation onto existing pole raising assembly to 10' 3 hr.			
material:	\$855.70	1	\$855.70
cast aluminum backboard & rim \$812.70			
steel angle for support \$25.00			
stainless steel fasteners \$18.00			

Subtotal	1,455.70
Tax	0.00

Total	1,455.70
Amount Paid	0.00

Amount Due (USD)	\$1,455.70
------------------	------------



13075 US Highway 19 N
Clearwater, FL 33764
Phone: 727-581-9339

Invoice

Date: 1/31/2024
Invoice No.: 150020

Bill to: Inframark
2002 Pan Am Circle #300
Tampa, FL 33607
Recipient ABN:85-8017445595c7

Service at: Timber Creek
10224 Opaline Sky Ct
Riverview, FL 33578

Customer ID: 26308

Location ID: I-16752 TIMBERCREEK

Description: Work Order 191035 CLW Extinguisher Inspe

Reference: Work Order 191035

Terms: NET30

PO Number:

Item	Description	Quantity	Unit Price	Amount
Agreement				
	CLW Extinguish Inspect Annual	1.00	0.00	0.00
		Agreement Subtotal		0.00
Labor				
	Inspection	1.75	0.00	0.00
		Labor Subtotal		0.00
Miscellaneous				
	Electronic Documentation Filing Fee	1.00	24.25	24.25
		Miscellaneous Subtotal		24.25
Parts				
	3-ITAG1LFR AE1 Annual Exting Inspect Loc Flat F	1.00	130.00	130.00
		Parts Subtotal		130.00

Pay online at www.piperfire.com

Subtotal:	154.25
Sales Tax:	0.00
TOTAL DUE:	154.25



Lic.# EF0001219 • Lic.# 451523 [0001-1999](#) •
Lic.# 336071-0001-2003 • Lic.# [85377000012007](#)

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: 727-581-9339

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: 941-377-2100

Toll Free - 800-327-7604
<http://www.piperfire.com>

SERVICE REPORT

Agenda Page 101

WORK ORDER:

191035

DATE: 01/31/2024

THIS IS NOT AN INVOICE

CUSTOMER: Timber Creek (AR#:26308)
SITE ALIAS: I-16752 TIMBERCREEK
STREET: 10224 Opaline Sky Ct
CITY: Riverview, FL 33578
CONTACT: Ken Hoefle

SERIAL 1
#:

CALL TYPE: Extinguisher Inspection
TROUBLE REPORTED: CLW Extinguisher Inspection
WORK PERFORMED: G16552675 5lb 26 Rasico; Randy on Jan 31, 2024

PARTS			
QUANTITY	DESCRIPTION	UNIT	TOTAL
1	CLW Extinguish Inspect Annual	--	N/A
1	AE1 Annual Exting Inspect Loc Flat Rate	\$130.00	\$130.00
1	Electronic Documentation Filing Fee	\$24.25	\$24.25

SALE AMOUNT \$154.25
SALES TAX \$0.00
BALANCE \$154.25

IS JOB COMPLETE? **Yes**

Customer

Name: Jahyra
Date: 01/31/2024 09:50 AM
Comments:

Email

Jahyra.Rizera@inframark.com,

Customer Signature

Authorized by
Jahyra

Employee

Name: Randy Rasico
Date: 01/31/2024 09:50 AM
Comments:



Lic.# EF0001219 • Lic.# 451523 [0001-1999](#) •
Lic.# 336071-0001-2003 • Lic.# [85377000012007](#)

Clearwater Office
13075 US Highway 19 N.
Clearwater, FL 33764
Phone: [727-581-9339](#)

Sarasota Office
1595 Barber Rd.
Sarasota, FL 34240
Phone: [941-377-2100](#)

Toll Free - [800-327-7604](#)
<http://www.piperfire.com>

SERVICE REPORT

Agenda Page 102

WORK ORDER:

191035

DATE: 01/31/2024

THIS IS NOT AN INVOICE

TERMS AND CONDITIONS

1. Scope of Work: The Proposal, provided to the Customer by Piper Fire Protection, Inc. ("Piper"), along with these Standard Terms and Conditions is for the specific repairs as outlined in the attached Scope of Work and unless specifically included, does not include any additional labor, material, or work. Customer shall provide free and safe access to all locations as required by Piper.

2. Existing System: Where new work is connected to an existing system, any deficiencies detected in the existing system during testing or charging of the system are the responsibility of Customer and are not covered by any warranties that may be applicable to the Scope of Work. Customer releases Piper from any and all claims regarding the existing system and any damage or injury caused by or to the existing system. Further, Piper makes no warranty as to the quality of work performed by others or the functionality and design of the originally installed fire system.

Warranty - Piper Fire warrants that its workmanship and materials shall be free from defects for a period of one year after completion of the Work or substantial completion of the Project,

3. . Reconditioned or Refurbished parts are warrantied for 90 days parts and labor. This Warranty does not apply to the following CONDITIONS: 1) Damage or extra service time resulting from accidents, acts of God, lightning strikes, riots, floods, terrorism, acts of war, presence of corrosion inducing matter in the water supply at any time, alteration, misuse, tampering or abuse, adjustments, repairs or maintenance not done by Piper Fire, or from parts, accessories, attachments or other devices not furnished by Piper Fire; 2) Customer's improper operation per instructions; 3) Trouble due to interruption of commercial power to any type of phone service; 4) battery failure; 5) Devices designed to fail in protecting the System such as, but not limited to , fuse and circuit breakers; 6) System changes requested by Customer. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CUSTOMER'S EXCLUSIVE REMEDY WITH RESPECT TO ANY AND ALL LOSSES OR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING PIPER FIRE'S NEGLIGENCE, SHALL BE REPAIR OR REPLACEMENT AS SPECIFIED ABOVE. PIPER FIRE SHALL IN NO EVENT BE LIABLE FOR ANY CONSEQUENTIAL OR INDIRECT DAMAGES OF ANY NATURE, INCLUDING WITHOUT LIMITATION, DAMAGES FOR PERSONAL INJURY OR DAMAGES TO PROPERTY, AND HOWEVER OCCASIONED, WHETHER ALLEGED AS RESULTING FROM BREACH OF WARRANTY OR CONTRACT BY PIPER FIRE OR NEGLIGENCE OF PIPER FIRE OR OTHERWISE. which ever shall first occur, and that it will at its expense, repair or replace any defective materials or workmanship supplied or performed by Piper Fire during the one-year warranty period

4. Proposal: This Proposal is firm for 30 days. Proposals older than 30 days will require price verification. Faxed or emailed copies will be fully binding and enforceable without the need for delivery of the original manually executed Proposal. Upon acceptance of the Proposal, Piper reserves the right to adjust pricing and terms accordingly as Scope of Work changes due to unforeseen circumstances. Unless otherwise agreed, work hours shall be from 8:00 a.m. to 4:30 p.m., Monday through Friday.

5. Pricing: The price excludes any applicable taxes, licenses or fees. Please provide tax exempt certificate when applicable. In the event an electric lift or any additional equipment is needed to properly access work area, there will be additional costs incurred. PAYMENT TERMS ARE NOTED ON PROPOSAL. An online payment option is available at www.piperfire.com. Visa / MasterCard / American Express accepted. Piper reserves the right to revoke or modify customer's credit at its sole discretion. Any amounts not paid when due shall bear interest at the rate of 1.5% per month until paid or the maximum rate permitted by law, whichever is less. Customer shall pay all reasonable costs and expenses incurred by Piper for collection of any past due amounts owed by Customer, including attorney's fees. If Customer fails to make payments when they are due to Piper, Piper may stop work, and remain idle until payments are made. If Customer delays or interrupts progress of the Work, then Customer shall compensate Piper for any additional expense.

6. Hazardous Material(s): In all cases except when the project involves new construction, Customer represents and warrants that to the best of Customer's knowledge the work site is free of any hazardous materials. The term "hazardous materials" shall include but not be limited to asbestos, asbestos-containing material, polychlorinated biphenyl ("PCB"), formaldehyde or other potentially toxic or otherwise hazardous material. If any such substance is discovered on the work site, Piper Fire will not be required to install or service the at such site unless and until Customer certifies the removal or safe containment of such hazardous materials. Customer shall indemnify, defend, and hold Piper Fire, its officers, directors and agents harmless from any damages, claims, injuries, liabilities resulting from the exposure of Piper Fire's employees, contractors, or subcontractors to hazardous materials at the work site; provided, however, that the foregoing provision will not apply when it has been determined that such hazardous materials were brought to the work site by Piper Fire.

7. CUSTOMER ACKNOWLEDGMENTS & RESPONSIBILITIES: CUSTOMER ACKNOWLEDGES AND UNDERSTANDS THAT PIPER FIRE IS NOT AN INSURER. THE AMOUNTS PIPER FIRE CHARGES CUSTOMER ARE NOT INSURANCE PREMIUMS. SUCH CHARGES ARE BASED UPON THE VALUE OF THE SERVICES, SYSTEM AND EQUIPMENT PIPER FIRE PROVIDES AND ARE UNRELATED TO THE VALUE OF CUSTOMER'S PROPERTY, ANY PROPERTY OF OTHERS LOCATED IN CUSTOMER'S PREMISES, OR ANY RISK OF LOSS ON CUSTOMER'S PREMISES. PIPER FIRE'S SERVICES, SYSTEMS AND EQUIPMENT DO NOT CAUSE AND CANNOT ELIMINATE OCCURENCES OF THE EVENTS THEY ARE INTENDED TO DETECT OR AVERT. PIPER FIRE MAKES NO GUARANTY OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, THAT THE SERVICES, SYSTEM OR EQUIPMENT SUPPLIED WILL DETECT OR AVERT SUCH EVENTS OR THE CONSEQUENCES THEREFROM. ACCORDINGLY, PIPER FIRE DOES NOT UNDERTAKE ANY RISK THAT CUSTOMER'S PERSON OR PROPERTY, OR THE PERSON OR PROPERTY OF OTHERS, MAY BE SUBJECT TO INJURY OR LOSS IF SUCH AN EVENT OCCURS. THE ALLOCATION OF SUCH RISK REMAINS WITH CUSTOMER, NOT PIPER FIRE. INSURANCE, IF ANY, CONVERING SUCH RISK SHALL BE OBTAINED BY CUSTOMER. PIPER FIRE SHALL HAVE NO LIABILITY FOR LOSS, DAMAGE OR INJURY DUE DIRECTLY OR INDIRECTLY TO EVENTS, OR THE CONSEQUENCES THEREFORM, WHICH THE SYSTEM OR SERVICES ARE INTENDED TO DETECT OR AVERT. CUSTOMER SHALL LOOK EXCLUSIVELY TO ITS INSURER AND NOT TO PIPER FIRE TO PAY CUSTOMER IN THE EVENT OF ANY SUCH LOSS, DAMAGE OR INJURY. CUSTOMER RELEASES AND WAIVES FOR ITSELF AND ITS INSURER ALL SUBROGATION AND OTHER RIGHTS TO RECOVER FROM PIPER FIRE ARISING AS A RESULT OF PAYING ANY CLAIM FOR LOSS, DAMAGE OR INJURY OF CUSTOMER OR ANOTHER PERSON. IF NOTWITHSTANDING THE PROVISIONS OF THESE SECTIONS PROVIDED, PIPER FIRE IS FOUND LIABLE FOR LOSS, DAMAGE OR INJURY UNDER ANY LEGAL THEORY DUE TO A FAILURE OF THE SERVICES, SYSTEM OR EQUIPMENT IN ANY RESPECT, ITS LIABILITY SHALL BE LIMITED TO A SUM EQUAL TO 10% OF THE ANNUAL SERVICE CHARGE OR \$1,000, WHICHEVER IS GREATER, AS AGREED UPON DAMAGES AND NOT AS A PENALTY, AS CUSTOMER'S SOLE REMEDY. THIS WILL BE THE SOLE REMEDY BECAUSE IT IS IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM PIPER FIRE'S FAILURE TO PERFORM ANY OF ITS OBLIGATIONS UNDER THIS AGREEMENT. IF CUSTOMER REQUESTS, PIPER FIRE MAY ASSUME GREATER LIABILITY BY ATTACHING A RIDER TO THIS AGREEMENT STATING THE EXTENT OF PIPER FIRE'S ADDITIONAL LIABILITY AND THE ADDITIONAL CHARGES CUSTOMER WILL PAY FOR PIPER FIRE'S ASSUMPTION OF SUCH GREATER LIABILITY. HOWEVER, SUCH ADDITIONAL CHARGES ARE NOT INSURANCE PREMIUMS AND PIPER FIRE IS NOT AN INSURER EVEN IF IT ENTERS INTO SUCH A RIDER.

THE PROVISIONS OF THESE SECTIONS SHALL APPLY NO MATTER HOW THE LOSS, DAMAGE OR INJURY OR OTHER CONSEQUENCE OCCURS, EVEN IF DUE TO PIPER FIRE'S PERFORMANCE OR NONPERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT OR FROM NEGLIGENCE, ACTIVE OR OTHERWISE, STRICT LIABILITY, VIOLATION OF ANY APPLICABLE CONSUMER PROTECTION LAW OR ANY OTHER ALLEGED FAULT ON THE PART OF PIPER FIRE, ITS AGENTS OR EMPLOYEES. IF ANY OTHER PERSON, INCLUDING CUSTOMER'S SUBROGATION INSURER, MAKES ANY CLAIM OR FILES ANY LAWSUIT AGAINST PIPER FIRE IN ANY WAY RELATING TO THE SERVICES, SYSTEM OR EQUIPMENT THAT ARE THE SUBJECTS OF THIS AGREEMENT, THEN CUSTOMER SHALL INDEMNIFY AND HOLD PIPER FIRE HARMLESS FROM ANY AND ALL SUCH CLAIMS AND LAWSUITS INCLUDING THE PAYMENT OF ALL DAMAGES, EXPENSES, COSTS AND ATTORNEYS' FEES. THE PROVISIONS OF THESE SECTIONS SHALL APPLY TO AND BENEFIT PIPER FIRE AND ITS AGENTS, EMPLOYEES, CONTRACTORS, SUBSIDIARIES, AFFILIATES, PARENTS (BOTH DIRECT AND INDIRECT). IF THIS AGREEMENT PROVIDES FOR A DIRECT CONNECTION TO A FIRE DEPARTMENT OR OTHER ORGANIZATION, THEN THAT DEPARTMENT OR OTHER ORGANIZATION MAY ALSO INVOKE THE PROVISIONS OF THESE SECTIONS AGAINST ANY CLAIMS DUE TO ANY FAILURE OF SUCH DEPARTMENT OR ORGANIZATION. PIPER FIRE ASSUMES NO LIABILITY FOR DELAYS IN INSTALLATION OF THE EQUIPMENT OR FOR THE CONSEQUENCES THEREFROM, HOWEVER CAUSED, OR FOR INTERRUPTIONS OF SERVICE OR FOR THE CONSEQUENCES THEREFROM DUE TO STRIKES, RIOTS, FLOODS, ACTS OF GOD OR ANY CAUSES BEYOND THE CONTROL OF PIPER FIRE, AND WILL NOT BE REQUIRED TO SUPPLY SERVICE TO THE CUSTOMER WHILE INTERRUPTION OF SERVICE DUE TO ANY SUCH CAUSE SHALL CONTINUE.

8. Dispute Resolution: In any action arising from this agreement, the prevailing party shall be entitled to recover from the non-prevailing party, all of its attorney's fees and costs incurred in such action, including any appeal. This agreement shall be governed by and construed under the laws of the State of Florida. Venue shall lie in Pinellas County, Florida.

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
INFRAMARK
2005 Pan Am Circle, Suite 300
Tampa , FL 33607

INVOICE 5979
DATE 02/13/2024
TERMS Net 15
DUE DATE 02/28/2024

ACTIVITY	QTY	RATE	AMOUNT
Labor Cleaning services provided for clubhouse bathrooms back porch dumping trash at the basketball court and both mail pavilions along with servicing 5 dog waste cans 1 time per week	4	131.25	525.00
Machine Time Paper Goods: Toilet Paper, paper towels, hand soap trash bags and mut mits	1	75.00	75.00
Fuel Surcharge Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.	1	50.00	50.00

It is anticipated that permits will not be required for the above work, and if required, the associated costs will be added to the price stated below. Any existing conditions that are not reasonably discoverable prior to the job start date, which in anyway interferes with the safe and satisfactory completion of this job, will be corrected by an additional work order and estimate for approval prior to resuming job. Spearem Enterprises, LLC is not responsible for any delays in performance of service that are due in full or in part to circumstances beyond our control. Spearem Enterprises, LLC is not responsible for damage, personal or property damage by others at the job site.
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".
Job will Commence within 30 days of receiving signed, approved proposal-weather permitting.

BALANCE DUE

\$650.00

CHECK REQUEST FORM
Timber Creek

Date: 2/2/2024

Invoice#: 02022024-01

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2018 - FY 24 Tax Dist ID Int 02/02/2024

Code to: 201.103200.1000

Amount: \$506.36

Requested By: 2/2/2024
Teresa Farlow

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date	<u>2/2/2024</u>
Payable To	<u>Timber Creek CDD</u>
Check Amount	<u>\$506.36</u>
Check Description	<u>Series 2018 - FY 23 Tax Dist. ID Int 2/2/24</u>
Check Amount	<u>\$26.04</u>
Check Description	<u>Series 2020 - FY 23 Tax Dist. ID Int 2/2/24</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

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

Eric

Authorization

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

Fiscal Year 2024, Tax Year 2023

Net O&M	\$ 341,755.81	39.56%	0.395600
Net DS 18	\$ 496,562.50	57.48%	0.574800
Net DS 20	\$ 25,532.00	2.96%	0.029600
Net Total	863,850.31	100.00%	1.000000

Agenda Page 108



Distribution of Interest Earned on Investments for the Quarter Ending December 31, 2023			02/02/2024
Distribution Category	Act System Num	Funding Agency	Distributed Amt
Bank Interest	DD0126	HIDDEN CREEK CDD	1,865.43
Bank Interest	DD0128	BULLFROG CREEK CDD	733.53
Bank Interest	DD0129	DG FARMS CDD	1,652.60
Bank Interest	DD0130	ENCORE CDD	316.26
Bank Interest	DD0131	LA COLLINA CDD	586.34
Bank Interest	DD0132	BALLENTRAE HILLSBOROUGH CDD	865.37
Bank Interest	DD0133	WYNNMERE WEST CDD	750.85
Bank Interest	DD0134	RESERVE AT PRADERA CDD	1,027.24
Bank Interest	DD0135	CARLTON LAKES CDD	2,153.97
Bank Interest	DD0136	SUMMITAT FERN HILL CDD	806.70
Bank Interest	DD0137	OAKS AT SHADY CREEK CDD	761.56
Bank Interest	DD0138	RIVERBEND WEST CDD	801.36
Bank Interest	DD0139	WYNNMERE EAST CDD	617.55
Bank Interest	DD0140	SOUTH FORK III	3,443.22
Bank Interest	DD0141	K-BAR II CDD	2,810.76
Bank Interest	DD0142	WATERSET CENTRAL CDD	2,784.49
Bank Interest	DD0143	TOUCHSTONE CDD	2,516.01
Bank Interest	DD0144	VENTANA CDD	2,487.05
Bank Interest	DD0145	TIMBER CREEK CDD	880.89
Bank Interest	DD0146	SHERWOOD MANONR CDD	768.80
Bank Interest	DD0147	BOYETTE PARK CDD	539.11
Bank Interest	DD0148	SOUTHSHORE BAY CDD	166.97
Bank Interest	DD0149	CYPRESS MILL CDD	2,602.57
Bank Interest	DD0150	SPENCER CREEK CDD	961.82
Bank Interest	DD0151	SHELL POINT CDD	1,586.93
Bank Interest	DD0152	CREEK PRESERVE CDD	1,682.44

CHECK REQUEST FORM
Timber Creek

Date: 2/2/2024

Invoice#: 02022024-02

Vendor#: V00036

Vendor Name: Timber Creek

Pay From: Truist Acct# 9163

Description: Series 2020 - FY 24 Tax Dist ID Int 02/02/2024

Code to: 202.103200.1000

Amount: \$26.04

Requested By: 2/2/2024
Teresa Farlow

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date	<u>2/2/2024</u>
Payable To	<u>Timber Creek CDD</u>
Check Amount	<u>\$506.36</u>
Check Description	<u>Series 2018 - FY 23 Tax Dist. ID Int 2/2/24</u>
Check Amount	<u>\$26.04</u>
Check Description	<u>Series 2020 - FY 23 Tax Dist. ID Int 2/2/24</u>
Special Instructions	<u>Do not mail. Please give to Eric</u>

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

Eric

Authorization

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

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2024, Tax Year 2023

	Dollar Amounts	Fiscal Year 2024 Percentages
Net O&M	\$ 341,755.81	39.56%
Net DS 18	\$ 496,562.50	57.48%
Net DS 20	\$ 25,532.00	2.96%
Net Total	863,850.31	100.00%

93%

Date Received	Amount Received	39.56% Raw Numbers Operations Revenue	39.56% Rounded Operations Revenue	57.48% Raw Numbers 2018 Debt Service Revenue	57.48% Rounded 2018 Debt Service Revenue	0.00% Raw Numbers 2020 Debt Service Revenue	0.00% Rounded 2020 Debt Service Revenue	Proof	Date Transferred / Distribution ID	Notes / CDD check #
11/8/2023	1,675.80	662.98	662.98	963.29	963.29	49.53	49.53	-	644	888
11/17/2023	16,059.32	6,353.38	6,353.38	9,231.29	9,231.29	474.65	474.65	(0.00)	646	888
12/5/2023	25,917.29	10,253.38	10,253.38	14,897.90	14,897.90	766.01	766.01	0.00	649	895
11/22/2023	13,139.41	5,198.20	5,198.20	7,552.86	7,552.86	388.35	388.35	-	647	899
12/7/2023	735,209.66	290,863.09	290,863.09	422,616.68	422,616.68	21,729.89	21,729.89	-	651	899
12/15/2023	4,962.25	1,963.16	1,963.17	2,852.42	2,852.42	146.66	146.66	-	652	899
1/5/2024	1,966.86	778.13	778.13	1,130.60	1,130.60	58.13	58.13	0.00	655	918
2/2/2024	880.89	348.50	348.50	506.36	506.36	26.04	26.04	(0.01)	Int 2/2/24	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
TOTAL	799,811.48	316,420.82	316,420.83	459,751.40	459,751.40	23,639.27	23,639.26	(0.01)		
Net Total on Roll Collection	863,850.31		341,755.81		496,562.50		25,532.00			
Surplus / (Deficit)	(64,038.83)		(25,334.98)		(36,811.10)		(1,892.74)			



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Bank Interest	DD0151	SHELL POINT CDD	1,586.93
Bank Interest	DD0152	CREEK PRESERVE CDD	1,682.44



INVOICE

Alltech Services LLC

Our technical savvy is your stress relief

11444 Drifting Leaf Dr, Riverview, FL 33579
 813-860-0489
Info@alltechservs.com

02/05/2024

INVOICE #
24376

Bill TO:

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

I replaced one bad GFCI receptacle. I realized that didn't resolve the lighting issue, so I began to troubleshoot to find out what was controlling the mail kiosk lights. I discovered they were being controlled by a bad photocell. I replaced the photocell, and the lights are now working.

The timer I believe is controlling the irrigation.

		JOB	PAYMENT TERMS	PAYMENT
Aaron Woodie		Mail Kiosk Lights		
QTY	DESCRIPTION		UNIT PRICE	LINE TOTAL
1	GFCI Receptacle		\$35.00	\$35.00
1	Photocell		\$30.00	\$30.00
1	Troubleshoot charge		\$85.00	\$85.00
1	Trip Charge		\$75.00	\$75.00
	Labor		\$175.00	\$175.00
			SUBTOTAL	\$400.00
Thank you for your business!			TAX	
			TOTAL	\$400.00

Thank you for your business!



CorlinServices LLC
7818126511
11237 Spring Point Circle
Riverview, FL 33579

Billed To
Timber Creek

Date of Issue
02/24/2024

Invoice Number
0000135

Due Date
03/25/2024

Amount Due (USD)
\$240.00

Description	Rate	Qty	Line Total
Monday, 2/19 - removal of two sections of fence and one post for access for playground service equipment. Removal of three bushes	\$60.00	2	\$120.00
Saturday, 2/24 - reinstallation of fence and post and replanting of bushes	\$60.00	2	\$120.00
Subtotal			240.00
Tax			0.00
Total			240.00
Amount Paid			0.00
Amount Due (USD)			\$240.00



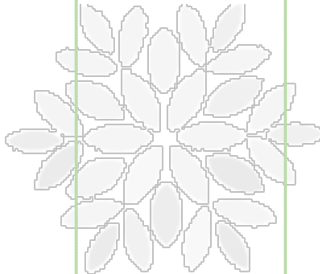
Tree Farm 2, Inc.
DBA Cornerstone Solutions Group
14620 Bellamy Brothers Blvd Dade City, FL 33525
Phone 866-617-2235 Fax 866-929-6998
AR@CornerstoneSolutionsGroup.com
Tax ID: 61-1632592
www.CornerstoneSolutionsGroup.com

Agenda Page 116	
Invoice	
Date	Invoice #
1/31/2024	10-161117

Invoice Created By

Bill To
INFRAMARK Suite 120 Tampa, FL 33607

Field Mgr/Super:	
Ship To	
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
75	Pine bark touch up main blvd Tucker Jones per yard			55.00	1/9/2024	4,125.00
50	amenity center, playground and clubhouse pine bark touch up mulch per yard.			55.00	1/9/2024	2,750.00
40	Dog park Mulch			55.00	1/9/2024	2,200.00
<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	\$9,075.00
Payments/Credits	\$0.00
Balance Due	\$9,075.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#110838

DATE

2/28/2024

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#

DUE DATE

3/29/2024

BILL TO

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

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order RBW282024- Purchase/Install 4 light bulbs- Mail Kiosk Happy Heart Ave.	1	Ea	150.00		150.00
Subtotal					150.00

Subtotal	\$150.00
Tax	\$0.00
Total Due	\$150.00

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.

Fifth Order of Business

5Ci.

TIMBER CREEK SITE INSPECTION REPORT. 3/24/24, 1:22 PM

Timber Creek. CDD.

Sunday, March 24, 2024

Prepared For Board of supervisors.

34 Issue Identified

Gary Schwartz



Amenity center.

Assigned To Clubhouse manager.

The amenity center is clean and looks good. The 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 playground replacement equipment is scheduled to be delivered by the first week in April.



Amenity Center.

Assigned To Cornerstone.

Trim the Fern plants growing through the fence.



Amenity center.

Assigned To Cornerstone.

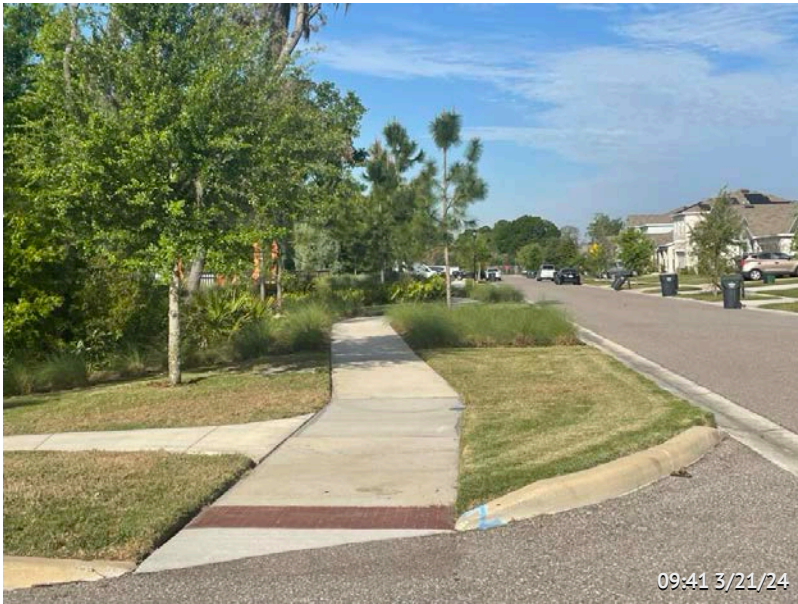
The drip line needs to be buried underneath the mulch.



Amenity center.

Assigned To Cornerstone.

The mailbox pavilion is clean and looks good.



Golden Light.

Assigned To Cornerstone.

The turf fertility needs improvement.



Golden Light.

Assigned To Cornerstone.

Trim the dead areas of the Palmetto plant.



Golden Light.

Assigned To Cornerstone.

The ornamental cut-backs need to be completed.



Miracle Mile.

Assigned To Cornerstone.

Heading South on the street looks good overall.



Amenity center.

Assigned To District manager.

We are in the process of getting multiple estimates to remove the hazardous trees surrounding the amenity center.



Opaline Sky.

Assigned To Cornerstone.

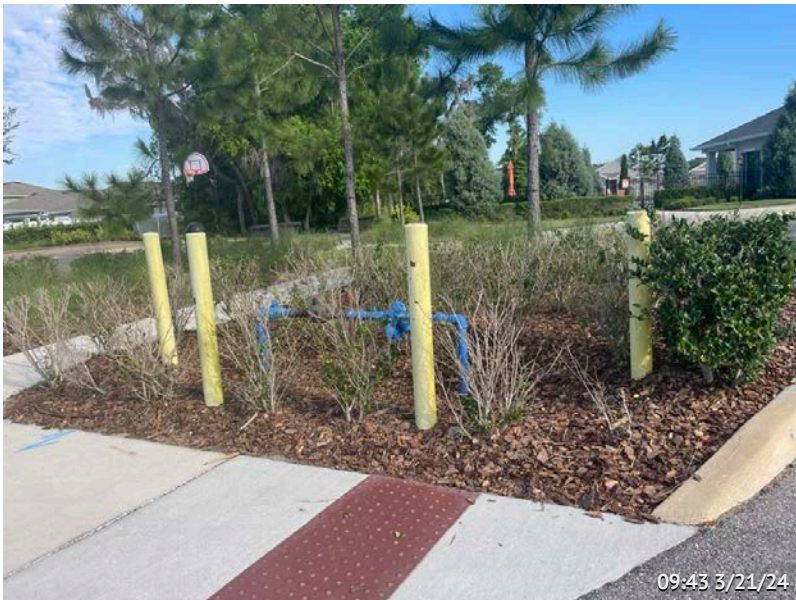
Trim the firm plants so they do not block the lettering on the sign.



Opaline Sky.

Assigned To Cornerstone.

Heading East on the sidewalk looks good.



Opaline Sky.

Assigned To Cornerstone.

The Ligustrum plant fertility is poor and needs to be evaluated by the agronomy division. Report your findings back to Inframark.



Amenity center.

Assigned To Clubhouse manager.
The basketball court looks good.



Amenity center.

Assigned To Zebra.
The pool is clear and blue.



Amenity center.

Assigned To Clubhouse manager.
The pavers, chase, lounges, and umbrellas look good



Amenity center.

Assigned To Clubhouse manager.
The back of the amenity center is clean and looks good.



Amenity center.

Assigned To Clubhouse manager.

The table and chairs are clean and look good.



Tucker Jones.

Assigned To Cornerstone.

Heading West on the street looks good.



Miracle Mile & Tucker Jones.

Assigned To Cornerstone.

We are in the process of obtaining multiple estimates to re-landscape the entrance.



Miracle Mile & Tucker Jones.

Assigned To Cornerstone.

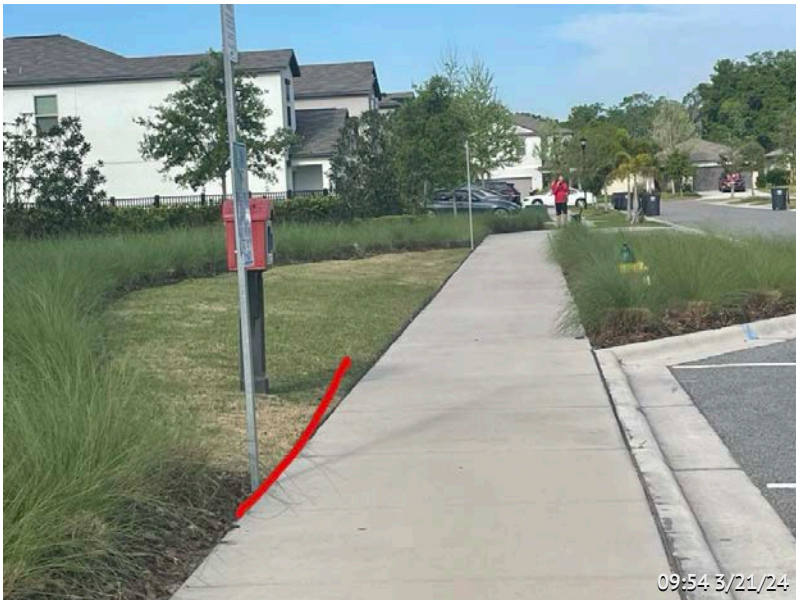
We are in the process of obtaining multiple estimates to re-landscape the entrance.



Miracle Mile & Tucker Jones.

Assigned To Cornerstone.

We are in the process of obtaining multiple estimates to re-landscape the South & North side entrances.



Happy Heart.

Assigned To Cornerstone.

The turf fertility needs improvement.



Happy Heart.

Assigned To Cornerstone.

Remove and spray the weeds in the mulch bed next to the resident home.



Happy Heart.

Assigned To Clubhouse manager.

The mailbox pavilion looks good overall, but the inside of the mailbox needs to be cleaned.



Happy Heart.

Assigned To Cornerstone.

The dog park looks good.



Happy Heart.

Assigned To Cornerstone.

The plants and trees inside the pocket park are healthy and look good. The turf fertility needs improvement.



Happy Heart.

Assigned To Cornerstone.

Remove the large weed from the root growing through the Fern plant.



Happy Heart.

Assigned To Cornerstone.

The top of the Fern plants need to be trimmed.



Happy Heart.

Assigned To Cornerstone.

Remove the dead Thryallis plants and send an estimate to replace them.



Pond.

Assigned To SiteX.

The NW pond looks good.



Pond.

Assigned To SiteX.

The SW pond looks good.



Pond.

Assigned To SiteX.

The South pond looks good.