

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 06, 2020**

TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, AUGUST 06, 2020 AT 2:00 P.M.
CALL IN NUMBER: 1-866-906-9330 ACCESS CODE: 4863181

District Board of Supervisors	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Jeff Hills Nick Dister Steve Luce Kelly Evans Laura Coffey
District Manager	Meritus	Gene Roberts
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

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

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, 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) 873-7300 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 fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/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 sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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) 873-7300, at least 48 hours before the meeting. 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.

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.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 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.

Dear Board Members:

The Public Hearing & Regular Meeting of Timber Creek Community Development District will be held on **August 06, 2020 at 2:00 p.m.** via conference call at the information listed below. 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 COMMENTS ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2021 BUDGET**
 - A. Open Public Hearing on Proposed Fiscal Year 2021 Budget
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-06; Adopting Fiscal Year 2021 BudgetTab 01
 - E. Close Public Hearing on Proposed Fiscal Year 2021 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2020-07; Levying O&M Assessments.....Tab 02
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2020-08; Setting Fiscal Year 2021 Meeting Schedule.....Tab 03
 - B. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting June 04, 2020.....Tab 04
 - B. Consideration of Operation and Maintenance Expenditures May 2020.....Tab 05
 - C. Consideration of Operation and Maintenance Expenditures June 2020.....Tab 06
 - D. Review of Financial Statements Month Ending June 30, 2020.....Tab 07
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM**
- 12. ADJORNMENT**

While it is necessary to hold the above referenced meeting of the District's Board of Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so telephonically at 1-866-906-9330, Participant Access Code – 4863181. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 813-873-7300 to facilitate the Board's consideration of such questions and comments during the meeting.

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

Sincerely

Gene Roberts,
District Manager

RESOLUTION 2020-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Timber Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2019-2020 and/or revised projections for fiscal year 2020-2021.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Timber Creek Community Development District for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2020, and ending September 30, 2021, the sum of \$730,894.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ 242,675.00
Total Debt Service Funds	
Series 2018	\$ 464,844.00
Series 2020	\$ 23,375.00
Total All Funds*	\$ 730,894.00

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2020.

Attested By:

**Timber Creek
Community Development District**

Name: _____
Secretary/Assistant Secretary

Jeffery S. Hills
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Adopted Budget

2021



TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 6, 2020



TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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AUGUST 6, 2020

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 2021, which begins on October 1, 2020. 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
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 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 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	150,775.46	150,449.90	544.13	150,994.03	218.57
Operations & Maintenance Assmts-Off Roll	58,649.54	18,451.72	0.00	18,451.72	(40,197.82)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$209,425.00	\$168,901.62	\$544.13	\$169,445.75	(\$39,979.25)
INTEREST EARNINGS					
Interest Earnings	0.00	91.26	0.00	91.26	91.26
TOTAL INTEREST EARNINGS	\$0.00	\$91.26	\$0.00	\$91.26	\$91.26
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	4,052.41	0.00	4,052.41	4,052.41
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$4,052.41	\$0.00	\$4,052.41	\$4,052.41
TOTAL REVENUES	\$209,425.00	\$173,045.29	\$544.13	\$173,589.42	(\$35,835.58)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management	24,000.00	10,000.00	14,000.00	24,000.00	0.00
District Engineer	4,000.00	1,865.00	2,135.00	4,000.00	0.00
Disclosure Report	4,200.00	0.00	4,200.00	4,200.00	0.00
Trustees Fees	4,300.00	1,683.60	2,616.40	4,300.00	0.00
Accounting Services	0.00	0.00	5,250.00	5,250.00	5,250.00
Auditing Services	5,000.00	523.00	5,977.00	6,500.00	1,500.00
Postage, Phone, Faxes, Copies	150.00	22.27	77.73	100.00	(50.00)
Public Officials Insurance	2,500.00	2,306.00	0.00	2,306.00	(194.00)
Legal Advertising	2,000.00	773.50	726.50	1,500.00	(500.00)
Bank Fees	200.00	45.00	105.00	150.00	(50.00)
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
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Administration	1,800.00	2,250.00	1,050.00	3,300.00	1,500.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,425.00	\$19,643.37	\$36,237.63	\$55,881.00	\$7,456.00
LEGAL COUNSEL					
District Counsel	5,000.00	2,659.45	2,340.55	5,000.00	0.00
TOTAL DISTRICT COUNSEL	\$5,000.00	\$2,659.45	\$2,340.55	\$5,000.00	\$0.00
UTILITY SERVICES					
Street Lights	50,000.00	183.41	34,816.59	35,000.00	(15,000.00)
Other Electric Services	0.00	11,444.43	3,499.57	14,944.00	14,944.00
Water Utility Services	8,000.00	0.00	4,000.00	4,000.00	(4,000.00)
TOTAL UTILITY SERVICES	\$58,000.00	\$11,627.84	\$42,316.16	\$53,944.00	(\$4,056.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,000.00	0.00	1,000.00	1,000.00	(1,000.00)
TOTAL GARBAGE COLLECTION	\$2,000.00	\$0.00	\$1,000.00	\$1,000.00	(\$1,000.00)
OTHER PHYSICAL ENVIRONMENT					
Pool Maintenance	6,000.00	0.00	3,000.00	3,000.00	(3,000.00)
Waterway Management System	9,000.00	1,900.00	2,660.00	4,560.00	(4,440.00)
Irrigation Maintenance	5,000.00	0.00	500.00	500.00	(4,500.00)
General, Property & Casualty Insurance	6,000.00	2,819.00	0.00	2,819.00	(3,181.00)
Misc. Maintenance	0.00	0.00	0.00	0.00	0.00
Club Facility Maintenance	10,000.00	0.00	5,000.00	5,000.00	(5,000.00)
Landscape Maintenance	50,000.00	12,100.00	21,740.00	33,840.00	(16,160.00)
Mulch	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance Other	10,000.00	0.00	0.00	0.00	(10,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$96,000.00	\$16,819.00	\$32,900.00	\$49,719.00	(\$46,281.00)
RESERVES					
Reserves	0.00	0.00	8,045.42	8,045.42	8,045.42
TOTAL RESERVES	\$0.00	\$0.00	\$8,045.42	\$8,045.42	\$8,045.42
TOTAL EXPENDITURES	\$209,425.00	\$50,749.66	\$122,839.76	\$173,589.42	(\$35,835.58)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$122,295.63	(\$122,295.63)	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2020 BUDGET ANALYSIS

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	150,775.46	150,994.03	218.57	242,675.00	91,899.54
Operations & Maintenance Assmts-Off Roll	58,649.54	18,451.72	(40,197.82)	0.00	(58,649.54)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$209,425.00	\$169,445.75	(\$39,979.25)	\$242,675.00	\$33,250.00
INTEREST EARNINGS					
Interest Earnings	0.00	91.26	91.26	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$91.26	\$91.26	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	4,052.41	4,052.41	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCE	\$0.00	\$4,052.41	\$4,052.41	\$0.00	\$0.00
TOTAL REVENUES	\$209,425.00	\$173,589.42	(\$35,835.58)	\$242,675.00	\$33,250.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	6,000.00	6,000.00
TOTAL LEGISLATIVE	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
FINANCIAL & ADMINISTRATIVE					
District Management	24,000.00	24,000.00	0.00	27,000.00	3,000.00
District Engineer	4,000.00	4,000.00	0.00	4,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	8,400.00	4,200.00
Trustees Fees	4,300.00	4,300.00	0.00	6,750.00	2,450.00
Accounting Services	0.00	5,250.00	5,250.00	0.00	0.00
Auditing Services	5,000.00	6,500.00	1,500.00	7,200.00	2,200.00
Postage, Phone, Faxes, Copies	150.00	100.00	(50.00)	150.00	0.00
Public Officials Insurance	2,500.00	2,306.00	(194.00)	2,500.00	0.00
Legal Advertising	2,000.00	1,500.00	(500.00)	2,000.00	0.00
Bank Fees	200.00	150.00	(50.00)	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	100.00	0.00	100.00	0.00
ADA Website Compliance	0.00	0.00	0.00	1,500.00	1,500.00
Website Administration	1,800.00	3,300.00	1,500.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,425.00	\$55,881.00	\$7,456.00	\$61,775.00	\$13,350.00
LEGAL COUNSEL					
District Counsel	5,000.00	5,000.00	0.00	3,500.00	(1,500.00)
TOTAL DISTRICT COUNSEL	\$5,000.00	\$5,000.00	\$0.00	\$3,500.00	(\$1,500.00)
UTILITY SERVICES					
Street Lights	50,000.00	35,000.00	(15,000.00)	50,000.00	0.00
Other Electric Services	0.00	14,944.00	14,944.00	8,000.00	8,000.00
Water Utility Services	8,000.00	4,000.00	(4,000.00)	8,000.00	0.00
TOTAL UTILITY SERVICES	\$58,000.00	\$53,944.00	(\$4,056.00)	\$66,000.00	\$8,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,000.00	1,000.00	(1,000.00)	2,400.00	400.00
TOTAL GARBAGE COLLECTION	\$2,000.00	\$1,000.00	(\$1,000.00)	\$2,400.00	\$400.00
OTHER PHYSICAL ENVIRONMENT					
Pool Maintenance	6,000.00	3,000.00	(3,000.00)	9,000.00	3,000.00
Waterway Management System	9,000.00	4,560.00	(4,440.00)	6,000.00	(3,000.00)
Irrigation Maintenance	5,000.00	500.00	(4,500.00)	5,000.00	0.00
General, Property & Casualty Insurance	6,000.00	2,819.00	(3,181.00)	6,000.00	0.00
Misc. Maintenance	0.00	0.00	0.00	5,000.00	5,000.00
Club Facility Maintenance	10,000.00	5,000.00	(5,000.00)	10,000.00	0.00
Landscape Maintenance	50,000.00	33,840.00	(16,160.00)	50,000.00	0.00
Mulch	0.00	0.00	0.00	6,000.00	6,000.00
Landscape Maintenance Other	10,000.00	0.00	(10,000.00)	6,000.00	(4,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$96,000.00	\$49,719.00	(\$46,281.00)	\$103,000.00	\$7,000.00
RESERVES					
Reserves	0.00	8,045.42	8,045.42	0.00	0.00
TOTAL RESERVES	\$0.00	\$8,045.42	\$8,045.42	\$0.00	\$0.00
TOTAL EXPENDITURES	\$209,425.00	\$173,589.42	(\$35,835.58)	\$242,675.00	\$33,250.00
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 2021
FINAL ANNUAL OPERATING BUDGET

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	464,844
TOTAL REVENUES	\$	464,844

EXPENDITURES

Series 2018 May Bond Interest Payment	\$	169,922
Series 2018 November Bond Principal Payment	\$	125,000
Series 2018 November Bond Interest Payment	\$	169,922
TOTAL EXPENDITURES	\$	464,844
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	6,950,000
Principal Payment Applied Toward Series 2018 Bonds	\$	125,000
Bonds Outstanding - Period Ending 11/1/2021	\$	6,825,000

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	23,375
TOTAL REVENUES	\$	23,375

EXPENDITURES

Series 2020 May Bond Principal Payment	\$	5,000
Series 2020 May Bond Interest Payment	\$	9,250
Series 2020 November Bond Interest Payment	\$	9,125
TOTAL EXPENDITURES	\$	23,375
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	370,000
Principal Payment Applied Toward Series 2020 Bonds	\$	5,000
Bonds Outstanding - Period Ending 11/1/2021	\$	365,000

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 2020 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2018 - PHASES 1, 2A & 2B, PHASE 2C (4 LOTS)									
Single Family 40'	1.00	226	\$1,250.00	\$560.84	\$1,810.84	\$1,250.00	\$618.73	\$1,868.73	\$57.89
Single Family 50'	1.25	137	\$1,562.50	\$701.05	\$2,263.55	\$1,562.50	\$773.42	\$2,335.92	\$72.37
Subtotal		363							
SERIES 2020 - PHASE 2C									
Single Family 50'	1.25	16	\$1,595.75	\$701.05	\$2,296.80	\$1,595.75	\$773.42	\$2,369.17	\$72.37
Subtotal		16							
TOTAL		379							

Notations:

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

RESOLUTION 2020-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2020-2021 attached hereto as **Exhibit A (“FY 2020-2021 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2020-2021 Budget;

WHEREAS, the provision of the activities described in the FY 2020-2021 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2020-2021 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2020-2021 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2020-2021 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2020-2021 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2020-2021 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on November 1, 2020; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than November 1, 2020
 2. 25% due no later than February 1, 2021
 3. 25% due no later than May 1, 2021
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2020-2021 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2020; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2020
 2. 25% due no later than February 1, 2021
 3. 25% due no later than April 1, 2021
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2020.

Attested By:

**Timber Creek
Community Development District**

Name: _____
Secretary/Assistant Secretary

Jeffery S. Hills
Chair of the Board of Supervisors

Exhibit A: FY 2020-2021 Budget

2021



TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021
FINAL ANNUAL OPERATING BUDGET

AUGUST 6, 2020

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 FINAL ANNUAL OPERATING BUDGET

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AUGUST 6, 2020

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 2021, which begins on October 1, 2020. 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
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 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 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	150,775.46	150,449.90	544.13	150,994.03	218.57
Operations & Maintenance Assmts-Off Roll	58,649.54	18,451.72	0.00	18,451.72	(40,197.82)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$209,425.00	\$168,901.62	\$544.13	\$169,445.75	(\$39,979.25)
INTEREST EARNINGS					
Interest Earnings	0.00	91.26	0.00	91.26	91.26
TOTAL INTEREST EARNINGS	\$0.00	\$91.26	\$0.00	\$91.26	\$91.26
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	4,052.41	0.00	4,052.41	4,052.41
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$0.00	\$4,052.41	\$0.00	\$4,052.41	\$4,052.41
TOTAL REVENUES	\$209,425.00	\$173,045.29	\$544.13	\$173,589.42	(\$35,835.58)
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management	24,000.00	10,000.00	14,000.00	24,000.00	0.00
District Engineer	4,000.00	1,865.00	2,135.00	4,000.00	0.00
Disclosure Report	4,200.00	0.00	4,200.00	4,200.00	0.00
Trustees Fees	4,300.00	1,683.60	2,616.40	4,300.00	0.00
Accounting Services	0.00	0.00	5,250.00	5,250.00	5,250.00
Auditing Services	5,000.00	523.00	5,977.00	6,500.00	1,500.00
Postage, Phone, Faxes, Copies	150.00	22.27	77.73	100.00	(50.00)
Public Officials Insurance	2,500.00	2,306.00	0.00	2,306.00	(194.00)
Legal Advertising	2,000.00	773.50	726.50	1,500.00	(500.00)
Bank Fees	200.00	45.00	105.00	150.00	(50.00)
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
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Administration	1,800.00	2,250.00	1,050.00	3,300.00	1,500.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,425.00	\$19,643.37	\$36,237.63	\$55,881.00	\$7,456.00
LEGAL COUNSEL					
District Counsel	5,000.00	2,659.45	2,340.55	5,000.00	0.00
TOTAL DISTRICT COUNSEL	\$5,000.00	\$2,659.45	\$2,340.55	\$5,000.00	\$0.00
UTILITY SERVICES					
Street Lights	50,000.00	183.41	34,816.59	35,000.00	(15,000.00)
Other Electric Services	0.00	11,444.43	3,499.57	14,944.00	14,944.00
Water Utility Services	8,000.00	0.00	4,000.00	4,000.00	(4,000.00)
TOTAL UTILITY SERVICES	\$58,000.00	\$11,627.84	\$42,316.16	\$53,944.00	(\$4,056.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,000.00	0.00	1,000.00	1,000.00	(1,000.00)
TOTAL GARBAGE COLLECTION	\$2,000.00	\$0.00	\$1,000.00	\$1,000.00	(\$1,000.00)
OTHER PHYSICAL ENVIRONMENT					
Pool Maintenance	6,000.00	0.00	3,000.00	3,000.00	(3,000.00)
Waterway Management System	9,000.00	1,900.00	2,660.00	4,560.00	(4,440.00)
Irrigation Maintenance	5,000.00	0.00	500.00	500.00	(4,500.00)
General, Property & Casualty Insurance	6,000.00	2,819.00	0.00	2,819.00	(3,181.00)
Misc. Maintenance	0.00	0.00	0.00	0.00	0.00
Club Facility Maintenance	10,000.00	0.00	5,000.00	5,000.00	(5,000.00)
Landscape Maintenance	50,000.00	12,100.00	21,740.00	33,840.00	(16,160.00)
Mulch	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance Other	10,000.00	0.00	0.00	0.00	(10,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$96,000.00	\$16,819.00	\$32,900.00	\$49,719.00	(\$46,281.00)
RESERVES					
Reserves	0.00	0.00	8,045.42	8,045.42	8,045.42
TOTAL RESERVES	\$0.00	\$0.00	\$8,045.42	\$8,045.42	\$8,045.42
TOTAL EXPENDITURES	\$209,425.00	\$50,749.66	\$122,839.76	\$173,589.42	(\$35,835.58)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$122,295.63	(\$122,295.63)	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2020 BUDGET ANALYSIS

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Final Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	150,775.46	150,994.03	218.57	242,675.00	91,899.54
Operations & Maintenance Assmts-Off Roll	58,649.54	18,451.72	(40,197.82)	0.00	(58,649.54)
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$209,425.00	\$169,445.75	(\$39,979.25)	\$242,675.00	\$33,250.00
INTEREST EARNINGS					
Interest Earnings	0.00	91.26	91.26	0.00	0.00
TOTAL INTEREST EARNINGS	\$0.00	\$91.26	\$91.26	\$0.00	\$0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contribution	0.00	4,052.41	4,052.41	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCE	\$0.00	\$4,052.41	\$4,052.41	\$0.00	\$0.00
TOTAL REVENUES	\$209,425.00	\$173,589.42	(\$35,835.58)	\$242,675.00	\$33,250.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	0.00	0.00	0.00	6,000.00	6,000.00
TOTAL LEGISLATIVE	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
FINANCIAL & ADMINISTRATIVE					
District Management	24,000.00	24,000.00	0.00	27,000.00	3,000.00
District Engineer	4,000.00	4,000.00	0.00	4,000.00	0.00
Disclosure Report	4,200.00	4,200.00	0.00	8,400.00	4,200.00
Trustees Fees	4,300.00	4,300.00	0.00	6,750.00	2,450.00
Accounting Services	0.00	5,250.00	5,250.00	0.00	0.00
Auditing Services	5,000.00	6,500.00	1,500.00	7,200.00	2,200.00
Postage, Phone, Faxes, Copies	150.00	100.00	(50.00)	150.00	0.00
Public Officials Insurance	2,500.00	2,306.00	(194.00)	2,500.00	0.00
Legal Advertising	2,000.00	1,500.00	(500.00)	2,000.00	0.00
Bank Fees	200.00	150.00	(50.00)	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	100.00	0.00	100.00	0.00
ADA Website Compliance	0.00	0.00	0.00	1,500.00	1,500.00
Website Administration	1,800.00	3,300.00	1,500.00	1,800.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$48,425.00	\$55,881.00	\$7,456.00	\$61,775.00	\$13,350.00
LEGAL COUNSEL					
District Counsel	5,000.00	5,000.00	0.00	3,500.00	(1,500.00)
TOTAL DISTRICT COUNSEL	\$5,000.00	\$5,000.00	\$0.00	\$3,500.00	(\$1,500.00)
UTILITY SERVICES					
Street Lights	50,000.00	35,000.00	(15,000.00)	50,000.00	0.00
Other Electric Services	0.00	14,944.00	14,944.00	8,000.00	8,000.00
Water Utility Services	8,000.00	4,000.00	(4,000.00)	8,000.00	0.00
TOTAL UTILITY SERVICES	\$58,000.00	\$53,944.00	(\$4,056.00)	\$66,000.00	\$8,000.00
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,000.00	1,000.00	(1,000.00)	2,400.00	400.00
TOTAL GARBAGE COLLECTION	\$2,000.00	\$1,000.00	(\$1,000.00)	\$2,400.00	\$400.00
OTHER PHYSICAL ENVIRONMENT					
Pool Maintenance	6,000.00	3,000.00	(3,000.00)	9,000.00	3,000.00
Waterway Management System	9,000.00	4,560.00	(4,440.00)	6,000.00	(3,000.00)
Irrigation Maintenance	5,000.00	500.00	(4,500.00)	5,000.00	0.00
General, Property & Casualty Insurance	6,000.00	2,819.00	(3,181.00)	6,000.00	0.00
Misc. Maintenance	0.00	0.00	0.00	5,000.00	5,000.00
Club Facility Maintenance	10,000.00	5,000.00	(5,000.00)	10,000.00	0.00
Landscape Maintenance	50,000.00	33,840.00	(16,160.00)	50,000.00	0.00
Mulch	0.00	0.00	0.00	6,000.00	6,000.00
Landscape Maintenance Other	10,000.00	0.00	(10,000.00)	6,000.00	(4,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$96,000.00	\$49,719.00	(\$46,281.00)	\$103,000.00	\$7,000.00
RESERVES					
Reserves	0.00	8,045.42	8,045.42	0.00	0.00
TOTAL RESERVES	\$0.00	\$8,045.42	\$8,045.42	\$0.00	\$0.00
TOTAL EXPENDITURES	\$209,425.00	\$173,589.42	(\$35,835.58)	\$242,675.00	\$33,250.00
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 2021
FINAL ANNUAL OPERATING BUDGET

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	464,844
TOTAL REVENUES	\$	464,844

EXPENDITURES

Series 2018 May Bond Interest Payment	\$	169,922
Series 2018 November Bond Principal Payment	\$	125,000
Series 2018 November Bond Interest Payment	\$	169,922
TOTAL EXPENDITURES	\$	464,844
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	6,950,000
Principal Payment Applied Toward Series 2018 Bonds	\$	125,000
Bonds Outstanding - Period Ending 11/1/2021	\$	6,825,000

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	23,375
TOTAL REVENUES	\$	23,375

EXPENDITURES

Series 2020 May Bond Principal Payment	\$	5,000
Series 2020 May Bond Interest Payment	\$	9,250
Series 2020 November Bond Interest Payment	\$	9,125
TOTAL EXPENDITURES	\$	23,375
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020	\$	370,000
Principal Payment Applied Toward Series 2020 Bonds	\$	5,000
Bonds Outstanding - Period Ending 11/1/2021	\$	365,000

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 2020 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2018 - PHASES 1, 2A & 2B, PHASE 2C (4 LOTS)									
Single Family 40'	1.00	226	\$1,250.00	\$560.84	\$1,810.84	\$1,250.00	\$618.73	\$1,868.73	\$57.89
Single Family 50'	1.25	137	\$1,562.50	\$701.05	\$2,263.55	\$1,562.50	\$773.42	\$2,335.92	\$72.37
Subtotal		363							
SERIES 2020 - PHASE 2C									
Single Family 50'	1.25	16	\$1,595.75	\$701.05	\$2,296.80	\$1,595.75	\$773.42	\$2,369.17	\$72.37
Subtotal		16							
TOTAL		379							

Notations:

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

RESOLUTION 2020-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

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

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2021 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2021 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST, 2020

ATTEST:

**TIMBER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021**

FISCAL YEAR 2020/2021

October 01, 2020	2:00 p.m.
November 05, 2020	2:00 p.m.
December 03, 2020	2:00 p.m.
January 07, 2021	2:00 p.m.
February 04, 2021	2:00 p.m.
March 04, 2021	2:00 p.m.
April 01, 2021	2:00 p.m.
May 06, 2021	2:00 p.m.
June 03, 2021	2:00 p.m.
July 01, 2021	2:00 p.m.
August 05, 2021	2:00 p.m.
September 02, 2021	2:00 p.m.

**All meetings will convene at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300,
Tampa, FL 33607**

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

June 4, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, June 4, 2020 at 2:00 p.m. via conference call at 1-866-906-9330 with access code 4863181.**

1. CALL TO ORDER/ROLL CALL

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, June 4, 2020 at 2:00 p.m.**

Board Members Present and Constituting a Quorum:

Jeff Hills	Chair
Nick Dister	Vice Chair
Kelly Evans	Supervisor
Steve Luce	Supervisor
Laura Coffey	Supervisor

Staff Members Present:

Gene Roberts	District Manager, Meritus
--------------	---------------------------

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. Consideration of Resolution 2020-03; Approving Fiscal Year 2021 Proposed Budget

Mr. Roberts went over the proposed budget and changes for fiscal year 2021. The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2020-03.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Hills
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. General Matters of the District

4. CONSENT AGENDA

A. Consideration of Minutes of the Regular Meeting May 7, 2020

The Board reviewed the minutes.

MOTION TO:	Approve the May 7, 2020 minutes.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

B. Consideration of Operation and Maintenance Expenditures April 2020

The Board reviewed the O&Ms.

MOTION TO:	Approve the April 2020 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

C. Review of Financial Statements Month Ending April 30, 2020

The Board reviewed and accepted the financials.

5. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

There were no additional reports from staff at this time.

6. SUPERVISOR REQUESTS

There were no supervisor requests.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience questions or comments.

8. ADJOURNMENT

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

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Cornerstone	10 106304	\$ 2,420.00		Common Area and Cul de Sacs for April 2020
Cornerstone	10 107408	2,420.00	\$ 4,840.00	Common Area and Cul Sacs for May 2020
Meritus Districts	9768	2,150.00		District Management Service Charge - May 2020
Sitex Aquatics	3664B	380.00		Monthly Lake Maintenance - 4 Waterways - 05/01/2020
Monthly Contract Sub-Total		\$ 7,370.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	211018485063 050620	\$ 2,263.26		Electric Service - thru 04/30/2020
Tampa Electric	221007623665 050620	151.73		Electric Service - thru 05/01/2020
Tampa Electric	221007683099 050620	20.55		Electric Service - thru 05/01/2020
Tampa Electric	221007683412 050620	233.75		Electric Service - thru 05/01/2020
Tampa Electric	221007708326 050620	22.04		Electric Service - thru 05/01/2020
Tampa Electric	221007724737 050620	18.52	\$ 2,709.85	Electric Service - thru 05/01/2020
Utilities Sub-Total		\$ 2,709.85		
Regular Services				
Jeff Hills	JH050720	\$ 200.00		Supervisors Fee - 05/07/2020
Nick Dister	ND050720	200.00		Supervisors Fee - 05/07/2020
Regular Services Sub-Total		\$ 400.00		
Additional Services				

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Meritus Districts	9806	\$ 1,800.00		Dissemination Service FY 2020 Bond Series 2018, Annual, Q1 & 2
Straley Robin Vericker	18259	545.40		Professional Services Thru 04/15/2020
Tampa Bay Times	78685 042220	614.00		Telephonic Meeting - 04/22/2020
Additional Services Sub-Total		\$ 2,959.40		
TOTAL:		\$ 13,439.25		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



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



Date	Invoice #
4/1/2020	10-106304

Invoice Created By

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	MER3124 - Timber Creek, #Maint.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Common Area and Cul de Sacs - April 2020 billing		2,420.00	4/1/2020	2,420.00
53900 A604					

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

Total	\$2,420.00
Payments/Credits	\$0.00
Balance Due	\$2,420.00



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



Date	Invoice #
5/1/2020	10-107408

Invoice Created By

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project	
				Net 30	MER3124 - Timber Creek, #Maint.	
Quantity	Description		U/M	Rate	Serviced Date	Amount
1	Common Area and Cul de Sacs - May billing			2,420.00	5/1/2020	2,420.00
<div>Cornerstone</div> <div>53900 4604</div> <div>62</div>						

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

Total	\$2,420.00
Payments/Credits	\$0.00
Balance Due	\$2,420.00

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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


INVOICE

Invoice Number: 9768
Invoice Date: May 1, 2020
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		5/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,000.00
		Website Administration		150.00
				

Subtotal	2,150.00
Sales Tax	
Total Invoice Amount	2,150.00
Payment/Credit Applied	
TOTAL	2,150.00



LAKE & FOUNTAIN SERVICES

Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
5/1/2020	3664B

Bill To

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways	380.00	380.00
	<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>Please note that our remittance address has changed. Our new remittance address is:</p> <p>7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</p> </div>		
	<p>53900 4307</p> <p>GR</p>		
		Total	\$380.00



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2020

Account: 211018485063

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

Current month's charges:	\$2,263.26
Total amount due:	\$2,263.26
Payment Due By:	05/27/2020

Your Account Summary

Previous Amount Due	\$3,996.55
Payment(s) Received Since Last Statement	-\$3,996.55
Current Month's Charges	\$2,263.26
Total Amount Due	\$2,263.26



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



BYE-BYE, BILL SPIKES

Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit tampaelectric.com/budgetforhome to learn more and sign up.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018485063

Current month's charges:	\$2,263.26
Total amount due:	\$2,263.26
Payment Due By:	05/27/2020

Amount Enclosed \$ _____

650148764299

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6501487642992110184850630000002263260

Account: 211018485063
Statement Date: 05/06/2020
Current month's charges due 05/27/2020



Details of Charges – Service from 04/01/2020 to 04/30/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1223 kWh @ \$0.02871/kWh	\$35.11
Fixture & Maintenance Charge	70 Fixtures	\$803.94
Lighting Pole / Wire	70 Poles	\$1385.81
Lighting Fuel Charge	1223 kWh @ \$0.02989/kWh	\$36.56
Florida Gross Receipt Tax		\$1.84
Lighting Charges		\$2,263.26

Total Current Month's Charges

\$2,263.26

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Important Messages

Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit tecoaccount.com or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Tampa Electric is the state's top producer of solar energy per customer and will power more than 200,000 homes with the sun by 2023. Our diverse fuel mix for the 12-month period ending March 2020 includes Natural Gas 84%, Purchased Power 7%, Coal 5% and Solar 4%.

Statement Date: 05/06/2020

Account: 221007623665

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

Current month's charges:	\$151.73
Total amount due:	\$151.73
Payment Due By:	05/27/2020

Your Account Summary

Previous Amount Due	\$159.05
Payment(s) Received Since Last Statement	-\$159.05
Current Month's Charges	\$151.73
Total Amount Due	\$151.73



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Current month's charges:	\$151.73
Total amount due:	\$151.73
Payment Due By:	05/27/2020
Amount Enclosed	\$

664963526545

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6649635265452210076236650000000151738

Account: 221007623665
Statement Date: 05/06/2020
Current month's charges due 05/27/2020

Details of Charges – Service from 04/02/2020 to 05/01/2020

Service for: 10208 CLOUDBURST CT, FOUNTAIN, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J41945	05/01/2020	8,508		7,069		1,439 kWh	1	30 Days

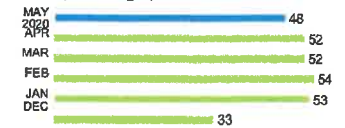
Basic Service Charge		\$18.06
Energy Charge	1,439 kWh @ \$0.06010/kWh	\$86.48
Fuel Charge	1,439 kWh @ \$0.03016/kWh	\$43.40
Florida Gross Receipt Tax		\$3.79
Electric Service Cost		\$151.73

Total Current Month's Charges

\$151.73

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Important safety message for Tampa Electric customers

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Statement Date: 05/06/2020

Account: 221007683099

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10224 OPALINE CR, CLUBHSE
RIVERVIEW, FL 33578

Current month's charges:	\$20.55
Total amount due:	\$20.55
Payment Due By:	05/27/2020

Your Account Summary

Previous Amount Due	\$21.20
Payment(s) Received Since Last Statement	-\$21.20
Current Month's Charges	\$20.55
Total Amount Due	\$20.55



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$20.55
Total amount due:	\$20.55
Payment Due By:	05/27/2020

Amount Enclosed \$

651383319017

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6513833190172210076830990000000020558

Account: 221007683099
Statement Date: 05/06/2020
Current month's charges due 05/27/2020



Details of Charges – Service from 04/03/2020 to 05/01/2020

Service for: 10224 OPALINE CR, CLUBHSE, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G38913	05/01/2020	118		96		22 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	22 kWh @ \$0.06010/kWh	\$1.32
Fuel Charge	22 kWh @ \$0.03016/kWh	\$0.66
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.55

Total Current Month's Charges

\$20.55

Tampa Electric Usage History

 Kilowatt-Hours Per Day
(Average)


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Important Messages

Important safety message for Tampa Electric customers

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Statement Date: 05/06/2020

Account: 221007683412

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10224 OPALINE SKY CT, WELL
RIVERVIEW, FL 33578

Current month's charges:	\$233.75
Total amount due:	\$233.75
Payment Due By:	05/27/2020

Your Account Summary

Previous Amount Due	\$53.98
Payment(s) Received Since Last Statement	-\$53.98
Current Month's Charges	\$233.75
Total Amount Due	\$233.75



Always assume that a downed power line is energized. Visit tampaelectric.com/safety for more safety tips.

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



BYE-BYE, BILL SPIKES

Our free Budget Billing program evens out your bill based on your average monthly usage, so you pay about the same amount every month. Helping you plan more, and stress less. Visit tampaelectric.com/budgetforhome to learn more and sign up.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683412

Current month's charges:	\$233.75
Total amount due:	\$233.75
Payment Due By:	05/27/2020

Amount Enclosed \$

651383319018

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6513833190182210076834120000000233758

Account: 221007683412
Statement Date: 05/06/2020
Current month's charges due 05/27/2020



Details of Charges – Service from 04/02/2020 to 05/01/2020

Service for: 10224 OPALINE SKY CT, WELL, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J33968	05/01/2020	4,667		2,342		2,325 kWh	1	30 Days

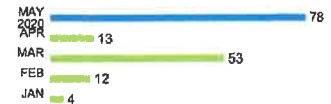
Basic Service Charge		\$18.06
Energy Charge	2,325 kWh @ \$0.06010/kWh	\$139.73
Fuel Charge	2,325 kWh @ \$0.03016/kWh	\$70.12
Florida Gross Receipt Tax		\$5.84
Electric Service Cost		\$233.75

Total Current Month's Charges

\$233.75

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000049-0001166-Page 28 of 38

Important Messages

Important safety message for Tampa Electric customers

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit tecoaccount.com or contact Customer Care toll-free at 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.

More clean energy to you

Tampa Electric has reduced its use of coal by 92 percent over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Tampa Electric is the state's top producer of solar energy per customer and will power more than 200,000 homes with the sun by 2023. Our diverse fuel mix for the 12-month period ending March 2020 includes Natural Gas 84%, Purchased Power 7%, Coal 5% and Solar 4%.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2020

Account: 221007708326

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

Current month's charges:	\$22.04
Total amount due:	\$22.04
Payment Due By:	05/27/2020

Your Account Summary

Previous Amount Due	\$21.67
Payment(s) Received Since Last Statement	-\$21.67
Current Month's Charges	\$22.04
Total Amount Due	\$22.04



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Current month's charges:	\$22.04
Total amount due:	\$22.04
Payment Due By:	05/27/2020

Amount Enclosed \$

651383319019

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6513833190192210077083260000000022046



ACCOUNT INVOICE

tampaelectric.com



Account: 221007708326
Statement Date: 05/06/2020
Current month's charges due 05/27/2020

Details of Charges – Service from 04/02/2020 to 05/01/2020

Service for: 10221 HAPPY HEART AVE, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K76065	05/01/2020	141		103		38 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	38 kWh @ \$0.06010/kWh	\$2.28
Fuel Charge	38 kWh @ \$0.03016/kWh	\$1.15
Florida Gross Receipt Tax		\$0.55
Electric Service Cost		\$22.04

Total Current Month's Charges

\$22.04

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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Statement Date: 05/06/2020

Account: 221007724737

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

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	05/27/2020

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Current Month's Charges	\$18.52
Total Amount Due	\$18.52



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	05/27/2020
Amount Enclosed	\$

651383319020

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007724737
Statement Date: 05/06/2020
Current month's charges due 05/27/2020

Details of Charges – Service from 04/02/2020 to 05/01/2020

Service for: 10251 TUCKER JONES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K85948	05/01/2020	0		0		0 kWh	1	30 Days

Basic Service Charge
Florida Gross Receipt Tax
Electric Service Cost

\$18.06
\$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

MAY 0
2020 APR 0
MAR 0
FEB 0

Important Messages

Important safety message for Tampa Electric customers

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TIMBER CREEK CDDMEETING DATE: May 7, 2020DMS: ok per Gene Roberts

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	Salary accepted	\$200.00
Nick Dister	x	Salary Accepted	\$200.00
Steve Luce	x	Salary Accepted	\$200.00
Kelly Evans	x	Salary Waived	\$0.00
Laura Coffey	x	Salary Waived	\$0.00

JH 050720

TIMBER CREEK CDDMEETING DATE: May 7, 2020DMS: ok per Gene Roberts

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	Salary accepted	\$200.00
Nick Dister	x	Salary Accepted	\$200.00
Steve Luce	x	Salary Accepted	\$200.00
Kelly Evans	x	Salary Waived	\$0.00
Laura Coffey	x	Salary Waived	\$0.00

ND050720

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

Invoice Number: 9806
Invoice Date: May 6, 2020
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		5/6/20

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2020 Bond Series 2018: Annual, Quarters 1 & 2		1,800.00

Subtotal	1,800.00
Sales Tax	
Total Invoice Amount	1,800.00
Payment/Credit Applied	
TOTAL	1,800.00

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 23, 2020

Client: 001498

Matter: 000001

Invoice #: 18259

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
3/24/2020	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
3/31/2020	LB	REVIEW STATUS OF RECEIVING AUDITOR LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE EMAIL TO DISTRICT MANAGER'S OFFICE RE STATUS OF AUDIT RE SAME.	0.1	
4/1/2020	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.8	
4/1/2020	LB	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	
4/7/2020	JMV	PREPARE QUARTERLY DISTRICT COUNSEL REPORT FOR CDD BONDHOLDERS.	0.3	
4/10/2020	LB	PREPARE DRAFT RESOLUTION ELECTING TO USE DEFAULT STATUTORY ALTERNATIVE INVESTMENT POLICY.	0.4	
4/15/2020	LB	FINALIZE QUARTERLY REPORT FOR MARCH 31, 2020; PREPARE EMAIL TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			2.5	\$545.50

5/4/20 - 3/10/21
512

April 23, 2020

Client: 001498

Matter: 000001

Invoice #: 18259

Page: 2

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.1	\$335.50
LB	Lynn Butler	1.4	\$210.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2020	Photocopies (6 @ \$0.15)	\$0.90
	Total Disbursements	\$0.90

Total Services	\$545.50
Total Disbursements	\$0.90
Total Current Charges	\$546.40

PAY THIS AMOUNT

\$546.40

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
04/22/20	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
04/22/2020	Deirdre Almeida	176840
Total Amount Due	Ad Number	
\$614.00	000078685	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/22/20	04/22/20	0000078685	Times	Legals CLS	Telephonic Meeting	1	2x73 L	\$612.00
04/22/20	04/22/20	0000078685	Tampabay.com	Legals CLS	Telephonic Meeting AffidavitMaterial	1	2x73 L	\$0.00 \$2.00

51300 4801
62

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
04/22/20	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
04/22/2020	Deirdre Almeida	176840
Total Amount Due	Ad Number	
\$614.00	000078685	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

TIMBER CREEK CDD

C/O MERITUS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Received

APR 24 2020

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

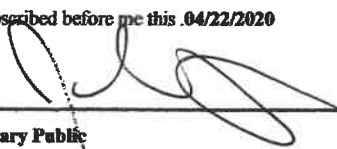
} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** 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: Telephonic Meeting** was published in **Tampa Bay Times: 4/22/20** 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 Affiant

Sworn to and subscribed before me this **04/22/2020**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**Notice of Telephonic Meetings of the
Board of Supervisors of
the Timber Creek Community Development District**

Notice is hereby given that, pursuant to Governor DeSantis' Executive Order 20-69 relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, the previously noticed regular meetings, workshops, and/or public hearings of the Board of Supervisors (the "Board") of the Timber Creek Community Development District (the "District") to be held on the dates and times listed below will now be conducted by telephonic technology and not at the physical location previously noticed:

May 07, 2020	2:00 p.m.
June 04, 2020	2:00 p.m.
July 02, 2020	2:00 p.m.
August 06, 2020	2:00 p.m.
September 03, 2020	2:00 p.m.

In the event Executive Order 20-69 is rescinded or expires the District may cancel any scheduled telephonic meetings or if feasible it may revert to having the meeting at the date, time, and physical location previously noticed. The District will provide updates on its website, www.timbercreekcdd.com of any such changes as soon as possible.

The Board deems it necessary to hold the above-referenced meetings utilizing telephonic technology to conduct all necessary business properly coming before it. The District fully encourages public participation in its telephonic meeting in an orderly and efficient manner. Anyone wishing to listen to and/or participate during the designated audience comments portion of the meeting may do so by dialing 1-866-906-9330 and entering the following code 4863181.

Pursuant to applicable requirements and guidance relating to COVID-19 the District will not provide any locations where communications media technology facilities will be available. To best facilitate public comments, participants are encouraged to submit questions or comments to the District Manager in advance of the meeting by email. Additional details on how to listen to or participate in the meeting will be available on the District's website. Copies of the agenda will be available on the District's website or by emailing the District Manager at: gene.roberts@merituscorp.com

The District Manager's office can be reached telephonically at 813-873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and Executive Order 20-69, as may be amended. The meeting may be continued in progress without additional notice to a date, time, and place (either physical, telephonic, or virtual) to be specified on the record at the meeting.

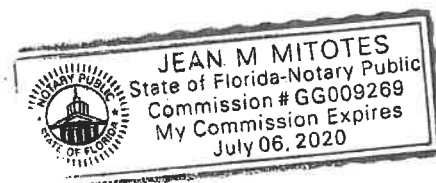
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed 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.

Gene Roberts
District Manager

Publication date: April 22, 2020

0000078685



Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9849	\$ 2,153.00		District Management Service Charge - June 2020
Sitex Aquatics	3751B	380.00		Monthly Lake Maintenance Fee - Thur 06/01/2020
Monthly Contract Sub-Total		\$ 2,533.00		

Variable Contract				
Variable Contract Sub-Total		\$ 0.00		

Utilities				
BOCC	6143684734 052620	\$ 16.82		Water Service - 04/20/20 thru 05/19/20
BOCC	6143684734 062420	83.90	\$ 100.72	Waste Service - thru 06/18/20
Tampa Electric	211018485063 060520	2,575.94		Electric Service - thru 06/01/2020
Tampa Electric	221007623665 060520	152.86		Electric Service - thru 06/02/2020
Tampa Electric	221007683099 060520	20.51		Electric Service - thru 06/02/2020
Tampa Electric	221007683412 060520	176.02		Electric Service - thru 06/02/2020
Tampa Electric	221007708326 060520	21.26		Electric Service - thru 06/02/2020
Tampa Electric	221007724737 060520	18.52	\$ 2,965.11	Electric Service - thru 06/02/2020
Utilities Sub-Total		\$ 3,065.83		

Regular Services				
Jeff Hills	JH060420	\$ 200.00		Supervisors Fee - 06/04/2020
Nick Dister	ND060420	200.00		Supervisors Fee - 06/04/2020
Steve Luce	SL050720	200.00		Supervisors Fee - 05/07/2020
Steve Luce	SL060420	200.00	\$ 400.00	Supervisors Fee - 06/04/2020
Regular Services Sub-Total		\$ 800.00		

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Cornerstone	10 108229	\$ 2,420.00		Common Area and Cul de Sacs - June 2020
Stantec	1664447	285.75		Professional Services - 05/22/20 - 2020 FY General Consulting)
Straley Robin Vericker	18379	759.50		Professional Services - thru May 15
Straley Robin Vericker	18502	606.50	\$ 1,366.00	Professional Services - thru June 15, 2020
Additional Services Sub-Total		\$ 4,071.75		
TOTAL:		\$ 10,470.58		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ 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: 9849
Invoice Date: Jun 1, 2020
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		6/1/20

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June		2,000.00
		Website Administration		150.00
		Postage - June		3.00
				

Subtotal	2,153.00
Sales Tax	
Total Invoice Amount	2,153.00
Payment/Credit Applied	
TOTAL	2,153.00



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
6/1/2020	3751B

Bill To

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways	380.00	380.00
<div>Please note that our remittance address has changed. Our new remittance address is: 7643 Gate Parkway Suite# 104-167 Jacksonville, FL 32256</div> <div>\$900 - 4307 62</div>			
Total			\$380.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	05/26/2020	06/16/2020

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

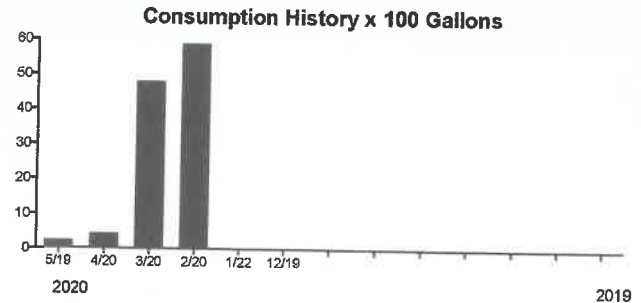
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61056877	04/20/2020	112	05/19/2020	114	200	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$0.59
Water Base Charge	\$15.33
Water Usage Charge	\$0.15
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$0.96
Total Service Address Charges	\$58.52

Summary of Account Charges

Previous Balance	(\$41.70)
Net Payments - Thank You	\$0.00
Credit Amount	(\$41.70)
Total Account Charges	\$58.52
AMOUNT DUE	\$16.82



Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

3,680

DUE DATE	06/16/2020
AMOUNT DUE	\$16.82
AMOUNT PAID	

0061436847349

68
00000016824



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	06/24/2020	07/15/2020

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
61056877	05/19/2020	114	06/18/2020	146	3200	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$9.38
Water Base Charge	\$15.33
Water Usage Charge	\$2.40
Sewer Base Charge	\$37.08
Sewer Usage Charge	\$15.30
Total Service Address Charges	\$83.90

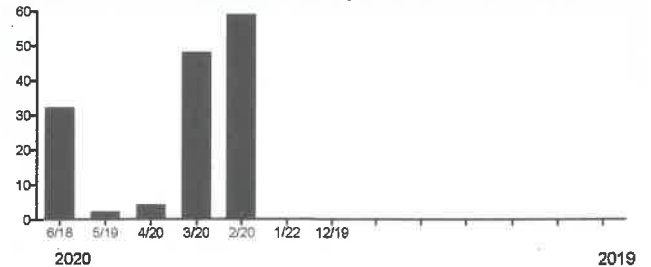
Summary of Account Charges

Previous Balance	\$16.82
Net Payments - Thank You	(\$16.82)
Total Account Charges	\$83.90
AMOUNT DUE	\$83.90

Important Message

The 2019 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Consumption History x 100 Gallons



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734

Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

Received
JUN 29 2020

DUE DATE	07/15/2020
AMOUNT DUE	\$83.90
AMOUNT PAID	

0061436847349

69
00000083907



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/05/2020
Account: 211018485063

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



Current month's charges:	\$2,575.94
Total amount due:	\$2,575.94
Payment Due By:	06/26/2020

Your Account Summary

Previous Amount Due	\$2,263.26
Payment(s) Received Since Last Statement	-\$2,263.26
Current Month's Charges	\$2,575.94
Total Amount Due	\$2,575.94

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To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018485063

Current month's charges:	\$2,575.94
Total amount due:	\$2,575.94
Payment Due By:	06/26/2020

Amount Enclosed \$

678543757869

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6785437578692110184850630000002575944

Account: 211018485063
Statement Date: 06/05/2020
Current month's charges due 06/26/2020



Details of Charges – Service from 05/08/2020 to 06/01/2020

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

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 25 days

Lighting Energy Charge	76 kWh @ \$0.02866/kWh	\$2.18
Fixture & Maintenance Charge	4 Fixtures	\$49.96
Lighting Pole / Wire	4 Poles	\$86.12
Lighting Fuel Charge	76 kWh @ \$0.02614/kWh	\$1.99
COVID-19 Lighting Fuel Credit		-\$1.08
Florida Gross Receipt Tax		\$0.08

Lighting Charges

\$139.25

Details of Charges – Service from 05/01/2020 to 06/01/2020

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1330 kWh @ \$0.02866/kWh	\$38.12
Fixture & Maintenance Charge	70 Fixtures	\$874.30
Lighting Pole / Wire	70 Poles	\$1507.10
Lighting Fuel Charge	1330 kWh @ \$0.02614/kWh	\$34.77
COVID-19 Lighting Fuel Credit		-\$18.98
Florida Gross Receipt Tax		\$1.38

Lighting Charges

\$2,436.69

Total Current Month's Charges

\$2,575.94

Important Messages

LOWER BILLS – AGAIN!

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/05/2020

Account: 221007623665

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



Current month's charges:	\$152.86
Total amount due:	\$152.86
Payment Due By:	06/26/2020

Your Account Summary

Previous Amount Due	\$151.73
Payment(s) Received Since Last Statement	-\$151.73
Current Month's Charges	\$152.86
Total Amount Due	\$152.86

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See reverse side for more information

Account: 221007623665

Current month's charges:	\$152.86
Total amount due:	\$152.86
Payment Due By:	06/26/2020

Amount Enclosed \$

671136365542

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received

JUN 11 2020

6711363655422210076236650000000152863

Account: 221007623665
Statement Date: 06/05/2020
Current month's charges due 06/26/2020



Details of Charges – Service from 05/02/2020 to 06/02/2020

Service for: 10208 CLOUDBURST CT, FOUNTAIN, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J41945	06/02/2020	10,330		8,508		1,822 kWh	1	32 Days

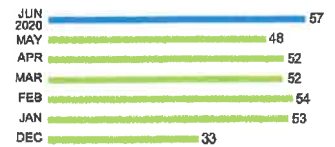
Basic Service Charge		\$18.06
Energy Charge	1,822 kWh @ \$0.05991/kWh	\$109.16
Fuel Charge	1,822 kWh @ \$0.02638/kWh	\$48.06
COVID-19 Fuel Credit		-\$26.24
Florida Gross Receipt Tax		\$3.82
Electric Service Cost		\$152.86

Total Current Month's Charges

\$152.86

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000092-0000959-Page 5 of 28

Important Messages

LOWER BILLS – AGAIN!

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COVID-19 Update

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Statement Date: 06/05/2020

Account: 221007683099

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10224 OPALINE CR, CLUBHSE
RIVERVIEW, FL 33578



Current month's charges:	\$20.51
Total amount due:	\$20.51
Payment Due By:	06/26/2020

Your Account Summary

Previous Amount Due	\$20.55
Payment(s) Received Since Last Statement	-\$20.55
Current Month's Charges	\$20.51
Total Amount Due	\$20.51

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See reverse side for more information

Account: 221007683099

Current month's charges:	\$20.51
Total amount due:	\$20.51
Payment Due By:	06/26/2020

Amount Enclosed \$

666198102696

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007683099
Statement Date: 06/05/2020
Current month's charges due 06/26/2020



Details of Charges – Service from 05/02/2020 to 06/02/2020

Service for: 10224 OPALINE CR, CLUBHSE, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
G38913	06/02/2020	145		118		27 kWh	1	32 Days

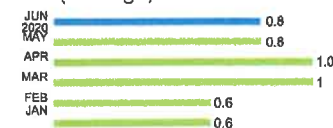
Basic Service Charge		\$18.06
Energy Charge	27 kWh @ \$0.05991/kWh	\$1.62
Fuel Charge	27 kWh @ \$0.02638/kWh	\$0.71
COVID-19 Fuel Credit		-\$0.39
Florida Gross Receipt Tax		\$0.51
Electric Service Cost		\$20.51

Total Current Month's Charges

\$20.51

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

LOWER BILLS – AGAIN!

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COVID-19 Update

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/05/2020

Account: 221007683412

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10224 OPALINE SKY CT, WELL
RIVERVIEW, FL 33578



Current month's charges:	\$176.02
Total amount due:	\$176.02
Payment Due By:	06/26/2020

Your Account Summary

Previous Amount Due	\$233.75
Payment(s) Received Since Last Statement	-\$233.75
Current Month's Charges	\$176.02
Total Amount Due	\$176.02

00000092-0000975-Page 17 of 28

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683412

Current month's charges:	\$176.02
Total amount due:	\$176.02
Payment Due By:	06/26/2020

Amount Enclosed

\$

666198102697

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6661981026972210076834120000000176020

Account: 221007683412
Statement Date: 06/05/2020
Current month's charges due 06/26/2020



Details of Charges – Service from 05/02/2020 to 06/02/2020

Service for: 10224 OPALINE SKY CT, WELL, RIVERVIEW, FL 33578

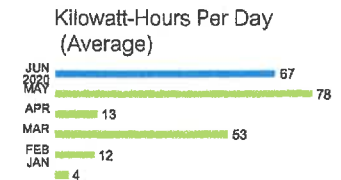
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
J33968	06/02/2020	6,803		4,667		2,136 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	2,136 kWh @ \$0.05991/kWh	\$127.97
Fuel Charge	2,136 kWh @ \$0.02638/kWh	\$56.35
COVID-19 Fuel Credit		-\$30.76
Florida Gross Receipt Tax		\$4.40
Electric Service Cost		\$176.02

Total Current Month's Charges **\$176.02**

Tampa Electric Usage History



Important Messages

LOWER BILLS – AGAIN!

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COVID-19 Update

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/05/2020

Account: 221007708326

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



Current month's charges:	\$21.26
Total amount due:	\$21.26
Payment Due By:	06/26/2020

Your Account Summary

Previous Amount Due	\$22.04
Payment(s) Received Since Last Statement	-\$22.04
Current Month's Charges	\$21.26
Total Amount Due	\$21.26

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Current month's charges:	\$21.26
Total amount due:	\$21.26
Payment Due By:	06/26/2020

Amount Enclosed \$

666198102698

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6661981026982210077083260000000021268

Account: 221007708326
Statement Date: 06/05/2020
Current month's charges due 06/26/2020



Details of Charges – Service from 05/02/2020 to 06/02/2020

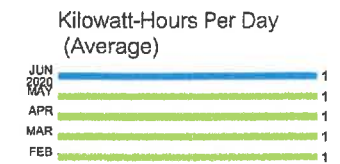
Service for: 10221 HAPPY HEART AVE, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
K76065	06/02/2020	178	141		37 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	37 kWh @ \$0.05991/kWh	\$2.22
Fuel Charge	37 kWh @ \$0.02638/kWh	\$0.98
COVID-19 Fuel Credit		-\$0.53
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.26

Tampa Electric Usage History



Total Current Month's Charges **\$21.26**

Important Messages

LOWER BILLS – AGAIN!

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COVID-19 Update

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Statement Date: 06/05/2020

Account: 221007724737

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

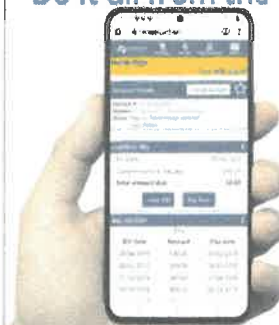


Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	06/26/2020

Your Account Summary

Previous Amount Due	\$18.52
Payment(s) Received Since Last Statement	-\$18.52
Current Month's Charges	\$18.52
Total Amount Due	\$18.52

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	06/26/2020
Amount Enclosed	\$

666198102699

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007724737
Statement Date: 06/05/2020
Current month's charges due 06/26/2020



Details of Charges – Service from 05/02/2020 to 06/02/2020

Service for: 10251 TUCKER JONES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K85948	06/02/2020	0		0		0 kWh	1	32 Days

Basic Service Charge
Florida Gross Receipt Tax
Electric Service Cost

\$18.06
\$0.46

\$18.52

Total Current Month's Charges

\$18.52

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)

JUN 0
2020 0
MAY 0
APR 0
MAR 0
FEB 0

00000092-0000980-Page 27 of 28

Important Messages

COVID-19 Update

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TIMBER CREEK CDD

MEETING DATE: June 4, 2020

DMS: ok per Gene Roberts

Q2

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	✓ Salary accepted	\$200.00
Nick Dister	x	✓ Salary Accepted	\$200.00
Steve Luce	x	✓ Salary Accepted	\$200.00
Kelly Evans	x	Salary Waived	\$0.00
Laura Coffey	x	Salary Waived	\$0.00

JH 060420

TIMBER CREEK CDD
MEETING DATE: June 4, 2020

DMS: ok per Gene Roberts

G2

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	✓ Salary accepted	\$200.00
Nick Dister	x	✓ Salary Accepted	\$200.00
Steve Luce	x	✓ Salary Accepted	\$200.00
Kelly Evans	x	Salary Waived	\$0.00
Laura Coffey	x	Salary Waived	\$0.00

ND 060420

TIMBER CREEK CDDMEETING DATE: May 7, 2020DMS: ok per Gene Roberts

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	Salary accepted	\$200.00
Nick Dister	x	Salary Accepted	\$200.00
Steve Luce	x	Salary Accepted	\$200.00
Kelly Evans	x	Salary Waived	\$0.00
Laura Coffey	x	Salary Waived	\$0.00

SL 050720

TIMBER CREEK CDD
MEETING DATE: June 4, 2020

DMS: ok per Gene Roberts

62

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills	x	✓ Salary accepted	\$200.00
Nick Dister	x	✓ Salary Accepted	\$200.00
Steve Luce	x	✓ Salary Accepted	\$200.00
Kelly Evans	x	Salary Waived	\$0.00
Laura Coffey	x	Salary Waived	\$0.00

SL 060420



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



Date	Invoice #
6/1/2020	10-108229

Invoice Created By

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

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

P.O. No.	W.O. No.	Account #	Cost Code	Terms	Project
				Net 30	MER3124 - Timber Creek, #Maint.
Quantity	Description	U/M	Rate	Serviced Date	Amount
1	Common Area and Cul de Sacs - June billing		2,420.00		2,420.00

53900 4604 QR

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

Total	\$2,420.00
Payments/Credits	\$0.00
Balance Due	\$2,420.00

**INVOICE**

Page 1 of 1

Invoice Number	1664447
Invoice Date	June 2, 2020
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
285.75

For Period Ending

May 22, 2020

Process requisitions

Top Task 2020 2020 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	2.25	127.00	285.75
Subtotal Professional Services	<u>2.25</u>		<u>285.75</u>

Top Task Subtotal	2020 FY General Consulting	285.75
-------------------	----------------------------	--------

Total Fees & Disbursements285.75**INVOICE TOTAL (USD)****285.75****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.

5300-3103
4R

GR

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

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

May 26, 2020
Client: 001498
Matter: 000001
Invoice #: 18379

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2020

SERVICES

Date	Person	Description of Services	Hours
4/16/2020	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE BUDGET FOR FY 2020/2021; DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING RE FY 2020/2021.	0.6
4/20/2020	LB	WORK ON RESOLUTION RESCINDING PRIOR INVESTMENT POLICIES AND ELECTING TO USE STATUTORY DEFAULT INVESTMENT POLICIES.	0.2
4/21/2020	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.3
4/23/2020	LB	REVIEW MEETING DATES AND DETERMINE MEETING FOR ADOPTING RESOLUTION SCHEDULING LANDOWNER'S ELECTION.	0.1
4/27/2020	LB	PREPARE DRAFT RESOLUTION AND RELATED EXHIBITS FOR LANDOWNERS ELECTION AND MEETING.	0.6
4/28/2020	JMV	PREPARE INVESTMENT POLICY RESOLUTION.	0.3
4/28/2020	JMV	PREPARE LANDOWNER ELECTION RESOLUTION.	0.3
4/28/2020	LB	FINALIZE RESOLUTION RE INVESTMENT POLICY, RESOLUTION RE FY 2020/2021 BUDGET AND SETTING PUBLIC HEARING ON SAME AND RESOLUTION RE LANDOWNERS ELECTION; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING RESOLUTIONS FOR BOARD MEETING.	0.2
5/7/2020	KMS	REVIEW AGENDA; PREPARE FOR AND ATTEND BOARD OF SUPERVISORS MEETING VIA CONFERENCE CALL.	0.6

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May 26, 2020

Client: 001498

Matter: 000001

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SERVICES

Date	Person	Description of Services	Hours	
5/7/2020	LB	OFFICE CONFERENCE WITH K. SCHALTER AND EMAIL TO D. NUSSEL RE STATUS OF APPROVING RESOLUTION TO APPROVE PROPOSED BUDGET AND SET PUBLIC HEARING.	0.1	
5/8/2020	KMS	REVISE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON FINAL BUDGET; SEND TO GROUP.	0.2	
5/8/2020	LB	REVIEW EMAIL FROM D. NUSSEL RE BOARD TABLED RESOLUTION TO APPROVE PROPOSED BUDGET UNTIL JUNE 4TH MEETING; UPDATE FILE NOTES RE SAME.	0.1	
Total Professional Services			3.6	\$759.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.9	\$274.50
KMS	Kristen M. Schalter	0.8	\$200.00
LB	Lynn Butler	1.9	\$285.00
Total Services			\$759.50
Total Disbursements			\$0.00
Total Current Charges			\$759.50

PAY THIS AMOUNT

\$759.50

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

June 18, 2020

Client: 001498

Matter: 000001

Invoice #: 18502

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RE: General

For Professional Services Rendered Through June 15, 2020

SERVICES

Date	Person	Description of Services	Hours	
5/29/2020	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	
6/3/2020	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.2	
6/4/2020	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.3	
6/4/2020	LB	REVIEW PROPOSED BUDGET FOR FY 2020/2021; PREPARE DRAFT PUBLICATION ADS (FIRST AND SECOND RUN PUBLICATIONS) RE: PUBLIC HEARING ON O&M BUDGET AND ASSESSMENTS FOR FY 2020/20201; PREPARE DRAFT MAILED NOTICE LETTER RE INCREASE IN O&M ASSESSMENTS FOR FY 2020/2021.	1.2	
6/8/2020	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING.	0.6	
6/8/2020	LB	FINALIZE MAILED NOTICE LETTER AND PUBLICATIONS RE FY 2020/2021 BUDGET; PREPARE EMAIL TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	
Total Professional Services			2.7	\$606.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.3	\$396.50
LB	Lynn Butler	1.4	\$210.00

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June 18, 2020
Client: 001498
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Total Services	\$606.50	
Total Disbursements	\$0.00	
Total Current Charges		\$606.50

PAY THIS AMOUNT	\$606.50
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Please Include Invoice Number on all Correspondence

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2020



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 6/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Debt Service Fund - Series 2020	Capital Projects Fund -- Series 2018	Capital Projects Fund - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets								
Cash-Operating Account	119,499	0	0	0	0	0	0	119,499
Bank-Investment Revenue 2018 (8000)	0	260,780	0	0	0	0	0	260,780
Bank-Investment Interest 2018 (8001)	0	0	0	0	0	0	0	0
Bank-Investment Reserve 2018 (8003)	0	233,375	0	0	0	0	0	233,375
Bank-Investment Sinking 2018 (8002)	0	0	0	0	0	0	0	0
Bank-Investment Constr Genl 2018 (8005)	0	0	0	12	0	0	0	12
Bank-Investment Constr Phase I 2018 (8006)	0	0	0	9	0	0	0	9
Bank-Investment Constr Amenity 2018 (8007)	0	0	0	59,552	0	0	0	59,552
Bank-Investment Costs of Issu 2018 (8008)	0	0	0	0	0	0	0	0
Bank-Investment Revenue 2020 (5000)	0	0	2	0	0	0	0	2
Bank-Investment Interest 2020 (5001)	0	0	10,000	0	0	0	0	10,000
Bank-Investment Reserve 2020 (5003)	0	0	5,000	0	0	0	0	5,000
Bank-Investment Prepayment (5004)	0	0	30,000	0	0	0	0	30,000
Bank-Investment Acqui & Construction 2020 (5005)	0	0	0	0	14	0	0	14
Bank-Investment Cost of Issurance 2020 (5006)	0	0	0	0	0	0	0	0
Due From Developer	0	0	0	16,995	0	0	0	16,995
Prepaid Professional Liability Insurance	0	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0	0
Prepaid Trustees Fees	0	0	0	0	0	0	0	0
Construction Work-In-Progress	0	0	0	0	0	6,715,286	0	6,715,286
Amount Available-Debt Service	0	0	0	0	0	0	311,222	311,222
Amount To Be Provided-Debt Service	0	0	0	0	0	0	7,158,778	7,158,778
Total Assets	119,499	494,155	45,002	76,568	14	6,715,286	7,470,000	14,920,523
Liabilities								
Accounts Payable	690	0	0	0	0	0	0	690
Accounts Payable Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable Series 2018	0	0	0	0	0	0	7,070,000	7,070,000
Revenue Bonds Payable Series 2020	0	0	0	0	0	0	400,000	400,000
Total Liabilities	690	0	0	0	0	0	7,470,000	7,470,690
Fund Equity & Other Credits								

Timber Creek CDD

Balance Sheet

As of 6/30/2020
(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Debt Service Fund - Series 2020	Capital Projects Fund -- Series 2018	Capital Projects Fund - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Fund Balance-All Other Reserves	0	311,222	0	1,200,461	0	0	0	1,511,683
Fund Balance-Unreserved	(0)	0	0	0	0	0	0	(0)
Investment In General Fixed Assets	0	0	0	0	0	6,715,286	0	6,715,286
Unearned Revenue	0	(77,172)	0	0	0	0	0	(77,172)
Other	118,809	260,105	45,002	(1,123,894)	14	0	0	(699,964)
Total Fund Equity & Other Credits	118,809	494,155	45,002	76,568	14	6,715,286	0	7,449,833
Total Liabilities & Fund Equity	119,499	494,155	45,002	76,568	14	6,715,286	7,470,000	14,920,523

Timber Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	150,775	150,994	219	0 %
O&M Assmts - Off-Roll	58,650	52,719	(5,930)	(10)%
Interest Earnings				
Interest Earnings	0	91	91	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	5,252	5,252	0 %
Total Revenues	209,425	209,057	(368)	(0)%
Expenditures				
Legislative				
Supervisor Fees	0	1,200	(1,200)	0 %
Financial & Administrative				
District Management	24,000	18,000	6,000	25 %
District Engineer	4,000	3,169	832	21 %
Disclosure Report	4,200	1,800	2,400	57 %
Trustees Fees	4,300	3,031	1,269	30 %
Auditing Services	5,000	1,523	3,477	70 %
Postage, Phone, Faxes, Copies	150	32	118	79 %
Public Officials Insurance	2,500	2,306	194	8 %
Legal Advertising	2,000	1,388	613	31 %
Bank Fees	200	45	155	78 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,800	2,850	(1,050)	(58)%
Legal Counsel				
District Counsel	5,000	4,686	314	6 %
Utility Services				
Street Lights	50,000	183	49,817	100 %
Other Electric Services	0	21,742	(21,742)	0 %
Water Utility Service	8,000	101	7,899	99 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,000	0	2,000	100 %
Other Physical Environment				
Pool Maintenance	6,000	0	6,000	100 %
Waterway Management System	9,000	3,420	5,580	62 %
Irrigation Maintenance	5,000	0	5,000	100 %
General, Property & Casualty Insurance	6,000	2,819	3,181	53 %
Club Facility Maintenance	10,000	0	10,000	100 %
Landscape Maintenance	50,000	21,780	28,220	56 %

Timber Creek CDD

Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Landscape Maintenance Other	10,000	0	10,000	100 %
Total Expenditures	209,425	90,248	119,177	57 %
Excess Revenues Over (Under) Expenditures	0	118,809	118,809	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	(8,661)	(8,661)	0 %
Total Fund Balance, Beginning of Period	0	(8,661)	(8,661)	0 %
Fund Balance, End of Period	0	110,148	110,148	0 %

Timber Creek CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund -- Series 2018
From 10/1/2019 Through 6/30/2020
(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	464,794	336,535	(128,259)	(28)%
DS Assessments - Off Roll	0	96,000	96,000	0 %
Interest Earnings				
Interest Earnings	0	297	297	0 %
Contributions & Donations From Private Sources				
Developer Contribution	0	289,439	289,439	0 %
Total Revenues	464,794	722,271	257,477	55 %
Excess Revenues Over (Under) Expenditures	464,794	722,271	257,477	55 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	530,186	530,186	0 %
Total Fund Balance, Beginning of Period	0	530,186	530,186	0 %
Fund Balance, End of Period	464,794	1,252,457	787,663	169 %

Timber Creek CDD

Statement of Revenues and Expenditures

202 - Debt Service Fund - Series 2020

From 10/1/2019 Through 6/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Special Assessments - Capital Improvement				
Debt Service Prepayment	0	30,000	30,000	0 %
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	<u>0</u>	<u>30,002</u>	<u>30,002</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0	(19,389)	19,389	0 %
Interfund Transfer				
Interfund Transfer	0	1	(1)	0 %
Total Other Financing Sources	<u>0</u>	<u>(19,388)</u>	<u>19,388</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>49,391</u>	<u>49,391</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>49,391</u></u>	<u><u>49,391</u></u>	<u><u>0 %</u></u>

Timber Creek CDD

Statement of Revenues and Expenditures

301 - Capital Projects Fund -- Series 2018

From 10/1/2019 Through 6/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0	789	789	0 %
Total Revenues	0	789	789	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,124,683	(1,124,683)	0 %
Total Expenditures	0	1,124,683	(1,124,683)	0 %
Excess Revenues Over (Under) Expenditures	0	(1,123,894)	(1,123,894)	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	1,200,461	1,200,461	0 %
Total Fund Balance, Beginning of Period	0	1,200,461	1,200,461	0 %
Fund Balance, End of Period	0	76,568	76,568	0 %

Timber Creek CDD
Statement of Revenues and Expenditures
302 - Capital Projects Fund - Series 2020
From 10/1/2019 Through 6/30/2020
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remainin - Original
Revenues				
Interest Earnings				
Interest Earnings	0	13	13	0 %
Total Revenues	0	13	13	0 %
Expenditures				
Financial & Administrative				
District Management	0	7,500	(7,500)	0 %
District Engineer	0	2,500	(2,500)	0 %
Trustees Fees	0	6,000	(6,000)	0 %
District Counsel	0	8,000	(8,000)	0 %
Bond Counsel	0	16,000	(16,000)	0 %
Underwriters Counsel	0	8,000	(8,000)	0 %
Underwriters Discount	0	10,000	(10,000)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	322,611	(322,611)	0 %
Total Expenditures	0	380,611	(380,611)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(1)	1	0 %
Debt Proceeds				
Bond Proceeds	0	(380,611)	380,611	0 %
Total Other Financing Sources	0	(380,612)	380,612	0 %
Excess Revenues Over (Under) Expenditures	0	14	14	0 %
Fund Balance, End of Period	0	14	14	0 %

Timber Creek CDD
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 06/30/2020
Reconciliation Date: 6/30/2020
Status: Locked

Bank Balance	120,299.03
Less Outstanding Checks/Vouchers	800.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	119,499.03
Balance Per Books	<u>119,499.03</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: 06/30/2020

Reconciliation Date: 6/30/2020

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
230	6/25/2020	System Generated Check/Voucher	200.00	Jeffery S. Hills
231	6/25/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
232	6/25/2020	System Generated Check/Voucher	400.00	Steven K. Luce
Outstanding Checks/Vouchers			800.00	

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/2020

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
223	5/21/2020	System Generated Check/Voucher	200.00	Nicholas J. Dister
224	6/1/2020	System Generated Check/Voucher	2,153.00	Meritus Districts
225	6/4/2020	System Generated Check/Voucher	16.82	BOCC - Hillsborough County Water Resource Services
226	6/4/2020	System Generated Check/Voucher	380.00	Sitex Aquatics
227	6/4/2020	System Generated Check/Voucher	759.50	Straley Robin Vericker
228	6/18/2020	System Generated Check/Voucher	285.75	Stantec Consulting Services Inc.
229	6/18/2020	System Generated Check/Voucher	2,965.11	Tampa Electric
233	6/25/2020	System Generated Check/Voucher	2,420.00	DBA Cornestone Solutions Group
Cleared Checks/Vouchers			9,180.18	

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/2020

Reconciliation Date: 6/30/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CK 10017993	6/9/2020	Off Roll - O&M Lot 10 Blk 12, Lot11, Blk 14	1,317.98
	CK 10018028	6/9/2020	Off Roll - O&M Blk15 Lot 17 - 24, Blk16 Lot 1 - 8	10,543.79
	CK 10018030	6/9/2020	Off Roll - Lot16 Blk15, Lot9 Blk16, Lot10 Blk16, Lot11 Blk16	2,635.96
	CK10018061	6/17/2020	Off Roll - O&M Blk13 at Lot3, 4, 5 & Blk14 at Lot9,12,13,15	4,612.93
	CK10018103	6/17/2020	Off Roll - O&M Lot 20 Blk 14, Lot27, Blk 14	1,317.98
				<hr/>
Cleared Deposits				20,428.64
				<hr/> <hr/>