

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
JUNE 6, 2019**

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, JUNE 6, 2019**

2:00 P.M.

The Offices of Meritus

Located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607

District Board of Supervisors	Chairman	Jeff Hills
	Vice-Chairman	Nick Dister
	Supervisor	Steve Luce
	Supervisor	Kelly Evans
	Supervisor	Laura Coffey
District Manager	Meritus	Brian Lamb
	Meritus	Nicole Hicks
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	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 seventh section called **Business Matters**. The business matters 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 ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board Members 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.

Board of Supervisors
Timber Creek Community Development District

Dear Board Members:

The Regular Meeting of Timber Creek Community Development District will be held on **June 6, 2019 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, 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. BUSINESS ITEMS**
 - A. Acceptance of Financial Report for Fiscal Year Ended September 30, 2018Tab 01
 - B. Acceptance of Special Warranty Deed – Phase 1 Common Area TractsTab 02
 - C. Acceptance of Special Warranty Deed – Parcel A and BTab 03
 - D. Acceptance of Grant of Easements.....Tab 04
 - E. Consideration of Resolution 2019-03; Approving FY 2020 Proposed Budget & Setting Public Hearing.....Tab 05
 - F. Consideration of Resolution 2019-04; Designation of Officers.....Tab 06
 - G. Annual Qualified Electors DisclosureTab 07
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting January 03, 2019Tab 08
 - B. Consideration of Operations and Maintenance Expenditures December 2018.....Tab 09
 - C. Consideration of Operations and Maintenance Expenditures January 2019.....Tab 10
 - D. Consideration of Operations and Maintenance Expenditures February 2019.....Tab 11
 - E. Consideration of Operations and Maintenance Expenditures March 2019.....Tab 12
 - F. Consideration of Operations and Maintenance Expenditures April 2019.....Tab 13
 - G. Review of Financial Statements through April 30, 2019.....Tab 14
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISORS REQUESTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 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



District Manager

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION FEBRUARY 13, 2018 TO
SEPTEMBER 30, 2018**

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Timber Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Timber Creek Community Development District, Hillsborough County, Florida ("District") as of and for the period from inception February 13, 2018 to September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the period from inception February 13, 2018 to September 30, 2018 in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 15, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated April 15, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

 & Associates

April 15, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Timber Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception February 13, 2018 to September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of significant operations of the District, comparative information is excluded from this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$414,292).
- The change in the District's total net position the period from inception February 13, 2018 to September 30, 2018 was (\$414,292), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$5,853,271. The fund balance is restricted for debt service and capital projects.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions and assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service, and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		2018
Assets, excluding capital assets	\$	5,865,112
Capital assets		941,070
Total assets		6,806,182
Liabilities, excluding long-term liabilities		104,919
Long-term liabilities		7,115,555
Total liabilities		7,220,474
Net position		
Net investment in capital assets		(6,174,485)
Restricted for:		
Debt service		261,858
Capital projects		5,498,335
Total net position	\$	(414,292)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position decreased during the fiscal year. The majority of the decrease represents the extent to which the cost of operations exceeded program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION	
FOR THE PERIOD FROM INCEPTION FEBRUARY 13, 2018 TO SEPTEMBER 30,	
Revenues:	2018
Program revenues	
Charges for services	\$ 18,540
Operating grants and contributions	15,171
Capital grants and contributions	3,030
Total revenues	36,741
Expenses:	
General government	31,859
Maintenance and operation	1,658
Interest	417,516
Total expenses	451,033
Change in net position	(414,292)
Net position - beginning	-
Net position - ending	\$ (414,292)

As noted above and in the statement of activities, the cost of all governmental activities during the period from inception February 13, 2018 to September 30, 2018 was \$451,033. The costs of the District's activities were funded by program revenues which were comprised primarily of assessments and Developer contribution.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception February 13, 2018 to September 30, 2018.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$941,070 invested in infrastructure in progress. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had \$7,185,000 Bonds outstanding for its governmental activities. During the 2018 fiscal year, the District issued Series 2018 Special Assessment Revenue Bonds. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

The District anticipates the continued construction of its infrastructure in subsequent fiscal years. In addition, it is anticipated that the general operations of the District will increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Timber Creek Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Governmental Activities
ASSETS	
Cash	\$ 11,841
Restricted assets:	
Investments	5,853,271
Capital assets:	
Non-depreciable assets	941,070
Total assets	<u>6,806,182</u>
 LIABILITIES	
Accounts payable	3,180
Unearned revenue	8,661
Accrued interest payable	93,078
Non-current liabilities:	
Due in more than one year	7,115,555
Total liabilities	<u>7,220,474</u>
 NET POSITION	
Net investment in capital assets	(6,174,485)
Restricted for debt service	261,858
Restricted for capital projects	5,498,335
Total net position	<u>\$ (414,292)</u>

See notes to the financial statements

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES**

FOR THE PERIOD FROM INCEPTION FEBRUARY 13, 2018 TO SEPTEMBER 30, 2018

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 31,859	\$ 16,882	\$ 14,977	\$ -	\$ -
Maintenance and operations	1,658	1,658	-	-	-
Interest on long-term debt	417,516	-	194	3,030	(414,292)
Total governmental activities	451,033	18,540	15,171	3,030	(414,292)
Change in net position					(414,292)
Net position - beginning					-
Net position - ending					<u>\$ (414,292)</u>

See notes to the financial statements

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 11,841	\$ -	\$ -	\$ 11,841
Investments	-	354,936	5,498,335	5,853,271
Total assets	<u>\$ 11,841</u>	<u>\$ 354,936</u>	<u>\$ 5,498,335</u>	<u>\$ 5,865,112</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 3,180	\$ -	\$ -	\$ 3,180
Unearned revenue	8,661	-	-	8,661
Total liabilities	<u>11,841</u>	<u>-</u>	<u>-</u>	<u>11,841</u>
Fund balances:				
Restricted for:				
Debt service	-	354,936	-	354,936
Capital projects	-	-	5,498,335	5,498,335
Total fund balances	<u>-</u>	<u>354,936</u>	<u>5,498,335</u>	<u>5,853,271</u>
Total liabilities and fund balances	<u>\$ 11,841</u>	<u>\$ 354,936</u>	<u>\$ 5,498,335</u>	<u>\$ 5,865,112</u>

See notes to the financial statements

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Total fund balance - governmental funds		\$	5,853,271
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.			
Cost of capital assets			941,070
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.			
Accrued interest payable	(93,078)		
Bonds payable	(7,115,555)		(7,208,633)
			<hr/>
Net position of governmental activities		\$	(414,292)
			<hr/>

See notes to the financial statements

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD FROM INCEPTION FEBRUARY 13, 2018 TO SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 18,540	\$ -	\$ -	\$ 18,540
Developer contributions	14,977	-	-	14,977
Interest income	-	194	3,030	3,224
Total revenues	33,517	194	3,030	36,741
EXPENDITURES				
Current:				
General government	31,859	-	-	31,859
Maintenance and operations	1,658	-	-	1,658
Debt Service:				
Bond issue costs	-	-	323,300	323,300
Capital outlay	-	-	941,070	941,070
Total expenditures	33,517	-	1,264,370	1,297,887
Excess (deficiency) of revenues over (under) expenditures	-	194	(1,261,340)	(1,261,146)
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	354,742	6,830,258	7,185,000
Original issue discount	-	-	(70,583)	(70,583)
Total other financing sources (uses)	-	354,742	6,759,675	7,114,417
Net change in fund balances	-	354,936	5,498,335	5,853,271
Fund balances - beginning	-	-	-	-
Fund balances - ending	\$ -	\$ 354,936	\$ 5,498,335	\$ 5,853,271

See notes to the financial statements

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION FEBRUARY 13, 2018 TO SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$ 5,853,271
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, the cost capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	941,070
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(7,185,000)
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(1,138)
In connection with the issuance of the Bonds, the original issue discount is reported as a financing use when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces long-term liabilities in the statement of net position.	70,583
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	(93,078)
Change in net position of governmental activities	<u>\$ (414,292)</u>

See notes to the financial statements

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Timber Creek Community Development District ("District") was created effective February 13, 2018 by the Hillsborough County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, under Hillsborough County Ordinance 18-9. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2018, all of the Board members are affiliated with Timber Creek Development, LLC (the "Developer"), and Lennar Homes, LLC ("Landowner").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the period from inception February 13, 2018 to September 30, 2018 as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
US Bank MMkt 5 - Ct	\$ 5,853,271	N/A	N/A
Total Investments	<u>\$ 5,853,271</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the period from inception February 13, 2018 to September 30, 2018 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ -	\$ 941,070	\$ -	\$ 941,070
Total capital assets, not being depreciated	-	941,070	-	941,070
Governmental activities capital assets, net	\$ -	\$ 941,070	\$ -	\$ 941,070

The infrastructure intended to serve the District has been estimated at a total cost of \$10,440,000. The infrastructure will include roads, stormwater management, utilities, community facilities, and off-site improvements. A portion of the project costs was to be funded with the proceeds from the issuance of Bonds and the remainder is intended to be funded by the Developer. Upon completion, certain assets will be conveyed to others for ownership and maintenance.

Development Agreement with Lennar Homes, LLC ("Landowner")

During the period from inception February 13, 2018 to September 30, 2018, the District and the Landowner executed a Development Acquisition Agreement for the Phase I Improvements. Per the agreement, the District will acquire improvements in an amount not to exceed \$3.75 million from the Landowner. Pursuant to the agreement, during the period from inception February 13, 2018 to September 30, 2018, the District acquired \$941,070 in improvements from the Developer.

The District anticipates that the infrastructure improvements for the District will be completed during a subsequent fiscal year.

NOTE 6 – LONG-TERM LIABILITIES

Series 2018

On June 20, 2018, the District issued \$7,185,000 of Special Assessment Revenue Bonds, Series 2018 consisting of Term Bonds due between November 1, 2024 – November 1, 2048 with fixed interest rates ranging from 4.125% - 5.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2019 through November 1, 2048.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their scheduled maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Long-term Debt Activity

Changes in long-term liability activity for the period from inception February 13, 2018 to September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018	\$ -	\$ 7,185,000	\$ -	\$ 7,185,000	\$ -
Less Original issue discount	-	(70,583)	1,138	(69,445)	-
Total	\$ -	\$ 7,114,417	\$ 1,138	\$ 7,115,555	\$ -

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ -	\$ 296,136	\$ 296,136
2020	115,000	347,166	462,166
2021	120,000	342,319	462,319
2022	125,000	337,266	462,266
2023	130,000	332,006	462,006
2024-2028	735,000	1,570,134	2,305,134
2029-2033	930,000	1,376,947	2,306,947
2034-2038	1,180,000	1,115,500	2,295,500
2039-2043	1,500,000	782,500	2,282,500
2044-2048	1,910,000	358,000	2,268,000
2049	440,000	11,000	451,000
Total	\$ 7,185,000	\$ 6,868,974	\$ 14,053,974

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, the Developer provided \$23,638 to the general fund. Since a portion, \$8,661, of the amount was not needed to fund current year operations, it is reported as unearned revenue on the balance sheet.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE PERIOD FROM INCEPTION FEBRUARY 13, 2018 TO SEPTEMBER 30, 2018**

	Budgeted Amounts <u>Original and Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ -	\$ 18,540	\$ 18,540
Developer contributions	49,725	14,977	(34,748)
Total revenues	<u>49,725</u>	<u>33,517</u>	<u>(16,208)</u>
EXPENDITURES			
Current:			
General government	43,725	31,859	11,866
Maintenance and operations	6,000	1,658	4,342
Total expenditures	<u>49,725</u>	<u>33,517</u>	<u>16,208</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	-	<u>\$ -</u>
Fund balance - beginning		<u>-</u>	
Fund balance - ending		<u>\$ -</u>	

See notes to required supplementary information

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception February 13, 2018 to September 30, 2018.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Timber Creek Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Timber Creek Community Development District, Hillsborough County, Florida ("District") as of and for the period from inception February 13, 2018 to September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated April 15, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

B. & Associates

April 15, 2019



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Timber Creek Community Development District
Hillsborough County, Florida

We have examined Timber Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception February 13, 2018 to September 30, 2018. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception February 13, 2018 to September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Timber Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

April 15, 2019



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Timber Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Timber Creek Community Development District ("District") as of and for the period from inception February 13, 2018 to September 30, 2018, and have issued our report thereon April 15, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 15, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Timber Creek Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Timber Creek Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

April 15, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

Not Applicable. First year audit.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

First year audit.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception February 13, 2018 to September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception February 13, 2018 to September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2018. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Kristen M. Schalter, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of April, 2019, by **Lennar Homes, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, in favor of **Timber Creek Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**"):

Tracts A, B, C, D, and E in the plat of Timbercreek Phase 1, as recorded in Plat Book 134, Pages 127-136, of the public records of Hillsborough County, Florida.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon. This Property consists of governmental common area tracts.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

[signature page to follow]

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

Lennar Homes, LLC
a Florida limited liability company

(Witness 1 – Signature)

Marvin L. Metheny, Jr.
Vice President

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on April _____, 2019, by Marvin L. Metheny, Jr., as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

Notary Public Signature

Notary Public Stamp

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Kristen M. Schalter, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ____ day of March, 2019, by **Timber Creek Development, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 111 S. Armenia Avenue, Suite #201, Tampa, Florida 33609, in favor of **Timber Creek Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**"):

See **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon. This Property consists of governmental common area tracts to be platted in the near future.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the
Presence of:

Timber Creek Development, LLC,
a Florida limited liability company

(Witness 1 – Signature)

Jeffery Hills
Manager

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me on March ____, 2019, by Jeffery Hills, as Manager of Timber Creek Development, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

Notary Public Signature

Notary Public Stamp

SKETCH & DESCRIPTION – NOT A SURVEYLEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31 AND PROCEED N 89° 40' 41" W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 1317.50 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE N 00° 05' 43" E, A DISTANCE OF 26.70 FEET TO THE POINT OF BEGINNING; THENCE S 89° 38' 29" W, A DISTANCE OF 99.80 FEET; THENCE S 89° 44' 36" W, A DISTANCE OF 100.16 FEET; THENCE N 89° 59' 55" W, A DISTANCE OF 187.80 FEET; THENCE S 89° 54' 19" W, A DISTANCE OF 260.40 FEET; THENCE S 89° 03' 05" W, A DISTANCE OF 339.86 FEET; THENCE N 00° 13' 18" W, A DISTANCE OF 17.58 FEET; THENCE S 89° 54' 17" E, A DISTANCE OF 808.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 18° 13' 13" E, A DISTANCE OF 15.55 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 15.82 FEET TO A POINT OF TANGENCY; THENCE N 00° 05' 43" E, A DISTANCE OF 75.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 44° 54' 17" W, A DISTANCE OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N 89° 54' 17" W, A DISTANCE OF 788.69 FEET; THENCE N 00° 13' 18" W, A DISTANCE OF 50.00 FEET; THENCE S 89° 54' 17" E, A DISTANCE OF 453.97 FEET; THENCE N 00° 05' 43" E, A DISTANCE OF 110.00 FEET; THENCE N 00° 05' 43" E, A DISTANCE OF 110.00 FEET; THENCE N 89° 54' 17" W, A DISTANCE OF 455.19 FEET; THENCE N 00° 13' 18" W, A DISTANCE OF 50.00 FEET; THENCE S 89° 54' 17" E, A DISTANCE OF 790.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 45° 05' 43" E, A DISTANCE OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N 00° 05' 43" E, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 44° 54' 17" W, A DISTANCE OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE N 89° 54' 17" W, A DISTANCE OF 791.68 FEET; THENCE N 00° 13' 19" W, A DISTANCE OF 50.00 FEET; THENCE S 89° 54' 17" E, A DISTANCE OF 791.96 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS N 45° 05' 43" E, A DISTANCE OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE AND TO A POINT HEREINAFTER DESIGNATED POINT "A"; THENCE S 89° 54' 17" E, ALONG A RADIAL LINE, A DISTANCE OF 50.00 FEET; THENCE S 44° 54' 17" E, A DISTANCE OF 35.36 FEET; THENCE S 89° 54' 17" E, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE S 00° 05' 43" W, ALONG SAID BOUNDARY, A DISTANCE OF 50.00 FEET; THENCE N 89° 54' 17" W, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 45° 05' 43" W, A DISTANCE OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S 00° 05' 43" W, A DISTANCE OF 440.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CHORD WHICH BEARS S 44° 54' 17" E, A DISTANCE OF 35.36 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S 89° 54' 17" E, A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE S 00° 05' 43" W, ALONG SAID EAST BOUNDARY, A DISTANCE OF 173.81 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 6.37 ACRES, MORE OR LESS

PARCEL B:

FOR A POINT OF REFERENCE COMMENCE AT THE AFOREMENTIONED POINT "A" HEREIN DESCRIBED IN PARCEL A AND PROCEED N 00° 05' 43" E, A DISTANCE OF 85.00 FEET; THENCE N 89° 54' 17" W, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING; THENCE N 89° 54' 17" W, A DISTANCE OF 707.56 FEET; THENCE N 00° 13' 18" W, A DISTANCE OF 487.38 FEET TO A POINT ON THE SOUTH BOUNDARY OF SYMMES GROVE SUBDIVISION AS RECORDED AS RECORDED IN PLAT BOOK 93, PAGE 67 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S 89° 33' 51" E, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 332.07 FEET; THENCE S 89° 33' 34" E, A DISTANCE OF 378.20 FEET; THENCE S 00° 05' 43" W, LEAVING SAID BOUNDARY, A DISTANCE OF 483.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINING 7.90 ACRES, MORE OR LESS

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



HAMILTON
ENGINEERING & SURVEYING, INC.

3409 W. LEMON STREET
TAMPA, FLORIDA 33609

LB#7013

TEL (813) 250-3535
FAX (813) 250-3636

TIMBERCREEK PHASE 2A/2B CDD
HILLSBOROUGH COUNTY, FLORIDA

SEC TWP RGE
31-30-20

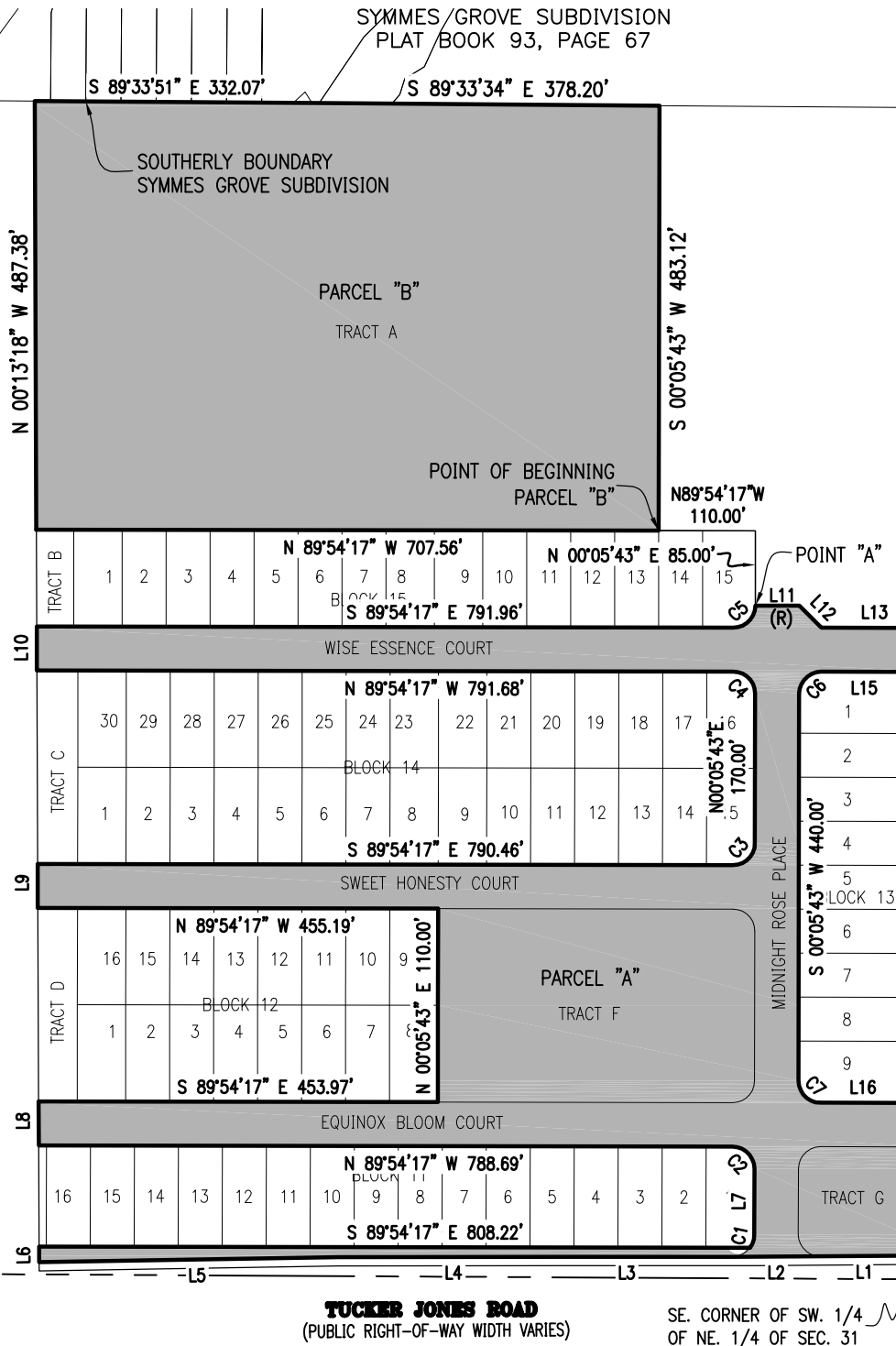
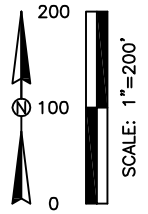
JOB NUMBER
03263.0008

SCALE
AS SHOWN

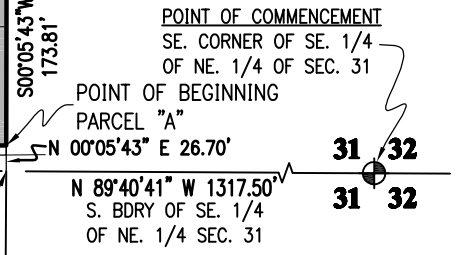
DATE
02/08/2019

SHEET
1/2

SKETCH & DESCRIPTION – NOT A SURVEY



LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S 89°38'29" W	99.80'
L2	S 89°44'36" W	100.16'
L3	N 89°59'55" W	187.80'
L4	S 89°54'19" W	260.40'
L5	S 89°03'05" W	339.86'
L6	N 00°13'18" W	17.58'
L7	N 00°05'43" E	75.22'
L8	N 00°13'18" W	50.00'
L9	N 00°13'18" W	50.00'
L10	N 00°13'19" W	50.00'
L12	S 44°54'17" E	35.36'
L13	S 89°54'17" E	100.00'
L14	S 00°05'43" W	50.00'
L15	N 89°54'17" W	100.00'
L16	S 89°54'17" E	100.00'



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	25.00'	N 18°13'13" E	15.55'	15.82'	36°15'01"
C2	25.00'	N 44°54'17" W	35.36'	39.27'	90°00'00"
C3	25.00'	N 45°05'43" E	35.36'	39.27'	90°00'00"
C4	25.00'	N 44°54'17" W	35.36'	39.27'	90°00'00"

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C5	25.00'	N 45°05'43" E	35.36'	39.27'	90°00'00"
C6	25.00'	S 45°05'43" W	35.36'	39.27'	90°00'00"
C7	25.00'	S 44°54'17" E	35.36'	39.27'	90°00'00"

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**

Kristen M. Schalter, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Grant of Easements

This Grant of Easements is given as of the ____ day of April, 2019, by **Lennar Homes, LLC**, a Florida limited liability company, (“**Grantor**”) whose address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, in favor of the **Timber Creek Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose mailing address is 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607.

Grantor is the owner of certain access, landscape, fence, wall, and drainage easements it reserved over certain real property located in Hillsborough County, Florida more particularly described as follows (“**Easements**”):

All of the Private Landscape Easements, Private Landscape and Fence Easements, and Private Drainage Easements described in Timbercreek Phase 1, according to the plat thereof, as recorded in Plat Book 134, Pages 127-136, of the public records of Hillsborough County, Florida.

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, conveys, warrants, and dedicates to the Grantee, its successors, assigns, agents, and vendors, the Easements for access, ingress, egress, landscaping, fencing, and maintenance, together with full rights of ingress, egress, and access on, in, over, under, across, and through the parcels of real estate located in Hillsborough County as described and depicted in the above referenced plats.

That the Grantor, its successors and assigns, shall not interfere with, alter, or encroach upon this Easement.

This Easement was prepared at the direction of the Grantor without the benefit of a title search.

[signature page to follow]

IN WITNESS WHEREOF, the undersigned has executed this Grant of Easements as of the day and year first written above.

Signed, Sealed and Delivered in the
Presence of:

Lennar Homes, LLC
a Florida limited liability company

(Witness 1 – Signature)

Marvin L. Metheny, Jr.
Vice President

(Witness 1 – Printed Name)

(Witness 2 – Signature)

(Witness 2 – Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this ____ day of April, 2019, by Marvin L. Metheny, Jr., as Vice President of Lennar Homes, LLC, on behalf of the company. He is personally known to me.

Notary Public Signature

Notary Public Stamp



Stantec Consulting Services Inc.
777 S Harbour Island Boulevard Suite 600, Tampa FL 33602-5729

February 4, 2019

Timber Creek Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Suite 120
Tampa, Florida 33607
(813) 873-7300

**RE: PROFESSIONAL SERVICES PROPOSAL
 TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
 ENGINEERING CONSULTING SERVICES
 PROJECT NUMBER: 215614652**

Dear Mr. Lamb,

Attached please find our Professional Services Agreement associated with the subject project. If deemed acceptable to you, please sign the form on page 2 where required and return to our office at your earliest convenience. We will then send a fully executed copy to you for your records.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Stantec Consulting Services Inc.

A handwritten signature in blue ink, appearing to read "Tonya L. Stewart".

Tonya L. Stewart, PE
Senior Project Manager
Civil Engineering
Ph: (813) 223-9500
Fax: (813) 223-0009
tonja.stewart@stantec.com

Att.: As noted



Stantec Consulting Services Inc.
777 S Harbour Island Boulevard Suite 600, Tampa FL 33602-5729

February 4, 2019

TO: Timber Creek Community Development District
c/o Meritus Districts
2005 Pan Am Circle, Suite 120
Tampa, Florida 33607
(813) 873-7300

**RE: PROFESSIONAL SERVICES PROPOSAL
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
ENGINEERING CONSULTING SERVICES
PROJECT NUMBER: 215614652**

OVERVIEW

1. The Timber Creek Community Development District (CDD) ("Client") has requested that Stantec Consulting Services Inc. ("Consultant") provide a proposal for professional engineering services, as needed by the CDD Board of Supervisors and/or District Manager for any future CDD related construction, and/or CDD operation and maintenance engineering needs.
2. Consultant will attend CDD Board of Supervisor's meetings, as required and/or requested by the Board of Supervisors and/or District Manager.
3. Consultant will perform future required Southwest Florida Water Management inspections and report maintenance need to the District Manager.

SCOPE OF SERVICES

219 Engineering Consulting Services

Prepare for and attend Board of Supervisors' meetings, as needed and requested by District Manager. Consultant will perform professional services, including, but not limited to, engineering, surveying, and landscape architecture, to support the management and operation of the CDD. The services will be performed upon request of District Manager and will be billed hourly. The future Southwest Florida Water Management District ("SWFWMD) periodic field inspections and reporting will also be performed under these services.

900 Reimbursables

Project related expenses such as travel; lodging; subsistence; long distance communication; postage; shipping; report, drawing and/or specification



reproduction are all reimbursable expenses. Out-of-pocket reimbursable expenses will be billed at cost plus ten (10%) percent.

FEES

The compensation to be paid to Stantec Consulting Services for providing the services described in the Scope of Services shall be as follows:

Task	Description	FeeType (See Notes)	Fee Amount
219	Engineering Consulting Services	Annual O&M	\$ 1,000
900	Reimbursables	T/M	\$ 500
	Total		\$ 1,500

GENERAL CONDITIONS AND UNDERSTANDINGS

The Ongoing Engineering Consulting Services for subsequent years (i.e. FY 2014/2015 and beyond) shall be considered authorized and approved under this Authorization, in an amount equal to the annual budget for Engineering Services, upon adoption of the annual budget by the Board of Supervisors.

NOTES:

- 1 Annual O&M = Annual Operation and Maintenance. To be based on annual operation and maintenance budgets, but not limited when services are provided upon request.
- 2 T/M = Time/Material. These Fees are estimates only and services will be billed hourly in accordance with the attached Professional Services Terms and Conditions.

The attached "Professional Services Terms and Conditions shall govern the agreement.

Unless otherwise specified, charges for SERVICES are based on Stantec's hourly billing rate table ("Rate Table"), attached hereto. The Rate Table is subject to escalation from time to time. At a minimum, effective each January 1 during the term of this Agreement, Stantec's charges for SERVICES shall escalate by either (a) the most current Consumer Price Index year over year percentage increase, not seasonally adjusted, for the preceding July, all items, as published by Statistics Canada (for Projects in Canada) plus 1.0%, or (b) the most current Consumer Price Index for All Urban Consumers (CPI-U) year over year percentage increase,



not seasonally adjusted, for the preceding July, as published by the U.S. Bureau of Labor Statistics plus 1.0% (for all other projects).

Todd L. Stewart, P.E.
Senior Project Manager

3/7/19

Date

David A. Kemper, PE
Senior Principal

Date

Timber Creek Community Development District/Title

Date

The following Terms and Conditions are attached to and form part of a proposal for services to be performed by Consultant and together, when the CLIENT authorizes Consultant to proceed with the services, constitute the AGREEMENT. Consultant means the Stantec entity issuing the Proposal.

DESCRIPTION OF WORK: Consultant shall render the services described in the Proposal (hereinafter called the "SERVICES") to the CLIENT.

DESCRIPTION OF CLIENT: The CLIENT confirms and agrees that the CLIENT has authority to enter into this AGREEMENT on its own behalf and on behalf of all parties related to the CLIENT who may have an interest in the PROJECT.

TERMS AND CONDITIONS: No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the CLIENT and Consultant. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This AGREEMENT supercedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the PROJECT

COMPENSATION: Payment is due to Consultant upon receipt of invoice. Failure to make any payment when due is a material breach of this AGREEMENT and will entitle Consultant, at its option, to suspend or terminate this AGREEMENT and the provision of the SERVICES. Interest will accrue on accounts overdue by 30 days at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required.

NOTICES: Each party shall designate a representative who is authorized to act on behalf of that party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party.

TERMINATION: Either party may terminate the AGREEMENT without cause upon thirty (30) days notice in writing. If either party breaches the AGREEMENT and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. Non-payment by the CLIENT of Consultant's invoices within 30 days of Consultant rendering same is agreed to constitute a material breach and, upon written notice as prescribed above, the duties, obligations and responsibilities of Consultant are terminated. On termination by either party, the CLIENT shall forthwith pay Consultant all fees and charges for the SERVICES provided to the effective date of termination.

ENVIRONMENTAL: Except as specifically described in this AGREEMENT, Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater.

PROFESSIONAL RESPONSIBILITY: In performing the SERVICES, Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the SERVICES at the time and the location in which the SERVICES were performed.

LIMITATION OF LIABILITY: The CLIENT releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the SERVICES, excepting liability arising from the sole negligence of Consultant. It is further agreed that the total amount of all claims the CLIENT may have against Consultant under this AGREEMENT, including but not limited to claims for negligence, negligent misrepresentation and/or breach of contract, shall be strictly limited to the lesser of professional fees paid to Consultant for the SERVICES or \$50,000.00. No claim may be brought against Consultant more than two (2) years after the cause of action arose. As the CLIENT's sole and exclusive remedy under this AGREEMENT any claim, demand or suit shall be directed and/or asserted only against Consultant and not against any of Consultant's employees, officers or directors.

Consultant's liability with respect to any claims arising out of this AGREEMENT shall be absolutely limited to direct damages arising out of the SERVICES and Consultant shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the CLIENT, including but not limited to claims for loss of use, loss of profits and/or loss of markets.

INDEMNITY FOR MOLD CLAIMS: It is understood by the parties that existing or constructed buildings may contain mold substances that can present health hazards and result in bodily injury, property damage and/or necessary remedial measures. If, during performance of the SERVICES, Consultant knowingly encounters any such substances, Consultant shall notify the CLIENT and, without liability for consequential or any other damages, suspend performance of services until the CLIENT retains a qualified specialist to abate and/or remove the mold substances. The CLIENT agrees to release and waive all claims, including consequential damages, against Consultant, its subconsultants and their officers, directors and employees arising from or in any way connected with the existence of mold on or about the project site whether during or after completion of the SERVICES. The CLIENT further agrees to indemnify and hold Consultant harmless from and against all claims, costs, liabilities and damages, including reasonable attorneys' fees and costs, arising in any way from the existence of mold on the project site whether during or after completion of the SERVICES, except for those claims, liabilities, costs or damages caused by the sole gross negligence and/or knowing or willful misconduct of Consultant. Consultant and the CLIENT waive all rights against each other for mold damages to the extent that such damages sustained by either party are covered by insurance.

DOCUMENTS: All of the documents prepared by or on behalf of Consultant in connection with the PROJECT are instruments of service for the execution of the PROJECT. Consultant retains the property and copyright in these documents, whether the PROJECT is executed or not. These documents may not be used for any other purpose without the prior written consent of Consultant. In the event Consultant's documents are subsequently reused or modified in any material respect without the prior consent of Consultant, the CLIENT agrees to defend, hold harmless and indemnify Consultant from any claims advanced on account of said reuse or modification. The Client is the co-owner of the documents produced, but stipulates that Consultant Owns any copyright.

Any document produced by Consultant in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of Consultant, which may be withheld at Consultant's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract, and will only be authorized pursuant to the conditions of Consultant's standard form reliance letter.

Consultant cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). CLIENT shall release, indemnify and hold Consultant, its officers, employees, Consultant's and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Consultant, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Consultant's written consent.

FIELD SERVICES: Consultant shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the PROJECT, and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the PROJECT. Consultant shall not be the prime contractor or similar under any occupational health and safety legislation.

GOVERNING LAW/COMPLIANCE WITH LAWS: The AGREEMENT shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the SERVICES are performed. Consultant shall observe and comply with all applicable laws, continue to provide equal employment opportunity to all qualified persons, and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

DISPUTE RESOLUTION: If requested in writing by either the CLIENT or Consultant, the CLIENT and Consultant shall attempt to resolve any dispute between them arising out of or in connection with this AGREEMENT by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. If a dispute cannot be settled within a period of thirty (30) calendar days with the mediator, if mutually agreed, the dispute shall be referred to arbitration pursuant to laws of the jurisdiction in which the majority of the SERVICES are performed or elsewhere by mutual agreement.

ASSIGNMENT: The CLIENT and Consultant shall not, without the prior written consent of the other party, assign the benefit or in any way transfer the obligations under these Terms and Conditions or any part hereof.

SEVERABILITY: If any term, condition or covenant of the AGREEMENT is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the AGREEMENT shall be binding on the CLIENT and Consultant.

FLORIDA CONTRACTS: PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.



SCHEDULE OF FEES

Effective November 1, 2017

<u>Staff Level</u>	<u>Rate</u>	
Level 3	\$ 90.00	
Level 4	\$ 100.00	
Level 5	\$ 110.00	Vanessa Nurse
Level 6	\$ 115.00	
Level 7	\$ 120.00	
Level 8	\$ 130.00	
Level 9	\$ 135.00	
Level 10	\$ 140.00	
Level 11	\$ 150.00	
Level 12	\$ 160.00	
Level 13	\$ 170.00	Tonja Stewart Mark Foster
Level 14	\$ 180.00	
Level 15	\$ 190.00	
Level 16	\$ 212.00	
Level 17	\$ 215.00	
Level 18	\$ 225.00	
Level 19	\$ 235.00	
Level 20	\$ 245.00	
Level 21	\$ 260.00	
1 Person Field Crew	\$ 95.00	Survey Field Techs
2 Person Field Crew	\$ 125.00	
3 Person Field Crew	\$ 155.00	
4 Person Field Crew	\$ 175.00	

Unit billings, such as printing and survey materials, will be billed at standard rates (Schedule available on request). All other out-of-pocket expenses will be billed at cost +15%.

RESOLUTION 2019- 03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“Board”) of the Timber Creek Community Development District (“District”) prior to June 15, 2019, a proposed operations and maintenance budget for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

1. **BUDGET APPROVED.** The operating budget proposed by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE:	August 22, 2019
HOUR:	2:00 p.m.
LOCATION:	Meritus 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607

3. **TRANSMITTAL OF BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budget to Hillsborough County, Florida at least 60 days prior to the hearing date set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved proposed budget on the District's website at least two days before the budget hearing date as set forth in section 2.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF JUNE, 2019.

ATTEST:

**TIMBER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Signature

Signature

Printed Name

Printed Name

Title:

- ☐ Secretary
- ☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors
- ☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed FY 2019/2020 Budget

2020



TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

JUNE 6, 2019



TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020 PROPOSED ANNUAL OPERATING BUDGET

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JUNE 6, 2019

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 2020, which begins on October 1, 2019. 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 Special Assessment 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 2019 Final Operating Budget	Current Period Actuals 10/1/18 - 2/28/19	Projected Revenues & Expenditures 3/1/19 to 9/30/19	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19
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	97,225.00	14,140.00	44,847.20	58,987.20	(38,237.80)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$97,225.00	\$14,140.00	\$44,847.20	\$58,987.20	(\$38,237.80)
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	\$97,225.00	\$14,140.00	\$44,847.20	\$58,987.20	(\$38,237.80)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management	24,000.00	10,000.00	14,000.00	24,000.00	0.00
District Engineer	1,500.00	0.00	0.00	0.00	(1,500.00)
Disclosure Report	3,000.00	0.00	4,200.00	4,200.00	1,200.00
Trustees Fees	4,000.00	0.00	4,300.00	4,300.00	300.00
Accounting Services	1,500.00	0.00	7,500.00	7,500.00	6,000.00
Auditing Services	4,000.00	0.00	4,500.00	4,500.00	500.00
Postage, Phone, Faxes, Copies	150.00	1.00	0.00	1.00	(149.00)
Public Officials Insurance	2,500.00	938.00	1,537.00	2,475.00	(25.00)
Legal Advertising	2,000.00	422.00	590.80	1,012.80	(987.20)
Bank Fees	200.00	41.00	57.40	98.40	(101.60)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	0.00	0.00	0.00	(100.00)
Website Administration	600.00	2,950.00	1,750.00	4,700.00	4,100.00
Miscellaneous Fees	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$43,725.00	\$14,527.00	\$38,435.20	\$52,962.20	\$9,237.20
LEGAL COUNSEL					
District Counsel	5,000.00	640.00	2,360.00	3,000.00	(2,000.00)
TOTAL DISTRICT COUNSEL	\$5,000.00	\$640.00	\$2,360.00	\$3,000.00	(\$2,000.00)
UTILITY SERVICES					
Street Lights	10,000.00	0.00	0.00	0.00	(10,000.00)
Other Electric Services	0.00	0.00	0.00	0.00	0.00
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	\$10,000.00	\$0.00	\$0.00	\$0.00	(\$10,000.00)
OTHER PHYSICAL ENVIRONMENT					
General, Property & Casualty Insurance	6,000.00	1,146.00	1,879.00	3,025.00	(2,975.00)
Landscape Maintenance - Contract	25,000.00	0.00	0.00	0.00	(25,000.00)
Plant Replacement Program	7,500.00	0.00	0.00	0.00	(7,500.00)
Landscape Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Waterway Management	0.00	0.00	0.00	0.00	0.00
Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00
Club Facility Maintenance	0.00	0.00	0.00	0.00	0.00
Pool Maintenance	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$38,500.00	\$1,146.00	\$1,879.00	\$3,025.00	(\$35,475.00)
TOTAL EXPENDITURES	\$97,225.00	\$16,313.00	\$42,674.20	\$58,987.20	(\$38,237.80)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	(\$2,173.00)	\$2,173.00	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2019 BUDGET ANALYSIS

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2019 Final Operating Budget	Total Actuals and Projections Through 9/30/19	Over/(Under) Budget Through 9/30/19	Fiscal Year 2020 Proposed Operating Budget	Increase / (Decrease) from FY 2019 to FY 2020
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	0.00	0.00	0.00	150,775.46	150,775.46
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	58,649.54	58,649.54
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$0.00	\$0.00	\$0.00	\$209,425.00	\$209,425.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Landowner Direct Funding	97,225.00	58,987.20	(38,237.80)		(97,225.00)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCE	\$97,225.00	\$58,987.20	(\$38,237.80)	\$0.00	(\$97,225.00)
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	\$97,225.00	\$58,987.20	(\$38,237.80)	\$209,425.00	\$112,200.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management	24,000.00	24,000.00	0.00	24,000.00	0.00
District Engineer	1,500.00	0.00	(1,500.00)	4,000.00	2,500.00
Disclosure Report	3,000.00	4,200.00	1,200.00	4,200.00	1,200.00
Trustees Fees	4,000.00	4,300.00	300.00	4,300.00	300.00
Accounting Services	1,500.00	7,500.00	6,000.00	0.00	(1,500.00)
Auditing Services	4,000.00	4,500.00	500.00	5,000.00	1,000.00
Postage, Phone, Faxes, Copies	150.00	1.00	(149.00)	150.00	0.00
Public Officials Insurance	2,500.00	2,475.00	(25.00)	2,500.00	0.00
Legal Advertising	2,000.00	1,012.80	(987.20)	2,000.00	0.00
Bank Fees	200.00	98.40	(101.60)	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	0.00	(100.00)	100.00	0.00
Website Administration	600.00	4,700.00	4,100.00	1,800.00	1,200.00
Miscellaneous Fees	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$43,725.00	\$52,962.20	\$9,237.20	\$48,425.00	\$4,700.00
LEGAL COUNSEL					
District Counsel	5,000.00	3,000.00	(2,000.00)	5,000.00	0.00
TOTAL DISTRICT COUNSEL	\$5,000.00	\$3,000.00	(\$2,000.00)	\$5,000.00	\$0.00
Garbage/Solid Waste Control Services					
Garbage Collection	0.00	0.00	0.00	2,000.00	2,000.00
TOTAL GARBAGE COLLECTION	\$0.00	\$0.00	\$0.00	\$2,000.00	\$2,000.00
UTILITY SERVICES					
Street Lights	10,000.00	0.00	(10,000.00)	50,000.00	40,000.00
Other Electric Services	0.00	0.00	0.00	0.00	0.00
Water Utility Services	0.00	0.00	0.00	8,000.00	8,000.00
Non-Potable Irr. Water Fees	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITY SERVICES	\$10,000.00	\$0.00	(\$10,000.00)	\$58,000.00	\$48,000.00
OTHER PHYSICAL ENVIRONMENT					
General, Property & Casualty Insurance	6,000.00	3,025.00	(2,975.00)	6,000.00	0.00
Landscape Maintenance - Contract	25,000.00	0.00	(25,000.00)	50,000.00	25,000.00
Plant Replacement Program	7,500.00	0.00	(7,500.00)	0.00	(7,500.00)
Landscape Maintenance - Other	0.00	0.00	0.00	10,000.00	10,000.00
Waterway Management	0.00	0.00	0.00	9,000.00	9,000.00
Irrigation Maintenance	0.00	0.00	0.00	5,000.00	5,000.00
Club Facility Maintenance	0.00	0.00	0.00	10,000.00	10,000.00
Pool Maintenance	0.00	0.00	0.00	6,000.00	6,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$38,500.00	\$3,025.00	(\$35,475.00)	\$96,000.00	\$57,500.00
TOTAL EXPENDITURES	\$97,225.00	\$58,987.20	(\$38,237.80)	\$209,425.00	\$112,200.00
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 2020
PROPOSED 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	\$	464,794
TOTAL REVENUES	\$	464,794

EXPENDITURES

Series 2018 May Bond Interest Payment	\$	172,397
Series 2018 November Bond Principal Payment	\$	120,000
Series 2018 November Bond Interest Payment	\$	172,397
TOTAL EXPENDITURES	\$	464,794
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2019	\$	7,070,000
Principal Payment Applied Toward Series 2018 Bonds	\$	120,000
Bonds Outstanding - Period Ending 11/1/2020	\$	6,950,000

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	Debt Service Per Unit	O&M Per Unit	FY 2020 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2018									
Single Family 40'	1.00	226	\$1,250.00	\$531.91	\$1,781.91	\$1,250.00	\$560.84	\$1,810.84	\$28.92
Single Family 50'	1.25	137	\$1,562.50	\$638.30	\$2,200.80	\$1,562.50	\$701.05	\$2,263.55	\$62.75

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Notations:

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

FISCAL YEAR 2020
PROPOSED ANNUAL OPERATING BUDGET

RESOLUTION 2019-04

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

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

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

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

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

_____	Chairman
_____	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Nicole Hicks</u>	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

PASSED AND ADOPTED THIS 6th DAY OF JUNE, 2019.

ATTEST:

**TIMBER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary
Print Name: _____

Chair/ Vice Chair
Print Name: _____



May 7, 2019

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

Dear Nicole Hicks,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2019, listed below.

Community Development District	Number of Registered Electors
Timber Creek CDD	10

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsoe.org.

Respectfully,

Enjoli White
Candidate Services Liaison

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

January 3, 2019 Minutes of Regular Meeting and Audit Committee Meeting

Minutes of the Regular Meeting and Audit Committee Meeting

The Regular Meeting and Audit Committee Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, January 3, 2019 at 2:00 p.m.** at The Offices of Meritus, located at 2005 Pan Am Circle, Suite 120, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Regular Meeting and Audit Committee Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, January 3, 2019 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Nick Dister	Vice Chair
Ryan Motko	Supervisor
Albert Viera	Supervisor
Steve Luce	Supervisor

Staff Members Present:

Nicole Hicks	Meritus
John Vericker	District Counsel

There were no members of the general public in attendance.

2. RECESS TO AUDIT COMMITTEE MEETING

Ms. Hicks directed the Board to recess to the Audit Committee Meeting.

3. AUDIT COMMITTEE MEETING

A. Open the Audit Committee Meeting

MOTION TO:	Open the Audit Committee Meeting.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. Evaluate and Rank the Audit Proposals

i. Grau & Associates

Ms. Hicks stated that she had only received the one proposal.

C. Finalize the Ranking and Consideration of the Audit Committee Recommendation

Ms. Hicks reviewed the proposal with the Board.

MOTION TO:	Approve the proposal.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

D. Close the Audit Committee Meeting

MOTION TO:	Close the Audit Committee Meeting.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

4. RETURN AND PROCEED TO REGULAR MEETING

Ms. Hicks directed the Board to return and proceed to the Regular Meeting.

5. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

6. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

7. BUSINESS ITEMS

A. Consideration of Audit Committee Recommendations and Evaluation

The Board reviewed the proposal.

MOTION TO:	Approve the Grau & Associates proposal.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

B. General Matters of the District

8. CONSENT AGENDA

- A. Consideration of Minutes of the Public Hearing & Regular Meeting Sep. 6, 2018**
- B. Consideration of Operations and Maintenance Expenditures August 2018**
- C. Consideration of Operations and Maintenance Expenditures September 2018**
- D. Consideration of Operations and Maintenance Expenditures October 2018**
- E. Consideration of Operations and Maintenance Expenditures November 2018**
- F. Review of Financial Statements Month Ending November 30, 2018**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

9. SUPERVISOR REQUESTS

There were no supervisor requests or audience comments.

10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

11. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - 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

Signature

Printed Name

Printed Name

Title:

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

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8795	\$ 2,050.00		Management Services - December
Monthly Contract Sub-Total		\$ 2,050.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Tampa Bay Times	717762 121018	\$ 422.00		Notice of Audit Proposals - 12/09/2018
Tampa Bay Times	717769 122118	318.50	\$ 740.50	Notice of Audit Meeting - 12/21/2018
Additional Services Sub-Total		\$ 740.50		
TOTAL:		\$ 2,790.50		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Timber Creek Community Development District
Summary of Operations and Maintenance Invoices**

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

[] Chairman [] Vice Chairman [] Assistant Secretary

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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

INVOICE

Invoice Number: 8795
Invoice Date: Dec 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	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/18

Quantity	Item	Description	Unit Price	Amount
		District Management Services - December ADA compliance		2,000.00 50.00

Subtotal	2,050.00
Sales Tax	
Total Invoice Amount	2,050.00
Payment/Credit Applied	
TOTAL	2,050.00

[illegible]

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: Audit Proposal** was published in **Tampa Bay Times: 12/9/18**. 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

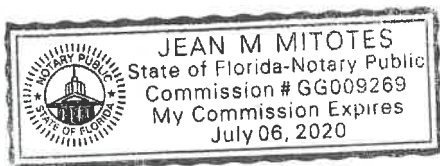
Signature of Affiant

Sworn to and subscribed before me this 12/09/2018.

Signature of Notary Public

Personally known _____ or produced identification

Type of identification produced _____



**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES
Hillsborough County, Florida**

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for fiscal years beginning at October 1, 2017 and ending September 30, 2018, with an option for two additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide Eight (8) copies of their proposal to Eric Davidson, District Treasurer, 2005 Pan Am Circle, Suite 120, Tampa, FL 33607, (813) 397-5120, in an envelope marked on the outside, "Auditing Services Timber Creek Community Development District." Proposals must be received by December 26, 2018 at 12:00 pm at the local office address noted above. Please direct all questions regarding this Notice to the District Treasurer.

Timber Creek CDD

Nicole Hicks
District Manager

Run Date: 12/09/2018

717762

10017684000000000071776921120000318500

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: Audit Meeting** was published in **Tampa Bay Times: 12/21/18**. 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

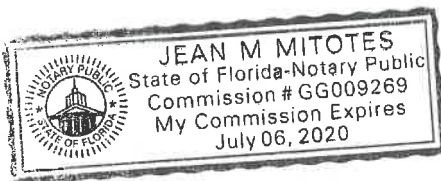
Signature of Affiant

Sworn to and subscribed before me this 12/21/2018.

Signature of Notary Public

Personally known or produced identification

Type of identification produced



NOTICE OF AUDIT COMMITTEE MEETING
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Audit Committee of Timber Creek Community Development District will hold a meeting on Thursday, January 3, 2019 at 2:00 p.m. to be held at the offices of Meritus located at 2005 Pan Am Circle, Suite 300 Tampa, FL 33607.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the committee meetings may be obtained by contacting the District Manager's Office at (813) 873-7300. Affected parties and others interested may appear at these meetings and be heard.

There may be occasions when one or more committee members will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the committee with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Nicole Hicks
District Manager

Run Date: 12/21/2018

717769

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8868	\$ 2,000.98		Management Services - January
Monthly Contract Sub-Total		\$ 2,000.98		
Variable Contract				
Straley Robin Vericker	16655	\$ 410.00		Professional Services - thru 01/15/2019
Variable Contract Sub-Total		\$ 410.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,410.98		

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: 8868
Invoice Date: Jan 1, 2019
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	
	Shipping Method	Ship Date	Due Date
	Best Way		1/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January		2,000.00
		Postage - November		0.98
				

Subtotal	2,000.98
Sales Tax	
Total Invoice Amount	2,000.98
Payment/Credit Applied	
TOTAL	2,000.98

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

January 23, 2019

Client: 001498

Matter: 000001

Invoice #: 16655

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
12/29/2018	JMV	REVIEW EMAIL FROM. B. CRUTCHFIELD.	0.1	
1/2/2019	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	
1/3/2019	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	
1/9/2019	VKB	TELECONFERENCE WITH M. CAMPBELL RE: CONTRACTS; REVIEW AND REPLY TO EMAIL RE: SAME.	0.3	
1/14/2019	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2018.	0.2	
1/15/2019	JMV	PREPARE QUARTERLY BOND DISCLOSURE REPORT.	0.3	
Total Professional Services			1.5	\$410.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.0	\$305.00
VKB	Vivek K. Babbar	0.3	\$75.00
LB	Lynn Butler	0.2	\$30.00

January 23, 2019
Client: 001498
Matter: 000001
Invoice #: 16655

Page: 2

Total Services	\$410.00	
Total Disbursements	\$0.00	
Total Current Charges		\$410.00

PAY THIS AMOUNT	\$410.00
------------------------	-----------------

Please Include Invoice Number on all Correspondence

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8915	\$ 2,000.49		Management Services - February
Monthly Contract Sub-Total		\$ 2,000.49		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
ADA Site Compliance	465A	\$ 1,450.00		Compliance Shield - 10/26/2019
Additional Services Sub-Total		\$ 1,450.00		
TOTAL:		\$ 3,450.49		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 120
Tampa, FL 33607

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


INVOICE

Invoice Number: 8915
Invoice Date: Feb 1, 2019
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	
	Shipping Method	Ship Date	Due Date
	Best Way		2/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - February		2,000.00
		Postage		0.49
				

Subtotal	2,000.49
Sales Tax	
Total Invoice Amount	2,000.49
Payment/Credit Applied	
TOTAL	2,000.49

ADA Site Compliance

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

Tmber Creek CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
465 - A	10/26/2018	\$1,450.00	11/26/2018	50/50	

DESCRIPTION	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	2,900.00
50% deposit within 30 days of execution. Additional 50% upon delivery	

PAYMENT 1,450.00

BALANCE DUE \$1,450.00

BN 51306
5103

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	8972	\$ 2,001.02		Management Services - March
Monthly Contract Sub-Total		\$ 2,001.02		
Variable Contract				
Straley Robin Vericker	16764	\$ 230.00		Professional Services - thru 02/15/2019
Straley Robin Vericker	16867	336.40	\$ 566.40	Professional Services - thru 03/15/2019
Variable Contract Sub-Total		\$ 566.40		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 2,567.42		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Timber Creek Community Development District
Summary of Operations and Maintenance Invoices**

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

[] Chairman [] Vice Chairman [] Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 8972
Invoice Date: Mar 1, 2019
Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Timber Creek CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - March		2,000.00
		Postage - January		1.02
		H		

Subtotal	2,001.02
Sales Tax	
Total Invoice Amount	2,001.02
Payment/Credit Applied	
TOTAL	2,001.02

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

February 26, 2019

Client: 001498

Matter: 000001

Invoice #: 16764

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
1/18/2019	LB	FINALIZE QUARTERLY REPORT; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2018.	0.2	
2/8/2019	KMS	DRAFT SPECIAL WARRANTY DEED FOR PARCEL A AND PARCEL B FROM TIMBER CREEK DEVELOPMENT LLC TO CDD; CONFIRM OWNERSHIP IN PUBLIC RECORDS; EMAIL DEED TO R. MOTKO.	0.8	
Total Professional Services			1.0	\$230.00

PERSON RECAP

Person		Hours	Amount
KMS	Kristen M. Schalter	0.8	\$200.00
LB	Lynn Butler	0.2	\$30.00

WAP
51400
3107

February 26, 2019
Client: 001498
Matter: 000001
Invoice #: 16764

Page: 2

Total Services	\$230.00	
Total Disbursements	\$0.00	
Total Current Charges		\$230.00

PAY THIS AMOUNT

\$230.00

Please Include Invoice Number on all Correspondence

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

March 25, 2019

Client: 001498

Matter: 000001

Invoice #: 16867

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2019

SERVICES

Date	Person	Description of Services	Hours
2/21/2019	LB	PREPARE EMAIL TO B. CRUTCHFIELD RE DATE RULES OF PROCEDURE ADOPTED AND REQUEST FOR COPY OF SAME FOR OUR RECORDS; REVIEW EMAIL FROM B. CRUTCHFIELD RE SAME; UPDATE RECORDS AS TO DATE OF ADOPTION FOR THE RULES OF PROCEDURE.	0.2
3/13/2019	KMS	REVIEW COMMUNICATIONS FROM R. MOKTO; RESEARCH PUBLIC RECORDS; REVISE DEED FOR TRACTS A AND B; EMAIL TO R. MOKTO.	0.5
3/13/2019	LB	REVIEW EXECUTED SPECIAL WARRANTY DEED; PREPARE TRANSMITTAL LETTER TO CLERK RE RECORDING OF SAME.	0.3
3/14/2019	LB	REVIEW RECORDED DEED RECEIVED BACK FROM COURT; PREPARE EMAIL TO DISTRICT MANAGER TRANSMITTING SAME FOR THE DISTRICT'S RECORDS; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON SAME.	0.6
Total Professional Services			1.6
			\$290.00

PERSON RECAP

Person	Hours	Amount
KMS Kristen M. Schalter	0.5	\$125.00
LB Lynn Butler	1.1	\$165.00

March 25, 2019

Client: 001498

Matter: 000001

Invoice #: 16867

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/13/2019	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees/Doc. Stamps Special Warranty Deed	\$36.20
3/15/2019	Photocopies (68 @ \$0.15)	\$10.20
	Total Disbursements	\$46.40
	Total Services	\$290.00
	Total Disbursements	\$46.40
	Total Current Charges	\$336.40

PAY THIS AMOUNT

\$336.40

Please Include Invoice Number on all Correspondence

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9019	\$ 2,000.53		Management Services - April
Monthly Contract Sub-Total		\$ 2,000.53		
Variable Contract				
Grau and Associates	17947	\$ 2,000.00		Audit FYE 09/30/2018 - 04/01/2019
Stantec	1494865	807.50		Professional Services - thru 03/22/2019
Straley Robin Vericker	16981	2,501.65		Professional Services - thru 04/15/2019
Variable Contract Sub-Total		\$ 5,309.15		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 7,309.68		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**Timber Creek Community Development District
Summary of Operations and Maintenance Invoices**

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

[] Chairman [] Vice Chairman [] Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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


INVOICE

Invoice Number: 9019
Invoice Date: Apr 1, 2019
Page: 1

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

Ship to:

Customer ID	Customer PO	Payment Terms	
Timber Creek CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		4/1/19

Quantity	Item	Description	Unit Price	Amount
		District Management Services - April		2,000.00
		Postage - February		0.53
				

Subtotal	2,000.53
Sales Tax	
Total Invoice Amount	2,000.53
Payment/Credit Applied	
TOTAL	2,000.53

Grau and Associates

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

Received

APR 05 2019

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 17947
Date 04/01/2019

SERVICE	AMOUNT
Audit FYE 09/30/2018	\$ 2,000.00
Current Amount Due	\$ 2,000.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

**INVOICE**

Page 1 of 1

Invoice Number	1494865
Invoice Date	April 1, 2019
Purchase Order	215614652
Customer Number	149266
Project Number	215614652

Bill To

Timber Creek Community Development District
Brian Lamb
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

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

Project Timber Creek CDD/District Eng Svcs

Project Manager
Current Invoice Total (USD)

Stewart, Tonja L
807.50

For Period Ending

March 22, 2019

Process requisitions

Top Task 219 2019 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	4.25	110.00	467.50
Stewart, Tonja L	2.00	170.00	340.00
Subtotal Professional Services	6.25		807.50

Top Task Subtotal	2019 FY General Consulting	807.50
-------------------	----------------------------	--------

Total Fees & Disbursements
INVOICE TOTAL (USD)

807.50
807.50

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

Received
APR 10 2019

51300

3103

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

April 18, 2019

Client: 001498

Matter: 000001

Invoice #: 16981

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2019

WAV 51400 3107

SERVICES

Date	Person	Description of Services	Hours
3/28/2019	KMS	DRAFT DEED FOR COMMON AREAS OF PHASE 1 AND GRANT OF EASEMENTS FOR PHASE 1 FROM LENNAR HOMES LLC TO CDD.	0.9
3/28/2019	VKB	REVIEW AND REPLY TO EMAILS FROM K. EVANS AND R. MOTKO; REVIEW PHASE 1 PLAT.	0.3
3/28/2019	LB	PREPARE QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED MARCH 31, 2019 RE SERIES 2018 BONDS.	0.2
3/30/2019	JMV	PREPARE QUARTERLY DISTRICT COUNSEL BOND DISCLOSURE REPORT.	0.3
4/1/2019	JMV	REVIEW EMAIL FROM K. EVANS; REVIEW CCR DECLARATIONS; DRAFT EMAIL TO K. EVANS.	2.6
4/1/2019	KMS	REVISE GRANT OF EASEMENTS; FINALIZE DEED AND GRANT OF EASEMENTS AND DISTRIBUTE TO GROUP.	0.3
4/1/2019	VKB	REVIEW AND REPLY TO EMAILS RE: CDD JOINDER AND CONSENT OF HOA DECLARATION AND CONVEYANCES OF PROPERTY AND EASEMENTS TO CDD.	0.4
4/2/2019	JMV	REVIEW EMAIL FROM R. MOTKO; REVIEW EMAIL FROM K. EVANS; REVIEW PLAT.	0.4
4/2/2019	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2018 BONDS; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2
4/4/2019	JMV	PREPARE RESOLUTION FOR CDD PRELIMINARY BUDGET BOARD MEETING.	0.3

April 18, 2019

Client: 001498

Matter: 000001

Invoice #: 16981

Page: 2

SERVICES

Date	Person	Description of Services	Hours	
4/4/2019	KMS	REVIEW COMMUNICATIONS FROM R. MOTKO AND K. EVANS; EMAIL TO K. EVANS.	0.2	
4/4/2019	LB	FINALIZE RESOLUTION APPROVING PRELIMINARY BUDGET AND SCHEDULING PUBLIC HEARING ON SAME RE FY 2019/2020; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTION.	0.2	
4/9/2019	JMV	REVIEW EMAIL FROM R. MOTKO; REVIEW REVISIONS TO DECLARATION; DRAFT EMAIL TO R. MOTKO; DRAFT EMAIL TO K. EVANS.	0.4	
4/9/2019	LB	REVIEW EXECUTED DEED AND GRANT OF EASEMENT; PREPARE FOR RECORDING WITH CLERK OF COURT.	0.3	
4/10/2019	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.1	
4/10/2019	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2018; PREPARE AUDIT RESPONSE LETTER RE SAME.	0.5	
4/15/2019	JMV	REVIEW EMAILS FROM N. HICKS; REVIEW ACQUISITION AGREEMENT; DRAFT EMAIL TO N. HICKS.	0.4	
4/15/2019	VKB	REVIEW AND REPLY TO EMAIL FROM N. HICKS RE: AUDITOR'S COMMENTS AND REQUEST FOR BACK UP DOCUMENTATION.	0.2	
Total Professional Services			9.2	\$2,462.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	5.5	\$1,677.50
VKB	Vivek K. Babbar	0.9	\$225.00
KMS	Kristen M. Schalter	1.4	\$350.00
LB	Lynn Butler	1.4	\$210.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/9/2019	Clerk, Circuit Court, Hillsborough County- Recording Fees- Recording Fees/Doc. Stamps	\$38.40
4/15/2019	Photocopies (5 @ \$0.15)	\$0.75

April 18, 2019
Client: 001498
Matter: 000001
Invoice #: 16981

Page: 3

DISBURSEMENTS

Date	Description of Disbursements	Amount
	Total Disbursements	\$39.15
	Total Services	\$2,462.50
	Total Disbursements	\$39.15
	Total Current Charges	\$2,501.65
	PAY THIS AMOUNT	\$2,501.65

Please Include Invoice Number on all Correspondence

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2019



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

Timber Creek CDD

Balance Sheet

As of 4/30/2019

(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Capital Projects Fund -- Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets						
Cash-Operating Account	4,320	0	0	0	0	4,320
Bank-Investment Revenue 2018 (8000)	0	174,828	0	0	0	174,828
Bank-Investment Interest 2018 (8001)	0	0	0	0	0	0
Bank-Investment Reserve 2018 (8003)	0	233,375	0	0	0	233,375
Bank-Investment Constr Genl 2018 (8005)	0	0	12	0	0	12
Bank-Investment Constr Phase I 2018 (8006)	0	810	1,697,655	0	0	1,698,465
Bank-Investment Constr Amenity 2018 (8007)	0	0	1,431,177	0	0	1,431,177
Bank-Investment Costs of Issu 2018 (8008)	0	0	0	0	0	0
Prepaid Professional Liability Insurance	938	0	0	0	0	938
Prepaid General Liability Insurance	1,146	0	0	0	0	1,146
Prepaid Trustees Fees	0	0	933	0	0	933
Construction Work-In-Progress	0	0	830	3,317,949	0	3,318,779
Amount To Be Provided-Debt Service	0	0	0	0	7,185,000	7,185,000
Total Assets	6,403	409,014	3,130,607	3,317,949	7,185,000	14,048,973
Liabilities						
Accounts Payable	6,991	0	0	0	0	6,991
Accounts Payable Other	0	0	0	0	0	0
Revenue Bonds Payable Series 2018	0	0	0	0	7,185,000	7,185,000
Total Liabilities	6,991	0	0	0	7,185,000	7,191,991
Fund Equity & Other Credits						
Fund Balance-All Other Reserves	(26,188)	354,936	5,498,334	0	0	5,827,082
Fund Balance-Unreserved	26,188	0	0	0	0	26,188
Investment In General Fixed Assets	0	0	830	3,317,949	0	3,318,779
Other	(588)	175,445	(2,368,557)	0	0	(2,193,700)
Total Fund Equity & Other Credits	(588)	530,381	3,130,607	3,317,949	0	6,978,349

Timber Creek CDD

Balance Sheet

As of 4/30/2019

(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Capital Projects Fund -- Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities & Fund Equity	6,403	530,381	3,130,607	3,317,949	7,185,000	14,170,340

Timber Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2018 Through 4/30/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Contributions & Donations From Private Sources				
Developer Contribution	97,225	26,221	(71,004)	(73)%
Total Revenues	97,225	26,221	(71,004)	(73)%
Expenditures				
Financial & Administrative				
District Management	24,000	14,000	10,000	42 %
District Engineer	1,500	808	693	46 %
Disclosure Report	3,000	0	3,000	100 %
Trustees Fees	4,000	0	4,000	100 %
Accounting Services	1,500	0	1,500	100 %
Auditing Services	4,000	2,000	2,000	50 %
Postage, Phone, Faxes, Copies	150	3	147	98 %
Public Officials Insurance	2,500	1,313	1,188	48 %
Legal Advertising	2,000	422	1,578	79 %
Bank Fees	200	56	144	72 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	600	2,950	(2,350)	(392)%
Legal Counsel				
District Counsel	5,000	3,478	1,522	30 %
Utility Services				
Street Lights	10,000	0	10,000	100 %
Other Physical Environment				
General, Property & Casualty Insurance	6,000	1,604	4,396	73 %
Landscape Maintenance	25,000	0	25,000	100 %
Plant Replacement Program	7,500	0	7,500	100 %
Total Expenditures	97,225	26,809	70,416	72 %
Excess Revenues Over (Under) Expenditures	0	(588)	(588)	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	(26,188)	(26,188)	0 %
Fund Balance-Unreserved	0	26,188	26,188	0 %
Total Fund Balance, Beginning of Period	0	(0)	(0)	0 %
Fund Balance, End of Period	0	(588)	(588)	0 %

Timber Creek CDD

Statement of Revenues and Expenditures

201 - Debt Service Fund -- Series 2018

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	464,538	0	(464,538)	(100)%
Interest Earnings				
Interest Earnings	0	1,277	1,277	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	174,168	174,168	0 %
Total Revenues	464,538	175,445	(289,093)	(62)%
Excess Revenues Over (Under) Expenditures	464,538	175,445	(289,093)	(62)%
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves				
	0	354,936	354,936	0 %
Total Fund Balance, Beginning of Period	0	354,936	354,936	0 %
Fund Balance, End of Period	464,538	530,381	65,843	14 %

Timber Creek CDD

Statement of Revenues and Expenditures

301 - Capital Projects Fund -- Series 2018

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0	8,218	8,218	0 %
Total Revenues	0	8,218	8,218	0 %
Expenditures				
Financial & Administrative				
Trustees Fees	0	(933)	933	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	2,377,709	(2,377,709)	0 %
Total Expenditures	0	2,376,775	(2,376,775)	0 %
Excess Revenues Over (Under) Expenditures	0	(2,368,557)	(2,368,557)	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	5,498,334	5,498,334	0 %
Total Fund Balance, Beginning of Period	0	5,498,334	5,498,334	0 %
Fund Balance, End of Period	0	3,129,777	3,129,777	0 %

Timber Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	899.73
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	3,420.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	4,319.73
Balance Per Books	<u>4,319.73</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: 04/30/2019

Reconciliation Date: 4/30/2019

Status: Locked

Outstanding Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR030	4/26/2019	Lennar Homes CK 1208204	<u>3,420.00</u>
Outstanding Deposits				<u>3,420.00</u>
				<u><u>3,420.00</u></u>

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2019

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
141	4/1/2019	System Generated Check/Voucher	336.40	Straley Robin Vericker
Cleared Checks/Vouchers			336.40	

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2019

Reconciliation Date: 4/30/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR031	4/30/2019	April Bank Activity	<u>(15.00)</u>
Cleared Deposits				(15.00)
				<u><u> </u></u>

SUNTRUST BANK
PO BOX 305183
NASHVILLE TN 37230-5183

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36/E00/0175/0/42
04/30/2019



Account Statement

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

Questions? Please
call 1-800-786-8787

Account Summary	Account Type		Account Number		Statement Period	
	PUBLIC FUNDS PRIMARY CHECKING				04/01/2019 - 04/30/2019	
	Description		Amount	Description		Amount
	Beginning Balance		\$1,251.13	Average Balance		\$925.44
	Deposits/Credits		\$0.00	Average Collected Balance		\$925.44
	Checks		\$336.40	Number of Days in Statement Period		30
	Withdrawals/Debits		\$15.00			
	Ending Balance		\$899.73			
Overdraft Protection	Account Number		Protected By			
			Not enrolled			
	For more information about SunTrust's Overdraft Services, visit www.suntrust.com/overdraft .					
Checks	Check Number	Amount	Date Paid			
	141	336.40	04/02			
	Checks: 1					
Withdrawals/Debits	Date Paid	Amount	Serial #	Description		
	04/30	15.00		MAINTENANCE FEE		
	Withdrawals/Debits: 1					
Balance Activity History	Date	Balance	Collected Balance	Date	Balance	Collected Balance
	04/01	1,251.13	1,251.13	04/30	899.73	899.73
	04/02	914.73	914.73			

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.