

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
SEPTEMBER 6, 2018**

TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
SEPTEMBER 6, 2018 at 2:00 P.M.

The Offices of Meritus Corp.
Located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Jeff Hills Nicholas Dister Laura Coffey Kelly Evans Steve Luce
District Manager	Meritus	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **2:00 p.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

September 6, 2018

Board of Supervisors
Timber Creek Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Timber Creek Community Development District will be held on **Thursday, September 6, 2018 at 2:00 p.m.** at the offices of Meritus Corp., located at 2005 Pan Am Circle Suite 120, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2019 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2019 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Close Public Hearing on Proposed Fiscal Year 2019 Budget
 - E. Consideration of Resolution 2018-37; Adopting Fiscal Year 2019 Budget.....Tab 01
- 4. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2018-38; Assessment ResolutionTab 02
 - B. Consideration of Resolution 2018-39; Setting Fiscal Year 2019 Meeting ScheduleTab 03
 - C. Consideration of Resolution 2018-40; Setting Final Terms of 2018 Series BondTab 04
 - a. District Engineer's ReportPage 29
 - b. First Supplemental Special Assessment Methodology Report.....Page 44
 - D. General Matters of the District
- 6. CONSENT AGENDA**
 - A. Consideration of Minutes of the Public Hearings and Regular Meeting May 3, 2018Tab 05
 - B. Consideration of Minutes of the Public Hearings and Regular Meeting May 9, 2018Tab 06
 - C. Consideration of Minutes of the Continued Meeting June 7, 2018.....Tab 07
 - D. Consideration of Minutes of the Regular Meeting July 5, 2018Tab 08
 - E. Consideration of Operations and Maintenance Expenditures May 2018 – July 2018Tab 09
 - F. Review of Financial Statements through July 31, 2018.....Tab 10
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Lamb

Brian Lamb
District Manager

RESOLUTION 2018-37

THE ANNUAL APPROPRIATION RESOLUTION OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019 APPROVING A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, the Board set September 6, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2017/2018 and/or revised projections for fiscal year 2018/2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Budget for the Timber Creek Community Development District for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019,” as adopted by the Board of Supervisors on September 6, 2018.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$561,763.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$97,225.00</u>
TOTAL DEBT SERVICE FUNDS	<u>\$464,538.00</u>
TOTAL ALL FUNDS	<u>\$561,763.00*</u>

*Not inclusive of any collection costs.

Section 3. Budget Amendments

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

Section 4. Budget Funding Agreement

The form of the Budget Funding Agreement, attached as **Exhibit "B"** hereto, is hereby approved in order to fund the Developer's portion of the budget for Fiscal Year 2018/2019.

Section 5. Effective Date.

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Timber Creek Community Development District.

PASSED AND ADOPTED THIS 6TH DAY OF SEPTEMBER, 2018.

ATTEST:

**TIMBER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit A: 2018/2019 Budget
Exhibit B: Budget Funding Agreement

2019



TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019
FINAL ANNUAL OPERATING BUDGET

SEPTEMBER 6, 2018

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2019

FINAL ANNUAL OPERATING BUDGET

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SEPTEMBER 6, 2018

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Timber Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2019, which begins on October 1, 2018. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Capital Improvement Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Current Period Actuals 10/1/2017 - 3/31/2018	Projected Revenues & Expenditures 4/1/18 to 9/30/18	Total Actuals and Projections Through 09/30/18	Over/(Under) Budget Through 09/30/18
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Landowner Direct Funding	49,725.00	0.00	17,748.95	19,248.95	(30,476.05)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$49,725.00	\$0.00	\$17,748.95	\$19,248.95	(\$30,476.05)
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$49,725.00	\$0.00	\$17,748.95	\$19,248.95	(\$30,476.05)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management	24,000.00	0.00	6,000.00	6,000.00	(18,000.00)
District Engineer	2,000.00	0.00	1,000.00	1,000.00	(1,000.00)
Disclosure Report	3,000.00	0.00	0.00	0.00	(3,000.00)
Trustees Fees	3,000.00	0.00	0.00	0.00	(3,000.00)
Auditing Services	0.00	0.00	0.00	0.00	0.00
Postage, Phone, Faxes, Copies	150.00	0.00	50.00	50.00	(100.00)
Public Officials Insurance	2,500.00	1,264.00	0.00	1,264.00	(1,236.00)
Legal Advertising	3,000.00	4,237.50	327.00	4,564.50	1,564.50
Bank Fees	200.00	0.00	75.00	75.00	(125.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	0.00	30.00	30.00	(70.00)
Website Administration	600.00	0.00	0.00	0.00	(600.00)
Miscellaneous Fees	0.00	0.00	600.00	600.00	600.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$38,725.00	\$5,676.50	\$8,082.00	\$13,758.50	(\$24,966.50)
LEGAL COUNSEL					
District Counsel	5,000.00	1,240.45	2,500.00	3,740.45	(1,259.55)
TOTAL DISTRICT COUNSEL	\$5,000.00	\$1,240.45	\$2,500.00	\$3,740.45	(\$1,259.55)
UTILITY SERVICES					
Street Lights	0.00	0.00	0.00	0.00	0.00
Other Electric Services	0.00	0.00	0.00	0.00	0.00
Potable Water Utility Services	0.00	0.00	0.00	0.00	0.00
Non-Potable Irr. Water Fees	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITY SERVICES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance	0.00	0.00	0.00	0.00	0.00
Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Hardscape Maintenance	0.00	0.00	0.00	0.00	0.00
Miscellaneous Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00
General, Property & Casualty Insurance	6,000.00	1,750.00	0.00	1,750.00	(4,250.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$6,000.00	\$1,750.00	\$0.00	\$1,750.00	(\$4,250.00)
PARKS & RECREATION					
Pool Operations & Maintenance	0.00	0.00	0.00	0.00	0.00
Recreation Facility Maintenance	0.00	0.00	0.00	0.00	0.00
Recreation Equipment Maintenance	0.00	0.00	0.00	0.00	0.00
Security System	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS & RECREATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$49,725.00	\$8,666.95	\$10,582.00	\$19,248.95	(\$30,476.05)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$8,666.95)	\$7,166.95	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2018 BUDGET ANALYSIS

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2018 Final Operating Budget	Total Actuals and Projections Through 09/30/18	Over/(Under) Budget Through 09/30/18	Fiscal Year 2019 Final Operating Budget	Increase / (Decrease) from FY 2018 to FY 2019
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Landowner Direct Funding	49,725.00	17,848.95	(31,876.05)	97,225.00	47,500.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$49,725.00	\$17,848.95	(\$31,876.05)	\$97,225.00	\$47,500.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$49,725.00	\$17,848.95	(\$31,876.05)	\$97,225.00	\$47,500.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management	24,000.00	6,000.00	(18,000.00)	24,000.00	0.00
District Engineer	2,000.00	1,000.00	(1,000.00)	1,500.00	(500.00)
Disclosure Report	3,000.00	0.00	(3,000.00)	3,000.00	0.00
Trustees Fees	3,000.00	0.00	(3,000.00)	4,000.00	1,000.00
Accounting Services	0.00	0.00	0.00	1,500.00	1,500.00
Auditing Services	0.00	0.00	0.00	4,000.00	4,000.00
Postage, Phone, Faxes, Copies	150.00	50.00	(100.00)	150.00	0.00
Public Officials Insurance	2,500.00	1,264.00	(1,236.00)	2,500.00	0.00
Legal Advertising	3,000.00	4,564.50	1,564.50	2,000.00	(1,000.00)
Bank Fees	200.00	75.00	(125.00)	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	130.00	30.00	100.00	0.00
Website Administration	600.00	0.00	(600.00)	600.00	0.00
Miscellaneous Fees	0.00	600.00	600.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$38,725.00	\$13,858.50	(\$24,866.50)	\$43,725.00	\$5,000.00
LEGAL COUNSEL					
District Counsel	5,000.00	2,240.45	(2,759.55)	5,000.00	0.00
TOTAL DISTRICT COUNSEL	\$5,000.00	\$2,240.45	(\$2,759.55)	\$5,000.00	\$0.00
UTILITY SERVICES					
Street Lights	0.00	0.00	0.00	10,000.00	10,000.00
Other Electric Services	0.00	0.00	0.00	0.00	0.00
Potable Water Utility Services	0.00	0.00	0.00	0.00	0.00
Non-Potable Irr. Water Fees	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITY SERVICES	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
OTHER PHYSICAL ENVIRONMENT					
Waterway Management System	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance	0.00	0.00	0.00	25,000.00	25,000.00
Pond Maintenance	0.00	0.00	0.00	7,500.00	7,500.00
Plant Replacement Program	0.00	0.00	0.00	0.00	0.00
Hardscape Maintenance	0.00	0.00	0.00	0.00	0.00
Miscellaneous Repairs & Maintenance	0.00	0.00	0.00	0.00	0.00
General, Property & Casualty Insurance	6,000.00	1,750.00	(4,250.00)	6,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$6,000.00	\$1,750.00	(\$4,250.00)	\$38,500.00	\$32,500.00
PARKS & RECREATION					
Pool Operations & Maintenance	0.00	0.00	0.00	0.00	0.00
Recreation Facility Maintenance	0.00	0.00	0.00	0.00	0.00
Recreation Equipment Maintenance	0.00	0.00	0.00	0.00	0.00
Security System	0.00	0.00	0.00	0.00	0.00
TOTAL PARKS & RECREATION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL EXPENDITURES	\$49,725.00	\$17,848.95	(\$31,876.05)	\$97,225.00	\$47,500.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2019
FINAL ANNUAL OPERATING BUDGET

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Miscellaneous Administration

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	464,538
TOTAL REVENUES	\$	464,538

EXPENDITURES

Series 2018 May Bond Interest Payment	\$	174,769
Series 2018 November Bond Principal Payment	\$	115,000
Series 2018 November Bond Interest Payment	\$	174,769
TOTAL EXPENDITURES	\$	464,538
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2018	\$	7,185,000
Principal Payment Applied Toward Series 2018 Bonds	\$	115,000
Bonds Outstanding - Period Ending 11/1/2019	\$	7,070,000

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2019 Total Assessment
SERIES 2018					
Single Family 40'	1.00	226	\$1,250.00	\$531.91	\$1,781.91
Single Family 50'	1.25	137	\$1,562.50	\$638.30	\$2,200.80

363

Notations:

⁽¹⁾ Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

Budget Funding Agreement
Fiscal Year 2018/2019

This Agreement is made and entered into this 6th day of September, 2018, by and between the **Timber Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, (the "**District**"), and **Timber Creek Development, LLC**, a Florida limited liability company, whose mailing address is 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609 (the "**Owner**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Hillsborough County, Florida, (the "County") for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Owner presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2018/2019, which year commences on October 1, 2018 and concludes on September 30, 2019; and

WHEREAS, the District will need a funding mechanism to enable it to proceed with its operations and services during Fiscal Year 2018/2019 as described in **Exhibit "A"** attached hereto; and

WHEREAS, the Owner desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2018/2019, as described in Exhibit "A" and as may be amended from time to time by the District.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Owner agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit "A", as may be amended from time to time, within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These

payments are made by the Owner in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

5. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Owner.

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

7. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have

drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. The Agreement shall be effective after execution by both parties hereto.

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**TIMBER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Witnesses:

Timber Creek Development, LLC
a Florida limited liability company

By: _____
Name: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____

Exhibit "A" – Fiscal Year 2018/2019 General Fund Budget

RESOLUTION 2018-38

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; ADOPTING AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the District owns and operates various infrastructure improvements and provides certain services in accordance with Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for fiscal year 2018/2019 (“**Budget**”), attached hereto as **Exhibit “A”** and incorporated as a material part of this Resolution by this reference; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the County Tax Roll and collected by the County Tax Collector (“**Uniform Method**”); and

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments on all assessable lands for operations and maintenance in the amount contained in the Budget; and

WHEREAS, the District desires to levy and collect special assessments reflecting each parcel’s portion of the District’s Budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify a portion of the Assessment Roll on the parcels designated in **Exhibit “B”** to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the assessments on the parcels designated in **Exhibit “B”** through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

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

SECTION 1. BENEFIT. The provision of the services, facilities and operations as described in **Exhibit “A”** confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefited lands is shown in **Exhibits “A” and “B”**.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operations and maintenance is hereby imposed and levied on benefited lands within the District in accordance with **Exhibits “A” and “B”**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND DUE DATE.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operations and maintenance special assessments on a portion of the platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

B. Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on a portion of the undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. The District certifies all assessments for debt service and operations and maintenance for collection pursuant to Chapters 190 and 197, Florida Statutes. All assessments collected by the Tax Collector shall be due and payable as provided in Chapter 197, Florida Statutes.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified and adopted.

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

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Timber Creek Community Development District.

PASSED AND ADOPTED THIS 6TH DAY OF SEPTEMBER, 2018.

ATTEST:

**TIMBER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Assistant Secretary

By: _____
Jeffery Hills
Chair of the Board of Supervisors

Exhibit "A" – Fiscal Year 2018/2019 Budget
Exhibit "B" – District Assessment Lien Roll
 Assessment Roll (Uniform Method)
 Assessment Roll (Direct Collect)

RESOLUTION 2018-39

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATE, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2018/2019, AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

WHEREAS, the District’s Board of Supervisors (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

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

WHEREAS, the Board is statutorily required to file annually with the local governing authority a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2018/2019, shall be held as provided on the schedule attached as **Exhibit A**.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 6th DAY OF SEPTEMBER, 2018.

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY

EXHIBIT A

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS REGULAR MEETING SCHEDULE

FISCAL YEAR 2018/2019

October	04, 2018	2:00 p.m.
November	01, 2018	2:00 p.m.
December	06, 2018	2:00 p.m.
January	03, 2019	2:00 p.m.
February	07, 2019	2:00 p.m.
March	07, 2019	2:00 p.m.
April	04, 2019	2:00 p.m.
May	02, 2019	2:00 p.m.
June	06, 2019	2:00 p.m.
July	11, 2019	2:00 p.m.
August	01, 2019	2:00 p.m.
September	05, 2019	2:00 p.m.

All meetings will convene at 2:00 p.m. at the offices of Meritus located at 2005 Pan Am Circle Suite 120 Tampa, FL 33607.

RESOLUTION 2018-40

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2018 BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2018 BONDS; ADOPTING A FINAL SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Timber Creek Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements (the “**2018 Project**”) as described in the Engineer’s Report dated March 28, 2018 (the “**Engineer’s Report**”) and attached as **Exhibit A**;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued its \$7,185,000 Special Assessment Revenue Bonds, Series 2018 (the “**Series 2018 Bonds**”) to finance a portion of the 2018 Project through the issuance;

WHEREAS, the District desires to ratify and confirm the execution of all documents, instruments and certificates in connection with the Series 2018 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2018 Bonds;

WHEREAS, the Series 2018 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Special Assessment Methodology Report dated March 28, 2018 and adopted Resolution No. 2018-32 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2018 Bonds have been established, it is necessary to approve the First Supplemental Special Assessment Methodology Report, dated June 20, 2018 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit B**; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170 and 190, Florida Statutes.

2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Engineer's Report is hereby approved and ratified.
 - c. The 2018 Project will serve a proper, essential, and valid public purpose.
 - d. The 2018 Project will specially benefit the developable acreage located within the District as set forth in the Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2018 Project to be financed with the Series 2018 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2018 Bonds will finance the construction and acquisition of a portion of the 2018 Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
4. **Assessment Lien for the Series 2018 Bonds.** The special assessments for the Series 2018 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 6th day of September, 2018.

Attest:

**Timber Creek
Community Development District**

Craig Wrathell
Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A –Engineer’s Report dated March 28, 2018

Exhibit B –First Supplemental Special Assessment Methodology Report dated June 20, 2018

**Timber Creek Community
Development District**

Report of the District Engineer



Prepared for:
Board of Supervisors
Timber Creek Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

March 28, 2018

1.0 INTRODUCTION

The Timber Creek Community Development District ("the District") encompasses approximately 88.9 acres in Hillsborough County, Florida. The District is located within Section 31, Township 30 South, Range 20 East, and is generally located between Bullfrog Creek Road and Highway 301 and north of Breezy Creek Road in Hillsborough County.

See Appendix A for a Legal Description and Sketch of the District.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 18-9 effective on February 13, 2018 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the District.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner Timber Creek Development, LLC currently plans to build 363 residential units. Hillsborough County Re-zoning Petitions RZ-PD 17-0474 RV and RZ-PD 17-1287 RV have been approved for up to 382 units.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Hillsborough County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100 year storm event.

Water management and control systems will be designed in accordance with Hillsborough County technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the Hillsborough County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Hillsborough County technical standards and are anticipated to be owned and maintained by the Hillsborough County.

4.5 PARKS AND RECREATIONAL FACILITIES

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Hillsborough County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Hillsborough County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Hillsborough County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

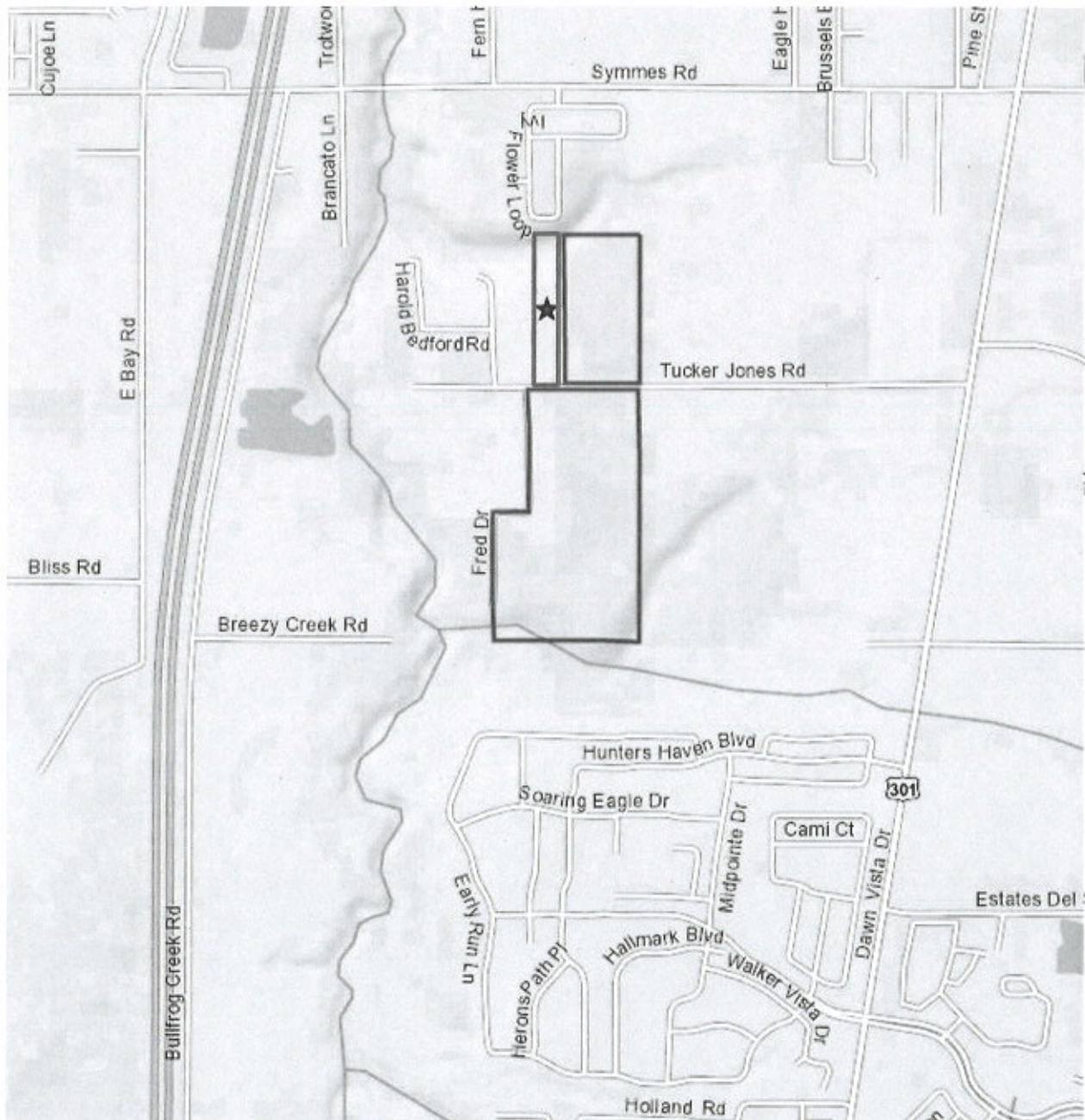
The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja L. Stewart, P.E.
Florida License No. 47704

Appendix A **LEGAL DESCRIPTION OF THE DISTRICT**

Exhibit A

TIMBER CREEK



SKETCH AND DESCRIPTION – NOT A SURVEY

DESCRIPTION:

PARCEL "A"

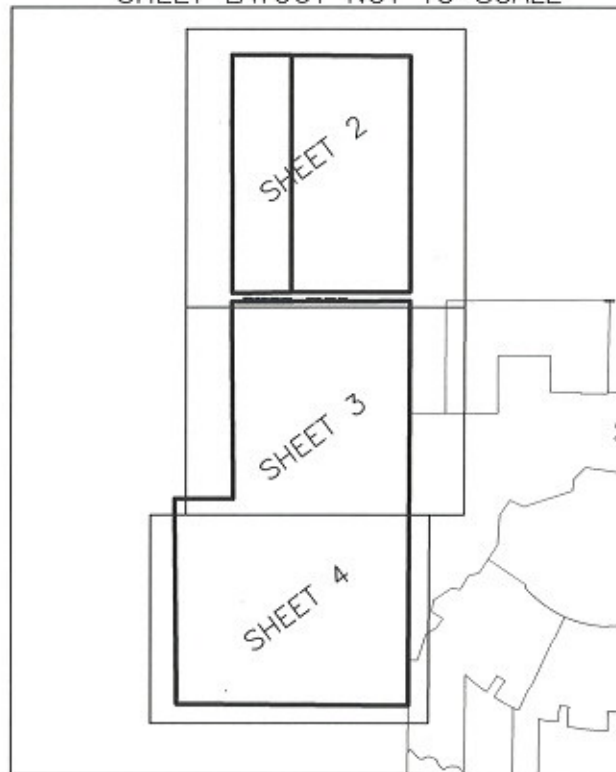
THE EAST ONE-HALF (E 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF GOVERNMENT LOT TWO AND THE NORTH ONE-HALF (N 1/2), LESS THE WEST THREE HUNDRED TWENTY FOUR FEET (W 324') THEREOF OF GOVERNMENT LOT SEVEN, LESS THE ROAD RIGHT-OF-WAY, AND THE SOUTH ONE-HALF (S 1/2) OF GOVERNMENT LOT SEVEN; ALL OF THE ABOVE BEING IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL "B"

THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF GOVERNMENT LOT 2 IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 20 EAST, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SHEET LAYOUT NOT TO SCALE



Aaron J. Murphy, PSM
Florida Professional Surveyor and Mapper No. 6768
for Hamilton Engineering and Surveying, Inc.
Certificate of Authorization No. LB7013



3409 W. LEMON STREET
Tampa, FL 33609

LB#7013

Tel (813) 250-3535
Fax (813) 250-3636

TIMBER CREEK CDD

SEC TWP RGE
31-30-20

JOB NUMBER
03263.0020

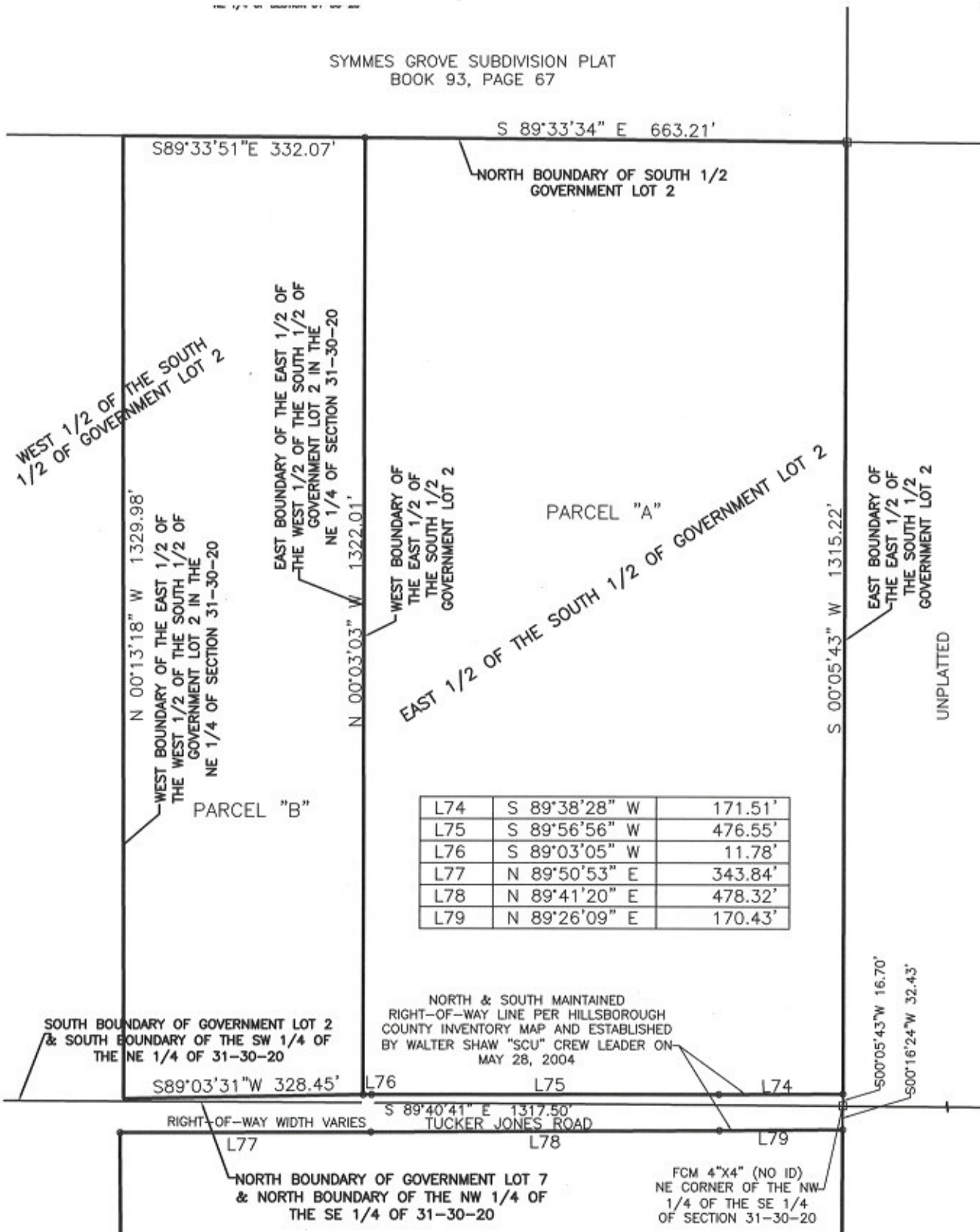
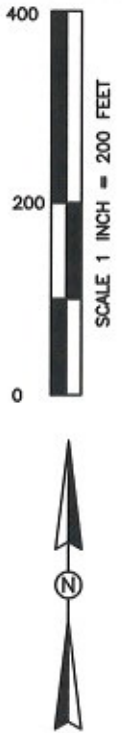
SCALE
AS SHOWN

DATE 36
10-05-2017

SHEET
1/4

SKETCH AND DESCRIPTION – NOT A SURVEY

SYMMES GROVE SUBDIVISION PLAT
BOOK 93, PAGE 67



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
Tampa, FL 33609

LB#7013

Tel (813) 250-3535
Fax (813) 250-3636

TIMBER CREEK CDD

SEC TWP RGE
31-30-20

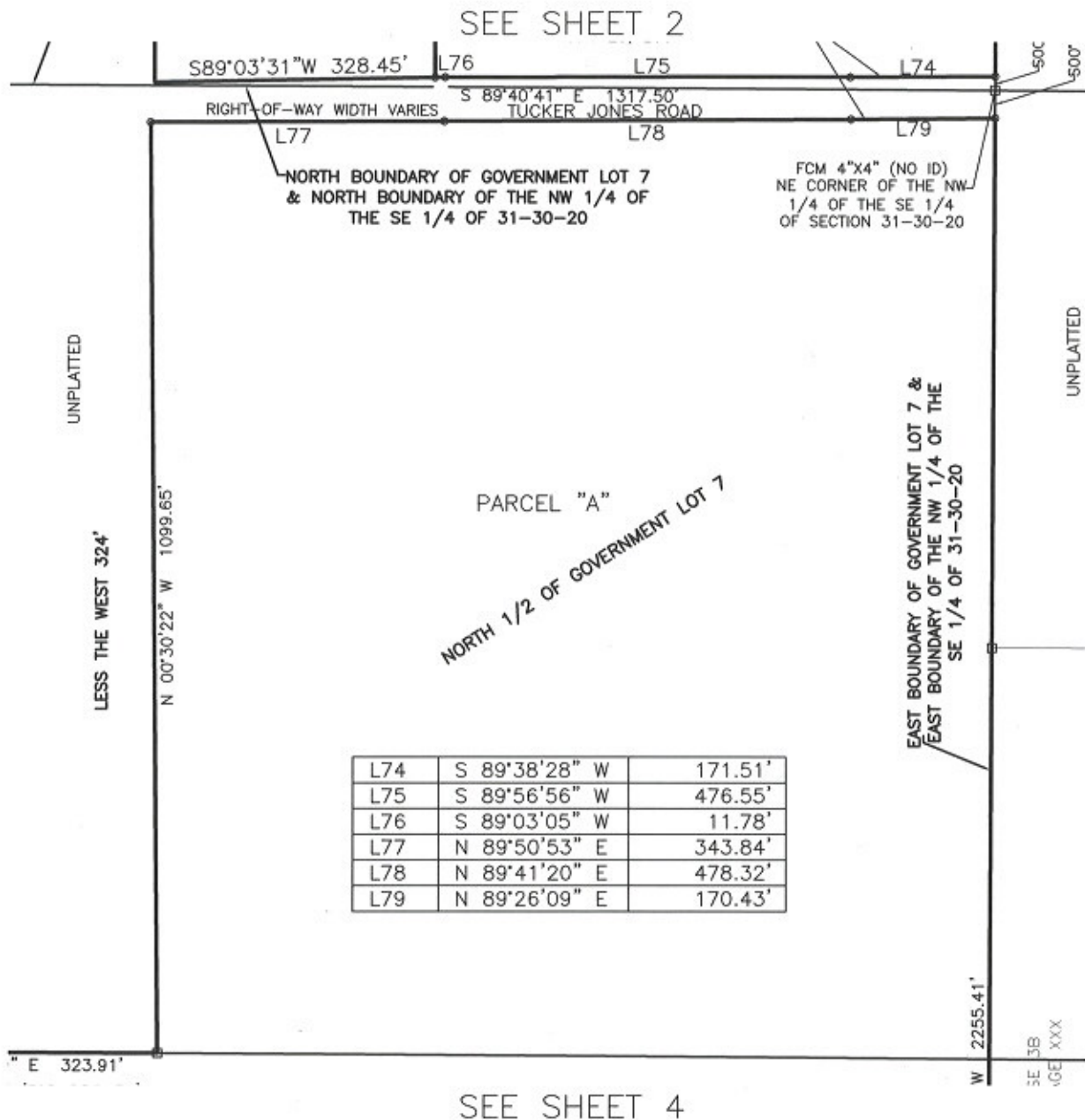
JOB NUMBER
03263.0020

SCALE
AS SHOWN

DATE
10-05-2017

SHEET
2/4

SKETCH AND DESCRIPTION — NOT A SURVEY



3409 W. LEMON STREET
Tampa, FL 33609

LB#7013

Tel (813) 250-3535
Fax (813) 250-3636

TIMBER CREEK CDD

SEC TWP RGE
31-30-20

JOB NUMBER
03263.0020

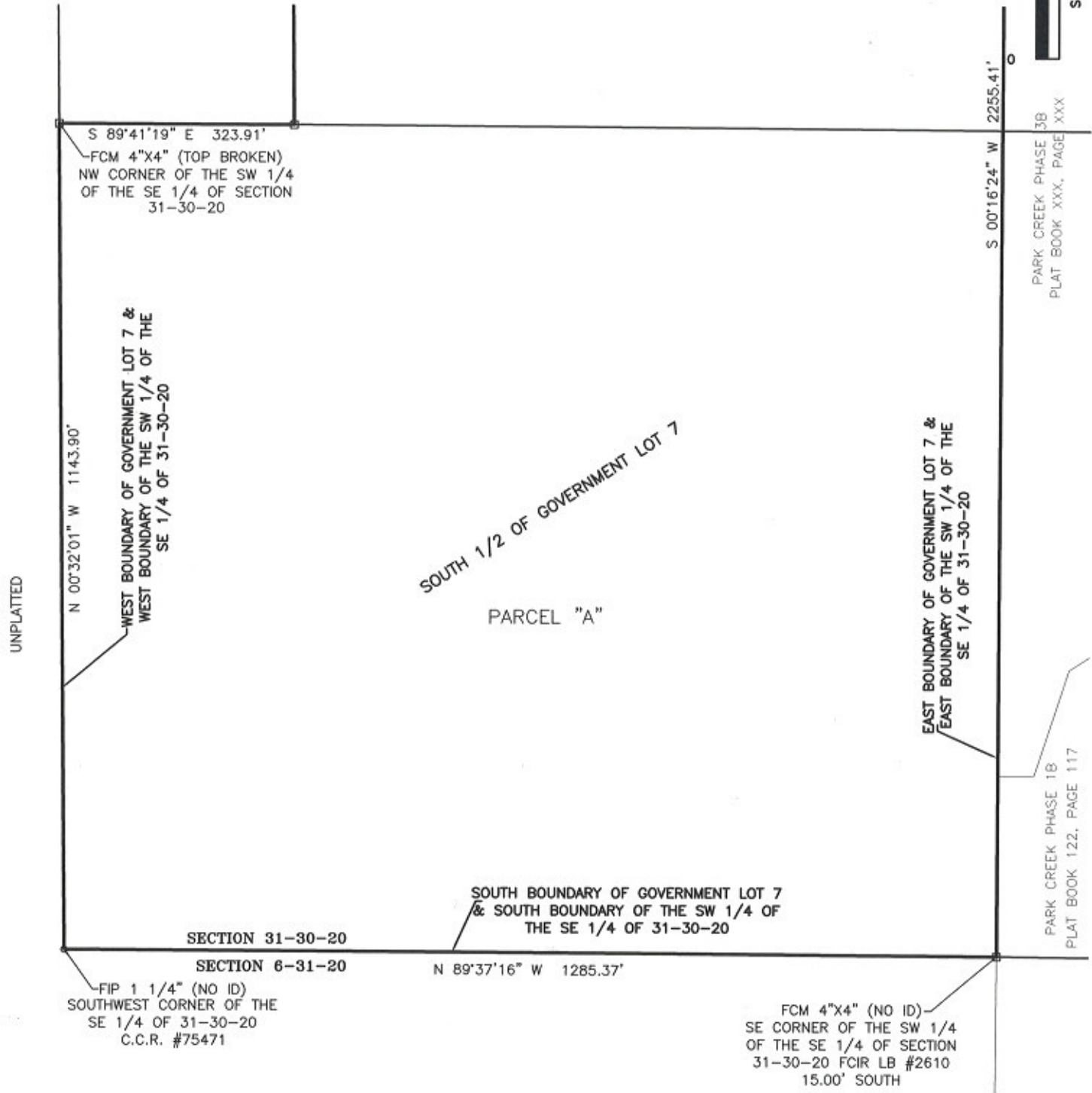
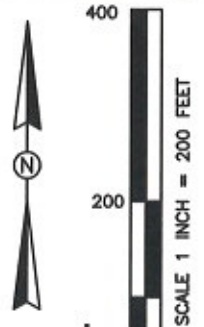
SCALE
AS SHOWN

DATE 38
10-05-2017

SHEET
3/4

SKETCH AND DESCRIPTION — NOT A SURVEY

SEE SHEET 3



3409 W. LEMON STREET
Tampa, FL 33609

LB#7013

Tel (813) 250-3535
Fax (813) 250-3636

TIMBER CREEK CDD

SEC TWP RGE
31-30-20

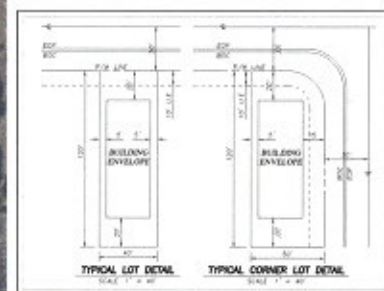
JOB NUMBER
03263.0020

SCALE
AS SHOWN

DATE 39
10-05-2017

SHEET
4/4

Appendix B **Site Plan**



SCHLESINGER PROPERTY RESIDENTIAL DEVELOPMENT SUMMARY									
DEVELOPMENT	30 DAY				MAXIMUM			MP	SP
Period	10 MONTH				12 MONTH			TOTAL	TOTAL
	4Q	3Q	2Q	1Q	PERIOD	12 MONTH	MP		
Phase 1	20	20	20	20				0	200
Phase 1A		20						0	40
Phase 1B		20						0	40
Phase 1C		20						0	40
Phase 1D	20	20	20	20				0	200

Appendix C Public Improvements and Community Facilities Construction Cost Estimate

**Timber Creek
Community Development District
Proposed Infrastructure Costs and Timeline**

<u>Description</u>	<u>District Estimated Cost</u>
Stormwater Management	\$ 3,027,600
Utilities	\$ 1,983,600
Roads	\$ 3,549,600
Parks & Recreation	\$ 1,148,400
Off-Site Improvements	\$ 730,800
TOTAL	\$ 10,440,000

TIMBER CREEK
COMMUNITY
DEVELOPMENT
DISTRICT

FIRST SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT

SERIES 2018 BONDS



DMS District
Management
Services
A Meritus Company. Solutions for Better Communities.

Report Date:

June 20, 2018

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I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated March 28, 2018 specifically to support the issuance of the Series 2018 Bonds which will fund a portion of the 2018 Project/first phase of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“Assessable Property” – all property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Developer” – Timber Creek Development, LLC

“Development” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“District” – Timber Creek Community Development District, 88.9 gross acres with the Development plan for 363 Units.

“Engineer’s Report” – *Engineer’s Report for Timber Creek Community Development District*, dated March 28, 2018.

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“Platted Units” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the Developer to dissimilar Lot products and size for the development of the vertical construction.

“2018 Project” – The portion of the CIP identified within the Engineer’s Report that relates to the public infrastructure necessary for Phases 1 and 2 of the Development.

“Unplatted Parcels” – gross acreage intended for subdivision and platting pursuant to the Development plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated March 28, 2018 as provided to support benefit and maximum assessments on private developable property within the District.

III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

A. Allocate a portion of the costs of the CIP to the 2018 Project;



- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the 2018 Project, as outlined by the Engineer's Report.

The basis of benefit received by properties within the District relates directly to portion of the 2018 Project allocable to Assessable Property within the District. It is the District's 2018 Project that will create the public infrastructure which enables the assessable properties in Phase 1 and 2 of the Development within the District to be developed and improved. Without these public improvements, which include off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape - the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology within the Master Report to assign assessments to assessable properties with the District as a result of the benefit received from the 2018 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2018 (the "Bonds") to finance the construction and/or acquisition of a portion of the 2018 Project which will provide special benefit to certain assessable parcels within the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District encompasses 88.9 acres and is located in Hillsborough County, Florida within Section 31, Township 30 South and Range 20 East. The Developer of the property has created an overall phased Development plan as outlined within the Engineer's Report. The CIP for the District will support two phases of residential lot development totaling 363 residential lots. Further details of the phased CIP and Development are described within the Engineer's Report.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop Phase 1 and Phase 2 of the Development. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to assessable lands within the District. The drainage and surface water management system are an example of a system that provides benefit to all planned residential lots



within the District. As a system of improvements, all private benefiting landowners within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system; as an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within District.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2018 Project. The CIP includes off-site improvements. storm water, utilities (water and sewer), roadways, landscape and hardscape. The cost of the 2018 Project is estimated to be \$10,440,000, \$6,436,375 of which will be funded by issuance of Series 2018 bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The 2018 Project contains a "system of improvements" for Phase 1 and Phase 2 of the Development except for common improvements which benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan contains a mix of single family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.



The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Phase 1 and Phase 2 of the Development as a result of the 2018 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for Phase 1 and Phase 2. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable property. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the 2018 Project are demonstrated on Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.



VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property the special assessments are assigned to all property in the District on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the District receive benefit from the 2018 Project and all of the assessable land within the District would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned an assessment pursuant to its Product Type classification as set forth in Table 4. It is not contemplated that any unassigned debt would remain once all of the 363 lots associated with the 2018 Project are platted and fully-developed; if such a condition was to occur; the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition the entire Phase 1 and Phase 2 of the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 397.25 ERUs.

IX. FINANCING INFORMATION

The District will finance a portion of the 2018 Project through the issuance of Bonds secured ultimately by benefiting properties within Phase 1 and Phase 2 of the Development plan within the District. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3. The Underwriter has provided factors utilized in this assumption and are conservative in an effort to identify the maximum assessment and capacity for special assessment liens anticipated with future bond issuances.



X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District's debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of gross acres within the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of the District to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Meritus Districts was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those



professionals. Meritus Districts makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Meritus Districts does not represent the District as a Municipal Advisor or Securities Broker nor is Meritus Districts registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Meritus Districts does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM					
PRODUCT	LOT SIZE	PHASE 1	PHASE 2	PER UNIT EAU ⁽²⁾	TOTAL
Single Family	40	226	0	1.00	226
Single Family	50	48	89	1.25	137
TOTAL		274	89		363

⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 2

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT 2018 PROJECT	
DESCRIPTION	TOTAL PROJECT COSTS
Stormwater Management	\$ 3,027,600
Utilities	\$ 1,983,600
Roads	\$ 3,549,600
Parks & Recreation	\$ 1,148,400
Off-Site Management	\$ 730,800
TOTAL	\$ 10,440,000
Funded by Series 2018 Bonds	\$ 6,436,375
Funded by Private Sources	\$ 4,003,625



TABLE 3

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - SERIES 2018 LONG TERM BONDS		
Coupon Rate		5.03%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$7,185,000
Construction Fund		\$6,436,375
Capitalized Interest (Months) ⁽¹⁾	4	\$121,367
Debt Service Reserve Fund	50.0%	\$233,375
Original Issue Discount		\$70,583
Underwriter's Discount		\$143,700
Cost of Issuance		\$179,600
Rounding		\$0
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$466,750
Collection Costs and Discounts @	2.0%	\$9,526
TOTAL ANNUAL ASSESSMENT		\$476,276

⁽¹⁾ Based on capitalized interest 4 months.



TABLE 4

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - SERIES 2018 LONG TERM BONDS (1)								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)
Single Family 40'	1.00	226.00	56.89%	226	\$4,087,627	\$270,959	\$18,087	\$1,199
Single Family 50'	1.25	171.25	43.11%	137	\$3,097,373	\$205,317	\$22,609	\$1,499
TOTAL		397.25	100%	363	7,185,000	476,276		

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 4 month Capitalized Interest Period.

(2) Includes principal, interest and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$7,185,000.00 payable in 30 annual installments of principal of \$5,250.28 per gross acre. The maximum par debt is \$80,821.15 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:		\$7,185,000.00	
ANNUAL ASSESSMENT:		\$466,750.00	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		88.90	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$80,821.15	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		\$5,250.28	(30 Installments)
Landowner Name, Lee County Folio ID & Address	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS	
		Total PAR Debt	Total Annual
Timber Creek Development LLC Folio ID 077197-5000 III S. Armenia Avenue, Suite 200 Tampa, FL 33609	9.90	\$800,129.36	\$51,977.78
Timber Creek Development LLC Folio ID 077206-0000 III S. Armenia Avenue, Suite 200 Tampa, FL 33609	79.00	\$6,384,870.64	\$414,772.22
Totals:	88.90	\$7,185,000.00	\$466,750.00



1 **May 3, 2018 Minutes of Public Hearings and Regular Meeting**

2
3 **Minutes of the Public Hearings and Regular Meeting**

4
5 The Public Hearings and Regular Meeting of the Board of Supervisors for the Timber Creek
6 Community Development District was held on **Friday, May 3, 2018 at 2:00 p.m.** at The Offices
7 of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.
8
9

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

11
12 Brian Lamb called the Public Hearings and Regular Meeting of the Board of Supervisors of the
13 Timber Creek Community Development District to order on **Friday, May 3, 2018 at 2:25 p.m.**
14

15 **Board Members Present and Constituting a Quorum:**

16 Jeff Hills Chair
17 Nick Dister Vice Chair
18 Ryan Motko Supervisor
19 Albert Viera Supervisor
20 Steve Luce Supervisor
21

22 **Staff Members Present:**

23 Brian Lamb Meritus
24 Nicole Chamberlain Meritus
25 Vivek Babbar District Counsel *via conference call*
26 Tonja Stewart District Engineer *via conference call*
27
28 Kelly Evans Lennar
29

30 There were no members of the general public in attendance.
31
32

33 **2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**

34
35 There were no audience questions or comments on agenda items.
36
37

38 **3. RECESS TO PUBLIC HEARINGS**

39
40 The Board recessed to the public hearings.
41
42

43 **4. PUBLIC HEARING ON ADOPTING UNIFORM METHOD OF COLLECTION**

44 **A. Open the Public Hearing on Adopting Uniform Method of Collection**

45
46 Mr. Lamb opened the public hearing.
47
48

49 **B. Staff Presentations**

50
51 Mr. Lamb explained the purpose of the public hearing.

52
53 **C. Public Comments**

54
55 There were no public comments.

56
57 **D. Consideration of Resolution 2018-28; Adopting Uniform Method of Collection**

58
59 Mr. Lamb reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2018-28.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

60
61
62
63
64
65
66
67
68 **E. Close the Public Hearing on Adopting Uniform Method of Collection**

69
70 Mr. Lamb closed the public hearing.

71
72
73 **5. PUBLIC HEARING ON ADOPTING UNIFORM RULES OF PROCEDURE**

74 **A. Open the Public Hearing on Adopting Uniform Rules of Procedure**

75
76 Mr. Lamb opened the public hearing.

77
78 **B. Staff Presentation**

79
80 Mr. Lamb asked for questions from the Board; the Board did not have any questions.

81
82 **C. Public Comments**

83
84 There were no public comments.

85
86 **D. Consideration of Resolution 2018-29; Adopting Uniform Rules of Procedure**

87
88 Mr. Lamb reviewed the resolution with the Board.

MOTION TO: Approve Resolution 2018-29.
MADE BY: Supervisor Hills
SECONDED BY: Supervisor Dister
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Uniform Rules of Procedure

Mr. Lamb closed the public hearing.

6. PUBLIC HEARING ON PROPOSED FISCAL YEAR 2018 BUDGET

A. Open the Public Hearing on Proposed Fiscal Year 2018 Budget

Mr. Lamb opened the public hearing.

B. Staff Presentation

Mr. Lamb reviewed the budget line items with the Board.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2018-30; Adopting Fiscal Year 2018 Budget

i. Consideration of Developer Funding Agreement

Mr. Lamb reviewed the resolution with the Board and stated that there is a developer funding agreement attached to it.

MOTION TO: Approve Resolution 2018-30 subject to the finalization of the funding agreement by the developer which is the development entity associated with the Timber Creek plans.
MADE BY: Supervisor Hills
SECONDED BY: Supervisor Dister
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

133 **E. Close the Public Hearing on Proposed Fiscal Year 2018 Budget**

134
135 Mr. Lamb closed the public hearing.
136
137

138 **7. RETURN AND PROCEED TO REGULAR MEETING**

139
140 The Board returned and proceeded to the Regular Meeting.
141
142

143 **8. STAFF REPORTS**

144 **A. District Counsel**

145 **B. District Manager**

146 **C. District Engineer**
147
148

149 **9. BUSINESS ITEMS**

150 **A. Consideration of Resolution 2018-31; FY 2018 Assessment Resolution**

151
152 Mr. Babbar reviewed the resolution with the Board.
153

MOTION TO:	Approve Resolution 2018-31.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

160
161 **B. Consideration of Resolution 2018-32; Approving Fiscal Year 2019 Proposed**
162 **Budget & Setting Public Hearing**
163

164 Mr. Lamb stated that this item will be continued to June 7, 2018 at 2:00 p.m. at the Meritus
165 office.
166

167 **C. Consideration of Engineer's Report**
168

169 Mr. Lamb and Ms. Stewart went over the Engineer's Report.
170

MOTION TO: Approve the Engineer's Report as presented in substantial form.
MADE BY: Supervisor Hills
SECONDED BY: Supervisor Dister
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

D. Consideration of First Supplemental Assessment Methodology Report – May 1, 2018

Mr. Lamb went over the First Supplemental Methodology Report with the Board.

MOTION TO: Approve the First Supplemental Assessment Methodology Report in substantial form.
MADE BY: Supervisor Hills
SECONDED BY: Supervisor Dister
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

E. Consideration of Resolution 2018-33; Delegation Resolution

- i. First Supplemental Trust Indenture**
- ii. Bond Purchase Contract**
- iii. Preliminary Limited Offering Memorandum**
- iv. Continuing Disclosure Agreement**

Mr. Lamb and Mr. Babbar reviewed the resolution and exhibits with the Board.

MOTION TO: Approve Resolution 2018-33 and exhibits.
MADE BY: Supervisor Hills
SECONDED BY: Supervisor Dister
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

208
209 **F. Annual Disclosure of Qualified Electors**
210

211 Mr. Lamb announced that as of April 15, 2018, the County reports that Timber Creek CDD has
212 11 qualified electors. However, that number should be 0, so staff will look into if the County is
213 catching something off of the wrong legal description.
214

215 **G. General Matters of the District**
216
217

218 **10. CONSENT AGENDA**

219 **A. Consideration of Minutes of the Special Organizational Meeting February 23,**
220 **2018**

221 **B. Consideration of Minutes of the Landowners Election & Regular Meeting April**
222 **5, 2018**
223

224 The Board reviewed the Consent Agenda items.
225

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

232
233
234 **11. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
235

236 There were no supervisor requests or comments.
237
238

239 **12. PUBLIC COMMENTS**
240

241 There were no public comments.
242
243
244

245 **13. ADJOURNMENT**

246

MOTION TO:	Continue the meeting to Thursday, June 7, 2018 at 2:00 p.m. at the Meritus office.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 - Motion Passed Unanimously

253

254

255 **Please note the entire meeting is available on disc.*

256

257 **These minutes were done in summary format.*

258

259 **Each person who decides to appeal any decision made by the Board with respect to any matter*

260 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*

261 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

262

263 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**

264 **noticed meeting held on _____.**

265

266

267 _____

268 **Signature**

267 _____

268 **Signature**

269

270 _____

271 **Printed Name**

270 _____

271 **Printed Name**

272

273 **Title:**

274 ☐ **Secretary**

275 ☐ **Assistant Secretary**

276

277

278

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272

273 **Title:**

274 ☐ **Chairman**

275 ☐ **Vice Chairman**

276

277

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281

282

283

284

285

286

287

Official District Seal

Recorded by Records Administrator

Signature

Date

1 **May 9, 2018 Minutes of Public Hearing and Regular Meeting**

2
3 **Minutes of the Public Hearing and Regular Meeting**

4
5 The Public Hearing and Regular Meeting of the Board of Supervisors for the Timber Creek
6 Community Development District was held on **Friday, May 9, 2018 at 1:00 p.m.** at The Offices
7 of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.
8
9

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

11
12 Nicole Chamberlain called the Public Hearing and Regular Meeting of the Board of Supervisors
13 of the Timber Creek Community Development District to order on **Friday, May 9, 2018 at 1:00**
14 **p.m.**
15

16 **Board Members Present and Constituting a Quorum:**

17 Jeff Hills Chair
18 Nick Dister Vice Chair
19 Ryan Motko Supervisor
20 Albert Viera Supervisor
21 Steve Luce Supervisor
22

23 **Staff Members Present:**

24 Nicole Chamberlain Meritus
25 Eric Davidson Meritus
26 Alex Wolfe Meritus
27

28 There were no members of the general public in attendance.
29
30

31 **2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**

32
33 There were no audience questions or comments on agenda items.
34
35

36 **3. RECESS TO PUBLIC HEARINGS**

37
38 Ms. Chamberlain recessed to the public hearings.
39
40
41

42 **4. PUBLIC HEARING ON IMPOSING SPECIAL ASSESSMENTS**

43 **A. Open the Public Hearing on Imposing Special Assessments**

44
45 MOTION TO: Open the public hearing.
46 MADE BY: Supervisor Hills
47 SECONDED BY: Supervisor Dister
48 DISCUSSION: None further
49 RESULT: Called to Vote: Motion PASSED
50 5/0 - Motion Passed Unanimously

51
52 **B. Staff Presentation**

53
54 Mr. Babbar went over Resolution 2018-32 with the Board.
55

56 **C. Public Comments**

57
58 There were no public comments.
59

60 **D. Close the Public Hearing on Imposing Special Assessments**

61
62 MOTION TO: Close the public hearing.
63 MADE BY: Supervisor Dister
64 SECONDED BY: Supervisor Hills
65 DISCUSSION: None further
66 RESULT: Called to Vote: Motion PASSED
67 5/0 - Motion Passed Unanimously

68
69 **E. Consideration of Resolution 2018-32; Imposing Special Assessments**

70
71 The Board reviewed the Resolution.
72

73 MOTION TO: Approve Resolution 2018-32.
74 MADE BY: Supervisor Hills
75 SECONDED BY: Supervisor Motko
76 DISCUSSION: None further
77 RESULT: Called to Vote: Motion PASSED
78 5/0 - Motion Passed Unanimously

5. RETURN AND PROCEED TO REGULAR MEETING

Ms. Chamberlain directed the Board to return and proceed to the regular meeting.

6. STAFF REPORTS

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

There were no staff reports at this time.

7. BUSINESS ITEMS

- ## A. General Matters of the District

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

There were no supervisor requests or comments.

9. PUBLIC COMMENTS

There were no public comments.

10. ADJOURNMENT

MOTION TO: Adjourn.
MADE BY: Supervisor Hills
SECONDED BY: Supervisor Dister
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

- ☐ **Secretary**
☐ **Assistant Secretary**

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

1 **June 7, 2018 Minutes of Continued Meeting**

2
3 **Minutes of the Continued Meeting**

4
5 The Continued Meeting of the Board of Supervisors for the Timber Creek Community
6 Development District was held on **Friday, June 7, 2018 at 2:00 p.m.** at The Offices of Meritus,
7 located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.
8
9

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

11
12 Brian Lamb called the Continued Meeting of the Board of Supervisors of the Timber Creek
13 Community Development District to order on **Friday, June 7, 2018 at 2:35 p.m.**
14

15 **Board Members Present and Constituting a Quorum:**

16 Jeff Hills Chair
17 Nick Dister Vice Chair
18 Ryan Motko Supervisor
19 Albert Viera Supervisor
20 Steve Luce Supervisor
21

22 **Staff Members Present:**

23 Brian Lamb Meritus
24 Nicole Chamberlain Meritus
25 John Vericker District Counsel
26 Tonja Stewart District Engineer *via conference call*
27
28 Kelly Evans Lennar
29

30 There were no members of the general public in attendance.
31
32

33 **2. AUDIENCE QUESTIONS AND COMMENT ON AGENDA ITEMS**

34
35 There were no audience questions or comments on agenda items.
36
37

38 **3. STAFF REPORTS**

- 39 **A. District Counsel**
40 **B. District Engineer**
41
42

43 **4. BUSINESS ITEMS**

- 44 **A. Consideration of Resolution 2018-34; Approving Fiscal Year 2019 Proposed**
45 **Budget & Setting Public Hearing**
46

47 Mr. Lamb reviewed the resolution and budget line items with the Board.
48

MOTION TO: Approve Resolution 2018-34.
MADE BY: Supervisor Hills
SECONDED BY: Supervisor Motko
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

B. Consideration of Resolution 2018-35; Construction Account Allocation

Mr. Vericker reviewed the resolution with the Board.

The full discussion is available on audio recording.

MOTION TO: Approve Resolution 2018-35.
MADE BY: Supervisor Hills
SECONDED BY: Supervisor Motko
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

The Board briefly discussed the time frame for scheduling the closing and signing of documents.

C. Consideration of Development Acquisition Agreement – Phase I Improvements

Mr. Lamb went over the Development Acquisition Agreement for Phase I Improvements.

MOTION TO: Approve the Development Acquisition Agreement
and authorize staff to execute.
MADE BY: Supervisor Hills
SECONDED BY: Supervisor Motko
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
5/0 - Motion Passed Unanimously

D. General Matters of the District

5. SUPERVISORS REQUESTS

There were no supervisor requests.

90
91 **6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
92

93 There were no audience questions or comments.
94

95 Mr. Vericker and Mr. Lamb recommended continuing the meeting to June 20, 2018 at 2:00 p.m.
96 at the same location. The Board agreed.
97

98
99 **7. ADJOURNMENT**
100

MOTION TO:	Continue the meeting to June 20, 2018 at 2:00 p.m. at the same location.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

101
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**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Signature

Printed Name

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Title:

☐ **Chairman**

☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

1 **July 5, 2018 Minutes of Regular Meeting**

2
3 **Minutes of the Regular Meeting**

4
5 The Regular Meeting of the Board of Supervisors for the Timber Creek Community
6 Development District was held on **Thursday, July 5, 2018 at 2:00 p.m.** at The Offices of
7 Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.
8
9

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

11
12 Brian Lamb called the Regular Meeting of the Board of Supervisors of the Timber Creek
13 Community Development District to order on **Thursday, July 5, 2018 at 2:30 p.m.**
14

15 **Board Members Present and Constituting a Quorum:**

16 Jeff Hills Chair
17 Nick Dister Vice Chair
18 Albert Viera Supervisor
19 Steve Luce Supervisor
20

21 **Staff Members Present:**

22 Brian Lamb Meritus
23 Nicole Chamberlain Meritus
24 John Vericker District Counsel
25 Tonja Stewart District Engineer
26

27 There were no members of the general public in attendance.
28
29

30 **2. PUBLIC COMMENT ON AGENDA ITEMS**

31
32 There were no audience questions or comments on agenda items.
33
34

35 **3. VENDOR AND STAFF REPORTS**

- 36 **A. District Counsel**
37 **B. District Engineer**
38 **C. District Manager**
39
40

41 **4. BUSINESS ITEMS**

42 **A. Consideration of Board Resignation of Ryan Motko and Albert Viera**

43
44 Mr. Lamb went over the resignations of Supervisor Motko and Supervisor Viera. The seats that
45 will be vacated are Seats 3 and 4.
46
47

48
49
50
51
52
53
54
55

MOTION TO:	Accept the Board Resignations of Ryan Motko and Albert Viera.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

56
57
58 **B. Discussion on Appointing Lennar Employees to Board Seats**
59

60 Mr. Lamb stated that the Board could fill the two vacant seats at this time. The candidates were
61 Laura Coffey for Seat 3 and Kelly Evans for Seat 4. Both seats expire in November of 2020.
62

63
64
65
66
67
68
69

MOTION TO:	Appoint Laura Coffey to Seat 3 and Kelly Evans to Seat 4.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

70
71 **C. Consideration of Resolution 2018-36; Re-Designating Officers**
72

73 Mr. Lamb stated that Supervisor Coffey and Evans would be notified of their appointments to the
74 Board and would take their Oaths of Office before the next meeting. He also stated that the
75 resolution to re-designate officers would be moved to the next meeting when the two new
76 supervisors will be present.
77

78 **D. General Matters of the District**
79
80

81 **5. SUPERVISORS REQUESTS AND COMMENTS**
82

83 There were no supervisor requests.
84
85

86 **6. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
87

88 There were no audience questions or comments.
89
90
91

92 **7. ADJOURNMENT**
93

MOTION TO:	Adjourn.
MADE BY:	Supervisor Hills
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

100
101 **Please note the entire meeting is available on disc.*
102

103 **These minutes were done in summary format.*
104

105 **Each person who decides to appeal any decision made by the Board with respect to any matter*
106 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*
107 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*
108

109 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
110 **noticed meeting held on _____.**
111

112
113
114 _____
115 **Signature**

Signature

116
117 _____
118 **Printed Name**

Printed Name

119 **Title:**

120 ☐ **Secretary**
121 ☐ **Assistant Secretary**
122
123
124
125
126
127
128
129

Title:

☐ **Chairman**
☐ **Vice Chairman**

Official District Seal

Recorded by Records Administrator

Signature

Date

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8411	\$ 1,019.02		Management Services - June and bank fee
Monthly Contract Sub-Total		\$ 1,019.02		
Variable Contract				
Straley Robin Vericker	15784	\$ 401.50		Professional Services through May 15, 2018 Inv# 15784
Variable Contract Sub-Total		\$ 401.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Meritus Districts	8417	\$ 1,874.30		Advertising Reimb. Ads #581240,612233,612242,612223 Inv. #8417
Tampa Bay Times	176840 033118	6.30		Advertising - Finance Charge 3/31/2018
Tampa Bay Times	176840 043018	53.28	\$ 59.58	Advertising - Finance Charge 4/30/2018
Additional Services Sub-Total		\$ 1,933.88		
TOTAL:		\$ 3,354.40		

Approved (with any necessary revisions noted):

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 8411
Invoice Date: Jun 1, 2018
Page: 1

Bill To:

Timber Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Timber Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			6/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - June		1,000.00
	Bank Fee	SunTrust acct analysis fee		19.02
Subtotal				1,019.02
Sales Tax				
Total Invoice Amount				1,019.02
Payment/Credit Applied				
TOTAL				1,019.02

Check/Credit Memo No:

Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606
Telephone (813) 223-9400 * Facsimile (813) 223-5043
Federal Tax Id. - 20-1778458

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

May 23, 2018
Client: 001498
Matter: 000001
Invoice #: 15784

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
4/16/2018	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.3	
4/27/2018	LB	REVIEW EMAIL AND AGENDA FROM B. CRUTCHFIELD RE AGENDAS FOR MAY 3 BOARD MEETING; OFFICE CONFERENCE WITH V. BABBAR AND J. VERICKER RE REVISIONS TO THE AGENDA AND DEVELOPER FUNDING AGREEMENT FOR FY 2018 MISSING FROM THE AGENDA; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING ITEMS AND COMMENTS FOR BOARD MEETING.	0.3	
4/30/2018	LB	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
5/3/2018	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.5	
5/3/2018	LB	REVIEW EMAIL FROM B. CRUTCHFIELD.	0.1	
5/9/2018	VKB	PREPARE FOR AND ATTEND BOARD MEETING VIA TELEPHONE.	0.3	
Total Professional Services			1.6	\$366.50

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	0.3	\$91.50
VKB Vivek K. Babbar	0.8	\$200.00
LB Lynn Butler	0.5	\$75.00

May 23, 2018

Client: 001498

Matter: 000001

Invoice #: 15784

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/2/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$18.50
5/15/2018	Photocopies (110 @ \$0.15)	\$16.50
	Total Disbursements	\$35.00
	Total Services	\$366.50
	Total Disbursements	\$35.00
	Total Current Charges	\$401.50

PAY THIS AMOUNT

\$401.50

Please Include Invoice Number on all Correspondence

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

INVOICE

Invoice Number: 8417
Invoice Date: May 24, 2018
Page: 1

Voice: 813-397-5121

Fax: 813-873-7070

Bill To:

Timber Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Timber Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/24/18

Quantity	Item	Description	Unit Price	Amount
		Payment by District Management Services of Tampa Bay Times ads #581240, 612233, 612242, 612223		1,874.30
Subtotal				1,874.30
Sales Tax				
Total Invoice Amount				1,874.30
Payment/Credit Applied				
TOTAL				1,874.30

Check/Credit Memo No:

Vendor: Tampa Bay Times
Remittor: Meritus Districts

Check Number: 60998
Check Date: May 24, 2018
Check Amount: \$1,874.30

Item to be Paid - Description	Discount Taken	Amount Paid
Acct 176840		1,874.30

FOR SECURITY PURPOSES, THE FACE OF THIS DOCUMENT CONTAINS A COLORED BACKGROUND AND MICROPRINTING IN THE BORDER

MERITUS DISTRICTS
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FLORIDA 33607
PH. (813) 397-5121

60998
May 24, 2018

Bank of the Ozarks

PAY One Thousand Eight Hundred Seventy-Four and 30/100 Dollars

\$ 1,874.30

TO THE ORDER OF
Tampa Bay Times
Attn Deirdre
11321 U.S. Hwy 19
Port Richey, FL 34668



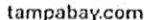
SECURITY FEATURES INCLUDED. DETAILS ON BACK

60998 1:0631141371:1018530521

Vendor: Tampa Bay Times
Remittor: Meritus Districts

Check Number: 60998
Check Date: May 24, 2018
Check Amount: \$1,874.30

Item to be Paid - Description	Discount Taken	Amount Paid
Acct 176840		1,874.30



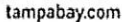
AD SALES HOURS

M - TH 7:30 - 6:30

FRI 7:30-5:30

CUSTOMER SERVICE HOURS

M-F 8:00 - 5:00



Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Rule Development was published in Tampa Bay Times: 3/28/18, in said newspaper in the issues of Baylink Hillsborough

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

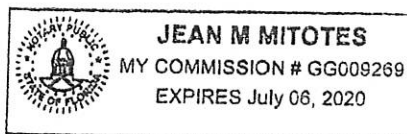
Signature of Affiant

Sworn to and subscribed before me this 03/28/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**NOTICE OF RULE DEVELOPMENT BY THE
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**

In accord with Chapters 120 and 190, Florida Statutes, the Timber Creek Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes (2017). The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes (2017).

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, or by calling (813) 397-5120.

Timber Creek Community Development District
Brian Lamb, District Manager

Run Date: March 28, 2018

612233

Tampa Bay Times
Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared Deirdre Almeida who on oath says that he/she is Legal Clerk of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter RE: Rule Procedure was published in Tampa Bay Times: 3/29/18, in said newspaper in the issues of Baylink Hillsborough

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

Signature of Affiant

Sworn to and subscribed before me this 03/29/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Timber Creek Community Development District on May 3, 2018, at 2:00 p.m. at the offices of Meritus, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

In accord with Chapter 190, Florida Statutes, the Timber Creek Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Tampa Bay Times on March 28, 2018.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2017). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes (2016). The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes (2017).

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: May 3, 2018
TIME: 2:00 p.m.
PLACE: The offices of Meritus
2005 Pan Am Circle, Suite 120
Tampa, Florida 33607

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, and received within twenty one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

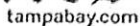
Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 397-5120 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, or by calling (813) 397-5120.

Timber Creek Community Development District
Brian Lamb, District Manager

Run Date: March 29, 2018

612242



AD SALES HOURS

M - TH 7:30 - 6:30

FRI 7:30-5:30

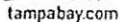
CUSTOMER SERVICE HOURS

M-F 8:00 - 5:00

Advertising Run Dates	Advertiser/Client Name
03/30/18 - 03/30/18	TIMBER CREEK CDD
Billing Date	Customer Account
03/30/18	176840
Total Amount Due	Ad Number
\$454.00	612223

Start	Stop	Ad Number	Class	Description PO Number	Insertions	Size	Net Amount
03/30/18	03/30/18	612223		Method of Collection	1	30IN	454.00

1 of 2

**ADVERTISING INVOICE**

Thank you for your business

TIMBER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE SUITE 120
TAMPA, FL 33607

Received
APR 25 2018

REMIT TO:

TAMPA BAY TIMES
DEPT 3396
P.O. BOX 123396
DALLAS, TX 75312-3396

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

[illegible]

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

PAGE 1

CUSTOMER SUMMARY FOR
TIMBER CREEK CDD

ACCOUNT NAME
TIMBER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

PERIOD ENDING	03/31/18
PREVIOUS BALANCE	\$721.50
CURRENT CHARGES	\$3,132.30
ADJUSTMENTS	\$0.00
PAYMENTS	(\$301.50)
BALANCE DUE	\$3,552.30

Sales Rep: Unassigned

ADVERTISING STATEMENT AND INVOICE

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$721.50
	03/19/18				Payment #60965			(\$301.50)
	03/31/18				FINANCE CHARGE			\$6.30
03/15/18	03/15/18	609539		405	RFQ Engeineer Services	2	2x 3.18	\$310.00
03/09/18	03/16/18	607207		405	Landowners Meeting	4	2x 5.43	\$1,041.00
03/16/18	03/16/18	607180		405	Meeting Schedule	2	2x 3.31	\$327.00
03/28/18	03/28/18	612233		405	Rule Development	2	2x 3.36	\$327.00
03/29/18	03/29/18	612242		405	Rule Procedure	2	2x 6.97	\$667.00
03/30/18	03/30/18	612223	Tampa Tribune Southeast	0	Method of Collection	1	2x 15.00	\$454.00

Tampa Bay Times
tampabay.com

Amount due: \$3,552.30

Due Date: 4/30/2018 Amount Paid:

Billing Date		Due Date: 4/30/2018		Amount Paid: _____	
3/31/2018					
Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
03/01/18 - 03/31/18	TIMBER CREEK CDD	176840			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$3,552.30	\$3,132.30	\$420.00	\$0.00	\$0.00	\$0.00

TIMBER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

20017684000000000000000000310300031323000004200

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

PAGE 1

CUSTOMER SUMMARY FOR
TIMBER CREEK CDD

PERIOD ENDING	03/31/18
PREVIOUS BALANCE	\$721.50
CURRENT CHARGES	\$3,132.30
ADJUSTMENTS	\$0.00
PAYMENTS	(\$301.50)
BALANCE DUE	\$3,552.30

ADVERTISING STATEMENT AND INVOICE

Terms of Payment: Net 30

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$721.50
	03/19/18				Payment #60965			(\$301.50)
	03/31/18				FINANCE CHARGE			\$6.30
03/15/18	03/15/18	609539		405	RFQ Engineer Services	2	2x 3.18	\$310.00
03/09/18	03/16/18	607207		405	Landowners Meeting	4	2x 5.43	\$1,041.00
03/16/18	03/16/18	607180		405	Meeting Schedule	2	2x 3.31	\$327.00
03/28/18	03/28/18	612233		405	Rule Development	2	2x 3.36	\$327.00
03/29/18	03/29/18	612242		405	Rule Procedure	2	2x 6.97	\$667.00
03/30/18	03/30/18	612223	Tampa Tribune Southeast	0	Method of Collection	1	2x 15.00	\$454.00

Inv# 176840 033118
\$ 6.30.

Tampa Bay Times
tampabay.com

Amount due: \$3,552.30

Due Date: 4/30/2018

Amount Paid: 6.30

Billing Date	3/31/2018
---------------------	-----------

Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
03/01/18 - 03/31/18	TIMBER CREEK CDD	176840			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$3,552.30	\$3,132.30	\$420.00	\$0.00	\$0.00	\$0.00

TIMBER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

[illegible]

Tampa Bay Times
tampabay.com

Account Rep:
Credit Rep: 727-893-8282
Fed Tax ID: 59-0482470

ACCOUNT NUMBER
176840

BILLING PERIOD	AMOUNT DUE:
04/01/18 - 04/30/18	\$7,528.58

CUSTOMER SUMMARY FOR TIMBER CREEK CDD

ACCOUNT NAME
TIMBER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

PERIOD ENDING	04/30/18
PREVIOUS BALANCE	\$3,552.30
CURRENT CHARGES	\$3,976.28
ADJUSTMENTS	\$0.00
PAYMENTS	\$0.00
BALANCE DUE	\$7,528.58

ADVERTISING STATEMENT AND INVOICE

Start	Stop	Ad Number	Zone	Class	Description PO Number	Insertions	Size	Net Amount
					BALANCE FORWARD			\$3,552.30
	04/30/18				FINANCE CHARGE			\$53.28
03/30/18	04/06/18	612223	Tampa Tribune Southeast	0	Method of Collection	1	2x 15.00	\$450.00
04/13/18	04/13/18	622592	Tampa Tribune Southeast	0	Budget Assessments	1	4x 15.00	\$904.00
04/06/18	04/13/18	612246		405	Budget Meeting	4	2x 3.85	\$769.00
03/30/18	04/13/18	612223	Tampa Tribune Southeast	0	Method of Collection	1	2x 15.00	\$450.00
04/13/18	04/20/18	622592	Tampa Tribune Southeast	0	Budget Assessments	1	4x 15.00	\$900.00
03/30/18	04/20/18	612223	Tampa Tribune Southeast	0	Method of Collection	1	2x 15.00	\$450.00

Tampa Bay Times
tampabay.com

Amount due: \$7,528.58

Due Date: 5/30/2018 Amount Paid:

Billing Date	4/30/2018
---------------------	-----------

Billing Period	Advertiser Name	Account Number	Agency Name	Agency Number	Prepaid*
04/01/18 - 04/30/18	TIMBER CREEK CDD	176840			
Total Amount Due	Current Period	30 Days	60 Days	90 Days	120 Days
\$7,528.58	\$3,976.28	\$3,132.30	\$420.00	\$0.00	\$0.00

REMIT TO:
TAMPA BAY TIMES
DEPT 3396
P O BOX 123396
DALLAS, TX 75312-3396

[illegible]

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8453	\$ 1,000.00		Management Services - July Inv# 8453
Monthly Contract Sub-Total		\$ 1,000.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,000.00		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 8453

Invoice Date: Jul 1, 2018

Page: 1

Bill To:

Timber Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Timber Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			7/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - July		1,000.00
		M		
Subtotal				1,000.00
Sales Tax				
Total Invoice Amount				1,000.00
Payment/Credit Applied				
TOTAL				1,000.00

Check/Credit Memo No:

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8490	\$ 1,037.47		Management Services - August and bank fee Inv# 8490
Monthly Contract Sub-Total		\$ 1,037.47		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Tampa Bay Times	657008 072018	\$ 769.00		Advertising - 2018/2019 Budget 07/13/2018 to 07/20/2018 Ad# 657008
Regular Services Sub-Total		\$ 769.00		
Additional Services				
Alphagraphics	698942	\$ 20.30		'Deposit Only' bank stamp Inv# 698942
Straley Robin Vericker	15991	658.50		Professional Services - thru July 15, 2018 Inv# 15991
Additional Services Sub-Total		\$ 678.80		
TOTAL:		\$ 2,485.27		

Approved (with any necessary revisions noted):

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

INVOICE

Invoice Number: 8490
Invoice Date: Aug 1, 2018
Page: 1

Voice: 813-397-5121
Fax: 813-873-7070

Bill To:

Timber Creek CDD
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Timber Creek CDD		Net Due	
Sales Rep ID	Shipping Method	Ship Date	Due Date
			8/1/18

Quantity	Item	Description	Unit Price	Amount
	DMS	District Management Services - August		1,000.00
	Bank Fee	SunTrust acct analysis fee		37.47
Subtotal				1,037.47
Sales Tax				
Total Invoice Amount				1,037.47
Payment/Credit Applied				
TOTAL				1,037.47

Check/Credit Memo No:

95

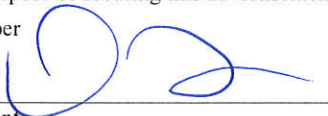
Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss
COUNTY OF Hillsborough County

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Clerk** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: 2018/2019 Budget** was published in **Tampa Bay Times: 7/13/18, 7/20/18.** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida, each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

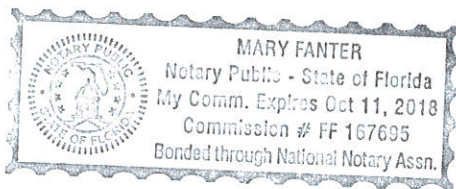

Signature of Affiant

Sworn to and subscribed before me this 07/20/2018.


Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT****NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Timber Creek Community Development District ("District") will hold a public hearing on September 6, 2018 at 2:00 p.m. at the office of Meritus located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607, (813) 397-5120 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Lamb
District Manager

Run Date: 7/13/2018 & 7/20/2018

657008

**INVOICE**

Invoice Number: 698942
Account Number: 5719
P.O. Number: TERESA
Per: TERESA FARLOW
Cont Phone: (813) 397-5120-340
Wednesday July 18, 2018
Bill Email:

TIMBER CREEK CDD
C/O MERITUS
2005 PAN AM CIRCLE #120
TAMPA, FL 33607

Item	Description	Quantity	Price
1	DEPOSIT ONLY STAMP S844	1	20.30
Subtotal For All Items			20.30
Shipping - Cust P/U			0.00
Sales Tax			0.00
Subtotal For Invoice			20.30
Invoice Total			\$20.30

Received By: _____

REMIT PAYMENT TO:

ALPHAGRAPHS TAMPA 671
4209 W KENNEDY BLVD
TAMPA, FL 33609-2230

PHONE (813) 289-4663
FAX (813) 287-5733

C. O. D.

THANK YOU FOR CHOOSING ALPHAGRAPHS.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

July 20, 2018

Client: 001498

Matter: 000001

Invoice #: 15991

Page: 1

RE: General

For Professional Services Rendered Through July 15, 2018

SERVICES

Date	Person	Description of Services	Hours	
6/22/2018	VKB	REVIEW AND REVISE LENNAR DEVELOPMENT ACQUISITION AGREEMENT; REVIEW AND REPLY TO EMAILS FROM A. VERNACE.	1.1	
6/25/2018	VKB	REVIEW AND REPLY TO EMAIL FROM B. CRUTCHFIELD RE: UPCOMING BOARD MEETING.	0.1	
6/25/2018	LB	FINALIZE PUBLICATIONS FOR FY 2018/2019 BUDGET HEARINGS AND MEETING; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING PUBLICATIONS AND INSTRUCTIONS FOR SAME.	0.2	
7/5/2018	LB	REVIEW DATE OF PUBLIC HEARING/MEETING FOR FY 2018/2019 BUDGET AND ASSESSMENTS; PREPARE EMAIL TO S. KENNESTON RE STATUS OF PUBLICATIONS AND DATE WILL PROVIDE THE RESOLUTIONS FOR THE BUDGET HEARING.	0.1	
7/6/2018	LB	REVIEW EMAIL AND SPREADSHEET FROM S. KENNESTON WITH PUBLICATION DATES FOR BUDGET HEARING NOTICES.	0.1	
7/9/2018	LB	OFFICE CONFERENCE WITH J. VERICKER RE BUDGET PUBLICATIONS SENT TO THE TAMPA BAY TIMES; EMAILS TO AND FROM D. ALMEIDA, TAMPA BAY TIMES, RE SAME; OFFICE CONFERENCE WITH J. VERICKER AND REVIEW OF PUBLICATION FOR FY 2018/2019 BUDGET HEARING/MEETING; PREPARE EMAIL TO D. ALMEIDA RE SAME.	0.2	
7/11/2018	VKB	DRAFT EMAIL TO A. VERNACE RE: DEVELOPMENT ACQUISITION AGREEMENT.	0.4	
Total Professional Services			2.2	\$490.00

July 20, 2018
Client: 001498
Matter: 000001
Invoice #: 15991

Page: 2

PERSON RECAP

Person	Hours	Amount
VKB Vivek K. Babbar	1.6	\$400.00
LB Lynn Butler	0.6	\$90.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/11/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$14.50
5/24/2018	ANTHEM REPORTING- Court Reporter Charges- Court Reporter Appearance/Timber Creek CDD/1498-01	\$85.00
6/14/2018	Clerk, Circuit Court, Hillsborough County- Clerk of Court- Certificate of No Appeal	\$7.00
6/14/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$24.75
6/15/2018	XPRESS DELIVERIES, LLC- Courier Service-	\$18.50
7/15/2018	Photocopies (125 @ \$0.15)	\$18.75

Total Disbursements \$168.50

Total Services	\$490.00
Total Disbursements	\$168.50
Total Current Charges	\$658.50

PAY THIS AMOUNT \$658.50

Please Include Invoice Number on all Correspondence

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2018



Meritus Districts
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Timber Creek CDD

Balance Sheet

As of 7/31/2018

(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Capital Projects Fund -- Series 2018	General Fixed Assets Account Group	Total
Assets					
Cash-Operating Account	13,893	0	0	0	13,893
Bank-Investment Revenue 2018 (8000)	0	12	0	0	12
Bank-Investment Interest 2018 (8001)	0	121,367	0	0	121,367
Bank-Investment Reserve 2018 (8003)	0	233,375	0	0	233,375
Bank-Investment Constr Genl 2018 (8005)	0	0	284,462	0	284,462
Bank-Investment Constr Phase I 2018 (8006)	0	0	3,750,128	0	3,750,128
Bank-Investment Constr Amenity 2018 (8007)	0	0	1,500,051	0	1,500,051
Bank-Investment Costs of Issu 2018 (8008)	0	1	5,600	0	5,601
Prepaid Professional Liability Insurance	509	0	0	0	509
Prepaid General Liability Insurance	622	0	0	0	622
Prepaid Trustees Fees	0	0	0	0	0
Construction Work-In-Progress	0	0	190,221	711,708	901,929
Total Assets	15,023	354,756	5,730,463	711,708	6,811,950
Liabilities					
Accounts Payable	769	0	0	0	769
Accounts Payable Other	3,440	0	0	0	3,440
Total Liabilities	4,209	0	0	0	4,209
Fund Equity & Other Credits					
Investment In General Fixed Assets	0	0	190,221	711,708	901,929
Other	10,815	354,756	5,540,242	0	5,905,812
Total Fund Equity & Other Credits	10,815	354,756	5,730,463	711,708	6,807,741
Total Liabilities & Fund Equity	15,023	354,756	5,730,463	711,708	6,811,950

Timber Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2017 Through 7/31/2018

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Off-Roll	0.00	18,539.70	18,539.70	0.00%
Contributions & Donations From Private Sources				
Developer Contribution	49,725.00	17,259.28	(32,465.72)	(65.29)%
Total Revenues	49,725.00	35,798.98	(13,926.02)	(28.01)%
Expenditures				
Financial & Administrative				
District Management	24,000.00	5,000.00	19,000.00	79.17%
District Engineer	2,000.00	0.00	2,000.00	100.00%
Disclosure Report	3,000.00	0.00	3,000.00	100.00%
Trustees Fees	3,000.00	0.00	3,000.00	100.00%
Postage, Phone, Faxes, Copies	150.00	0.00	150.00	100.00%
Public Officials Insurance	2,500.00	847.50	1,652.50	66.10%
Legal Advertising	3,000.00	12,843.58	(9,843.58)	(328.12)%
Bank Fees	200.00	211.31	(11.31)	(5.66)%
Dues, Licenses & Fees	175.00	125.00	50.00	28.57%
Office Supplies	100.00	215.29	(115.29)	(115.29)%
Website Administration	600.00	600.00	0.00	0.00%
Legal Counsel				
District Counsel	5,000.00	4,105.55	894.45	17.89%
Other Physical Environment				
General, Property & Casualty Insurance	6,000.00	1,036.25	4,963.75	82.73%
Total Expenditures	49,725.00	24,984.48	24,740.52	49.75%
Excess Revenues Over (Under) Expenditures	0.00	10,814.50	10,814.50	0.00%
Fund Balance, End of Period	0.00	10,814.50	10,814.50	0.00%

Timber Creek CDD

Statement of Revenues and Expenditures

201 - Debt Service Fund -- Series 2018

From 10/1/2017 Through 7/31/2018

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	13.31	13.31	0.00%
Total Revenues	0.00	13.31	13.31	0.00%
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0.00	(354,742.19)	354,742.19	0.00%
Total Other Financing Sources	0.00	(354,742.19)	354,742.19	0.00%
Excess Revenues Over (Under)	0.00	354,755.50	354,755.50	0.00%
Expenditures				
Fund Balance, End of Period	0.00	354,755.50	354,755.50	0.00%

Timber Creek CDD

Statement of Revenues and Expenditures

301 - Capital Projects Fund -- Series 2018

From 10/1/2017 Through 7/31/2018

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	196.05	196.05	0.00%
Total Revenues	0.00	196.05	196.05	0.00%
Expenditures				
Financial & Administrative				
District Management	0.00	36,000.00	(36,000.00)	0.00%
District Engineer	0.00	10,000.00	(10,000.00)	0.00%
Trustees Fees	0.00	5,250.00	(5,250.00)	0.00%
District Counsel	0.00	35,500.00	(35,500.00)	0.00%
Bond Counsel	0.00	46,000.00	(46,000.00)	0.00%
Underwriters Counsel	0.00	40,000.00	(40,000.00)	0.00%
Miscellaneous Fees	0.00	1,250.00	(1,250.00)	0.00%
Other Physical Environment				
Improvements Other Than Buildings	0.00	901,929.28	(901,929.28)	0.00%
Total Expenditures	0.00	1,075,929.28	(1,075,929.28)	0.00%
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0.00	(6,615,974.76)	6,615,974.76	0.00%
Total Other Financing Sources	0.00	(6,615,974.76)	6,615,974.76	0.00%
Excess Revenues Over (Under) Expenditures	0.00	5,540,241.53	5,540,241.53	0.00%
Fund Balance, End of Period	0.00	5,540,241.53	5,540,241.53	0.00%

Timber Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2018
Reconciliation Date: 7/31/2018
Status: Locked

Bank Balance	15,986.85
Less Outstanding Checks/Vouchers	678.80
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	(1,415.00)
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	13,893.05
Balance Per Books	<u>13,893.05</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
117	7/26/2018	System Generated Check/Voucher	20.30	Alphagraphics Tampa 671
118	7/26/2018	System Generated Check/Voucher	658.50	Straley Robin Vericker
Outstanding Checks/Vouchers			678.80	

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2018
Reconciliation Date: 7/31/2018
Status: Locked

Outstanding Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
616722A 042018	4/27/2018	Payment made online	<u>(1,415.00)</u>
Outstanding Other Cash Items			<u>(1,415.00)</u>
			<u><u> </u></u>

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
107	6/1/2018	System Generated Check/Voucher	5,391.28	Times Publishing Company
107	6/1/2018	System Generated Check/Voucher	(5,391.28)	Times Publishing Company
110	6/22/2018	System Generated Check/Voucher	3,014.00	Egis Insurance Advisors, LLC
112	6/22/2018	System Generated Check/Voucher	1,991.05	Straley Robin Vericker
112	6/22/2018	System Generated Check/Voucher	(1,991.05)	Straley Robin Vericker
113	7/6/2018	System Generated Check/Voucher	1,725.35	Meritus Districts
114	7/6/2018	System Generated Check/Voucher	750.60	Straley Robin Vericker
115	7/13/2018	System Generated Check/Voucher	2,019.02	Meritus Districts
116	7/13/2018	System Generated Check/Voucher	2,696.45	Straley Robin Vericker
Cleared Checks/Vouchers			10,205.42	

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 07/31/2018

Reconciliation Date: 7/31/2018

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR005	7/11/2018	Tax refund for non-tax purchase	7.02
	CR006	7/11/2018	Developer Contribution Off-Roll: Deposit to O&M Account_FY 2	0.00
	CR011	7/11/2018	Off-Roll: Deposit to O&M Account_FY 2018	18,539.70
Cleared Deposits				<hr/> 18,546.72 <hr/> <hr/>

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2018
Reconciliation Date: 7/31/2018
Status: Locked

Cleared Other Cash Items

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
JV012	7/31/2018	Bank fee	<u>(26.20)</u>
Cleared Other Cash Items			<u>(26.20)</u>
			<u><u> </u></u>



SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

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36/E00/0175/0/42

07/31/2018
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Account Statement

TIMBER CREEK COMMUNITY DEVELOPMENT D
2005 PAN AM CIR STE 120
TAMPA FL 33607-2529

Questions? Please call
1-800-786-8787

Financial confidence gives you all kinds of confidence.
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Confidence Starts Here.

Account Summary	Account Type	Account Number	Statement Period
	PUB FUNDS ANALYZED CHECKING		07/01/2018 - 07/31/2018

Description	Amount	Description	Amount
Beginning Balance	\$7,671.75	Average Balance	\$13,362.76
Deposits/Credits	\$18,546.72	Average Collected Balance	\$12,764.50
Checks	\$10,205.42	Number of Days in Statement Period	31
Withdrawals/Debits	\$26.20		
Ending Balance	\$15,986.85		

Overdraft Protection	Account Number	Protected By
		Not enrolled
For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .		

Deposits/Credits	Date	Amount	Serial #	Description	Date	Amount	Serial #	Description
	07/12	18,546.72		DEPOSIT				
Deposits/Credits: 1				Total Items Deposited: 2				

Checks	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid	Check Number	Amount	Date Paid
	110	3,014.00	07/02	114	750.60	07/12	116	2,696.45	07/23
	*113	1,725.35	07/11	115	2,019.02	07/18			

Checks: 5

* Indicates break in check number sequence. Check may have been processed electronically and listed as an Electronic/ACH transaction.

Withdrawals/Debits	Date Paid	Amount	Serial #	Description
	07/20	26.20		ACCOUNT ANALYSIS FEE
Withdrawals/Debits: 1				

Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	07/01	7,671.75	7,671.75	07/13	20,728.52	20,728.52
	07/02	4,657.75	4,657.75	07/18	18,709.50	18,709.50
	07/11	2,932.40	2,932.40	07/20	18,683.30	18,683.30
	07/12	20,728.52	2,182.52	07/23	15,986.85	15,986.85

The Ending Daily Balances provided do not reflect pending transactions or holds that may have been outstanding when your transactions posted that day. If your available balance wasn't sufficient when transactions posted, fees may have been assessed.

01/31/2018



Account Statement

To change your address, please call 1-800-SUNTRUST (1-800-786-8787).

Complete this section to balance this statement to your transaction register.

Month _____ Year _____

Bank Balance Shown on statement	\$
--	-----------

Add (+) Deposits not shown on this statement (if any). \$ _____

Total (+) \$

Subtract (-)

Checks and other items outstanding but not paid on this statement (if any).

[illegible]

Total (-) \$

Balance \$

These balances should agree

Your Transaction
Register Balance \$ _____

Add (+) \$ _____
Other credits shown on _____
this statement but not _____
in transaction register. _____

Add (+) \$ _____
Interest paid (for use in balancing interest-bearing
accounts only).

Total (+) \$

Subtract (-) Other debits shown on this statement but not in transaction register.

Service Fees (If any)	\$

Total (-) \$

Balance \$ _____

In Case Of Errors Or Questions About Your Electronic Transfers (EFT)

In Case of Errors or Questions About Your Electronic Transfers (ETV)
Telephone us at 800.447.8994, Option 1 or write us at SunTrust Bank, Attention: Fraud Assistance Center, P.O. Box 4418, Mail Code GA-MT-0413, Atlanta, GA 30302 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. (1) Tell us your name and account number (if any). (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. (3) Tell us the dollar amount of the suspected error. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.



07/31/2018

Account Statement

VOID

TIMBER CREEK CDD
2005 PANAM CIRCLE, SUITE 120
TAMPA, FL 33607
(813) 873-7300

DATE 110
110

AMOUNT \$3,014.00

6/22/2018

Three Thousand Fourteen and 00/100 Dollars

PAY TO THE ORDER OF
Eigle Insurance Advisors, LLC
Lockbox 234021
PO Box 84021
Chicago, IL 60689-4022
USA

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

1498-01

1498-01

Ck # 110 07/02 \$3,014.00

TIMBER CREEK CDD
2005 PANAM CIRCLE, SUITE 120
TAMPA, FL 33607
(813) 873-7300

DATE 115
115

AMOUNT \$2,019.02

7/13/2018

Two Thousand Nineteen and 02/100 Dollars

PAY TO THE ORDER OF
Mallus Districts
2005 Pan Am Circle
Suite 120
Tampa, FL 33607
USA

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

1498-01

1498-01

Ck # 115 07/18 \$2,019.02

TIMBER CREEK CDD
2005 PANAM CIRCLE, SUITE 120
TAMPA, FL 33607
(813) 873-7300

DATE 113
113

AMOUNT \$1,725.35

7/8/2018

One Thousand Seven Hundred Twenty Five and 35/100 Dollars

PAY TO THE ORDER OF
Mallus Districts
2005 Pan Am Circle
Suite 120
Tampa, FL 33607
USA

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

1498-01

1498-01

Ck # 113 07/11 \$1,725.35

TIMBER CREEK CDD
2005 PANAM CIRCLE, SUITE 120
TAMPA, FL 33607
(813) 873-7300

DATE 116
116

AMOUNT \$2,696.45

7/13/2018

Two Thousand Six Hundred Ninety Six and 45/100 Dollars

PAY TO THE ORDER OF
Strelley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33605
USA

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

1498-01

1498-01

Ck # 116 07/23 \$2,696.45

TIMBER CREEK CDD
2005 PANAM CIRCLE, SUITE 120
TAMPA, FL 33607
(813) 873-7300

DATE 114
114

AMOUNT \$750.60

7/8/2018

Seven Hundred Fifty and 60/100 Dollars

PAY TO THE ORDER OF
Strelley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33605
USA

VOID AFTER 180 DAYS
TWO SIGNATURES REQUIRED

1498-01

1498-01

Ck # 114 07/12 \$750.60

