

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & REGULAR MEETING  
AUGUST 05, 2021**

**TIMBER CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**THURSDAY, AUGUST 05, 2021 AT 2:00 P.M.**  
**THE OFFICES OF MERITUS DISTRICTS**  
**LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

<b>District Board of Supervisors</b>	Chair Vice-Chair Supervisor Supervisor Supervisor	Jeffery Hills Nicholas Dister Steve Luce Kelly Evans Laura Coffey
<b>District Manager</b>	Meritus	Bryan Radcliff
<b>District Attorney</b>	Straley Robin Vericker	John Vericker
<b>District Engineer</b>	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.

Board of Supervisors  
**Timber Creek Community Development District**

*Dear Board Members:*

The Public Hearing & Regular Meeting of Timber Creek Community Development District will be held on **August 05, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. **Please let us know at least 24 hours in advance if you are planning to call into the meeting.** Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2022 BUDGET**
  - A. Open Public Hearing on Fiscal Year 2022 Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2021-07; Adopting Fiscal Year 2022 Budget.....Tab 01
  - E. Close Public Hearing on Fiscal Year 2022 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 2021-08; 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 2021-09; Setting Fiscal Year 2022 Meeting Schedule.....Tab 03
  - B. Acceptance of Financial Review for FY Ended September 30, 2020.....Tab 04
  - C. Consideration of Resolution 2021-10; Redesignating Officers.....Tab 05
  - D. General Matters of the District
- 8. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting June 03, 2021.....Tab 06
  - B. Consideration of Operation and Maintenance Expenditures May 2021 .....Tab 07
  - C. Consideration of Operation and Maintenance Expenditures June 2021 .....Tab 08
  - D. Review of Financial Statements Month Ending June 30, 2021.....Tab 09
- 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. ADJOURNMENT**

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

*Bryan Radcliff,*  
District Manager

## RESOLUTION 2021-07

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, 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 2020-2021 and/or revised projections for fiscal year 2021-2022.
- 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, 2021, and Ending September 30, 2022”.

- 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, 2021, and ending September 30, 2022, the sum of \$730,488.00, 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 – <i>Series 2018</i>	\$464,688.00
Total Debt Service Funds – <i>Series 2020</i>	\$ 23,125.00
<b>Total All Funds*</b>	<b>\$730,488.00</b>

\*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 subparagraph 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 5, 2021.**

Attested By:

**Timber Creek  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2021-2022 Adopted Budget**

2022



# TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2022**  
FINAL ANNUAL OPERATING BUDGET

AUGUST 5, 2021



# TIMBER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2022

### FINAL ANNUAL OPERATING BUDGET

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AUGUST 5, 2021



# 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 2022, which begins on October 1, 2021. 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 2021 Final Operating Budget	Current Period Actuals 10/1/20 - 3/31/21	Projected Revenues & Expenditures 4/1/21 to 9/30/21	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	242,675.00	243,531.07	(856.07)	242,675.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$242,675.00</b>	<b>\$243,531.07</b>	<b>(\$856.07)</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	990.97	(990.97)	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$990.97</b>	<b>(\$990.97)</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$242,675.00</b>	<b>\$244,522.04</b>	<b>(\$1,847.04)</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	6,000.00	400.00	800.00	1,200.00	(4,800.00)
<b>TOTAL LEGISLATIVE</b>	<b>\$6,000.00</b>	<b>\$400.00</b>	<b>\$800.00</b>	<b>\$1,200.00</b>	<b>(\$4,800.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management	27,000.00	12,500.00	14,500.00	27,000.00	0.00
District Engineer	4,000.00	158.75	3,841.25	4,000.00	0.00
Disclosure Report	8,400.00	900.00	7,500.00	8,400.00	0.00
Trustees Fees	6,750.00	1,683.60	6,416.40	8,100.00	1,350.00
Auditing Services	7,200.00	52.00	5,248.00	5,300.00	(1,900.00)
Postage, Phone, Faxes, Copies	150.00	281.10	18.90	300.00	150.00
Public Officials Insurance	2,500.00	2,421.00	0.00	2,421.00	(79.00)
Legal Advertising	2,000.00	1,056.00	944.00	2,000.00	0.00
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	104.48	45.52	150.00	50.00
ADA Website Compliance	1,800.00	900.00	600.00	1,500.00	(300.00)
Website Administration	1,500.00	1,500.00	300.00	1,800.00	300.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,775.00</b>	<b>\$21,731.93</b>	<b>\$39,614.07</b>	<b>\$61,346.00</b>	<b>(\$429.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	1,249.50	2,250.50	3,500.00	0.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$3,500.00</b>	<b>\$1,249.50</b>	<b>\$2,250.50</b>	<b>\$3,500.00</b>	<b>\$0.00</b>
<b>UTILITY SERVICES</b>					
Street Lights	50,000.00	0.00	25,000.00	25,000.00	(25,000.00)
Other Electric Services	8,000.00	21,097.73	18,902.27	40,000.00	32,000.00
Water Utility Services	8,000.00	1,883.71	2,116.29	4,000.00	(4,000.00)
<b>TOTAL UTILITY SERVICES</b>	<b>\$66,000.00</b>	<b>\$22,981.44</b>	<b>\$46,018.56</b>	<b>\$69,000.00</b>	<b>\$3,000.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,400.00	0.00	1,200.00	1,200.00	(1,200.00)
<b>TOTAL GARBAGE COLLECTION</b>	<b>\$2,400.00</b>	<b>\$0.00</b>	<b>\$1,200.00</b>	<b>\$1,200.00</b>	<b>(\$1,200.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Pool Maintenance	9,000.00	1,600.00	4,500.00	6,100.00	(2,900.00)
Waterway Management System	6,000.00	4,035.00	2,465.00	6,500.00	500.00
Irrigation Maintenance	5,000.00	850.00	1,150.00	2,000.00	(3,000.00)
General, Property & Casualty Insurance	6,000.00	12,385.00	0.00	12,385.00	6,385.00
Miscellaneous Repairs & Maintenance	5,000.00	1,351.55	3,648.45	5,000.00	0.00
Club Facility Maintenance	10,000.00	2,840.00	3,460.00	6,300.00	(3,700.00)
Landscape Maintenance	50,000.00	14,520.00	18,480.00	33,000.00	(17,000.00)
Mulch	6,000.00	0.00	3,000.00	3,000.00	(3,000.00)
Landscape Maintenance Other	6,000.00	4,470.00	1,530.00	6,000.00	0.00
Plant Replacement Program	0.00	675.00	325.00	1,000.00	1,000.00
Janitorial Service	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$103,000.00</b>	<b>\$42,726.55</b>	<b>\$38,558.45</b>	<b>\$81,285.00</b>	<b>(\$21,715.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$242,675.00</b>	<b>\$89,089.42</b>	<b>\$128,441.58</b>	<b>\$217,531.00</b>	<b>(\$25,144.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$155,432.62</b>	<b>(\$130,288.62)</b>	<b>\$25,144.00</b>	<b>\$25,144.00</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

## FISCAL YEAR 2021 BUDGET ANALYSIS

# TIMBER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21	Fiscal Year 2022 Final Operating Budget	Increase / (Decrease) from FY 2021 to FY 2022
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts- Tax Roll	242,675.00	242,675.00	0.00	242,675.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$242,675.00</b>	<b>\$242,675.00</b>	<b>\$0.00</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$242,675.00</b>	<b>\$242,675.00</b>	<b>\$0.00</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	6,000.00	1,200.00	0.00	6,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$6,000.00</b>	<b>\$1,200.00</b>	<b>\$0.00</b>	<b>\$6,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	4,000.00	4,000.00	0.00	4,000.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	6,750.00	8,100.00	1,350.00	8,200.00	1,450.00
Auditing Services	7,200.00	5,300.00	(1,900.00)	5,500.00	(1,700.00)
Postage, Phone, Faxes, Copies	150.00	300.00	150.00	150.00	0.00
Public Officials Insurance	2,500.00	2,421.00	(79.00)	2,663.00	163.00
Legal Advertising	2,000.00	2,000.00	0.00	2,000.00	0.00
Bank Fees	200.00	200.00	0.00	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	150.00	50.00	100.00	0.00
ADA Website Compliance	1,800.00	1,500.00	(300.00)	1,500.00	(300.00)
Website Administration	1,500.00	1,800.00	300.00	1,800.00	300.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,775.00</b>	<b>\$61,346.00</b>	<b>(\$429.00)</b>	<b>\$61,688.00</b>	<b>(\$87.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	3,500.00	0.00	3,500.00	0.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$3,500.00</b>	<b>\$3,500.00</b>	<b>\$0.00</b>	<b>\$3,500.00</b>	<b>\$0.00</b>
<b>UTILITY SERVICES</b>					
Street Lights	50,000.00	25,000.00	(25,000.00)	43,700.00	(6,300.00)
Other Electric Services	8,000.00	40,000.00	32,000.00	8,000.00	0.00
Water Utility Services	8,000.00	4,000.00	(4,000.00)	8,000.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$66,000.00</b>	<b>\$69,000.00</b>	<b>\$3,000.00</b>	<b>\$59,700.00</b>	<b>(\$6,300.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,400.00	1,200.00	(1,200.00)	2,400.00	0.00
<b>TOTAL GARBAGE COLLECTION</b>	<b>\$2,400.00</b>	<b>\$1,200.00</b>	<b>(\$1,200.00)</b>	<b>\$2,400.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Pool Maintenance	9,000.00	6,100.00	(2,900.00)	9,000.00	0.00
Waterway Management System	6,000.00	6,500.00	500.00	4,560.00	(1,440.00)
Irrigation Maintenance	5,000.00	2,000.00	(3,000.00)	5,000.00	0.00
General, Property & Casualty Insurance	6,000.00	12,385.00	6,385.00	13,624.00	7,624.00
Miscellaneous Repairs & Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
Club Facility Maintenance	10,000.00	6,300.00	(3,700.00)	6,300.00	(3,700.00)
Landscape Maintenance	50,000.00	33,000.00	(17,000.00)	44,000.00	(6,000.00)
Mulch	6,000.00	3,000.00	(3,000.00)	6,000.00	0.00
Landscape Maintenance Other	6,000.00	6,000.00	0.00	8,603.00	2,603.00
Plant Replacement Program	0.00	1,000.00	1,000.00	1,000.00	1,000.00
Janitorial Service	0.00	0.00	0.00	6300.00	6300.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$103,000.00</b>	<b>\$81,285.00</b>	<b>(\$21,715.00)</b>	<b>\$109,387.00</b>	<b>\$6,387.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$242,675.00</b>	<b>\$217,531.00</b>	<b>(\$20,344.00)</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$25,144.00</b>	<b>\$20,344.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# 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	\$	464,688
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>464,688</b>

#### EXPENDITURES

Series 2018 May Bond Interest Payment	\$	167,344
Series 2018 November Bond Principal Payment	\$	130,000
Series 2018 November Bond Interest Payment	\$	167,344
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>464,688</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	6,825,000
Principal Payment Applied Toward Series 2018 Bonds	\$	130,000
<b>Bonds Outstanding - Period Ending 11/1/2022</b>	<b>\$</b>	<b>6,695,000</b>



# TIMBER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2020

#### REVENUES

CDD Debt Service Assessments	\$	23,125
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>23,125</b>

#### EXPENDITURES

Series 2020 May Bond Principal Payment	\$	5,000
Series 2020 May Bond Interest Payment	\$	9,125
Series 2020 November Bond Interest Payment	\$	9,000
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>23,125</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	365,000
Principal Payment Applied Toward Series 2020 Bonds	\$	5,000
<b>Bonds Outstanding - Period Ending 11/1/2022</b>	<b>\$</b>	<b>360,000</b>



# TIMBER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2022 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	\$618.73	\$1,868.73	\$1,250.00	\$618.73	\$1,868.73	\$0.00
Single Family 50'	1.25	137	\$1,562.50	\$773.42	\$2,335.92	\$1,562.50	\$773.42	\$2,335.92	\$0.00
Subtotal		363							
SERIES 2020 - PHASE 2C									
Single Family 50'	1.25	16	\$1,595.75	\$773.42	\$2,369.17	\$1,595.75	\$773.42	\$2,369.17	\$0.00
Subtotal		16							
TOTAL		379							

Notations:

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

## RESOLUTION 2021-08

**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 2021-2022 attached hereto as **Exhibit A** (“**FY 2021-2022 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 2021-2022 Budget;

**WHEREAS**, the provision of the activities described in the FY 2021-2022 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 2021-2022 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 2021-2022 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 2021-2022 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 2021-2022 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 2021-2022 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 December 1, 2021; 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 December 1, 2021
  2. 25% due no later than February 1, 2022
  3. 25% due no later than May 1, 2022
- 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 2021-2022 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, 2021; 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, 2021
  2. 25% due no later than February 1, 2022
  3. 25% due no later than April 1, 2022
- 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 5, 2021.**

Attested By:

**Timber Creek  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2021-2022 Budget**

2022



# TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2022

### FINAL ANNUAL OPERATING BUDGET

AUGUST 5, 2021

# TIMBER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### FISCAL YEAR 2022

### FINAL ANNUAL OPERATING BUDGET

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AUGUST 5, 2021

# 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 2022, which begins on October 1, 2021. 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 2021 Final Operating Budget	Current Period Actuals 10/1/20 - 3/31/21	Projected Revenues & Expenditures 4/1/21 to 9/30/21	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	242,675.00	243,531.07	(856.07)	242,675.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$242,675.00</b>	<b>\$243,531.07</b>	<b>(\$856.07)</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	990.97	(990.97)	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$990.97</b>	<b>(\$990.97)</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$242,675.00</b>	<b>\$244,522.04</b>	<b>(\$1,847.04)</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	6,000.00	400.00	800.00	1,200.00	(4,800.00)
<b>TOTAL LEGISLATIVE</b>	<b>\$6,000.00</b>	<b>\$400.00</b>	<b>\$800.00</b>	<b>\$1,200.00</b>	<b>(\$4,800.00)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management	27,000.00	12,500.00	14,500.00	27,000.00	0.00
District Engineer	4,000.00	158.75	3,841.25	4,000.00	0.00
Disclosure Report	8,400.00	900.00	7,500.00	8,400.00	0.00
Trustees Fees	6,750.00	1,683.60	6,416.40	8,100.00	1,350.00
Auditing Services	7,200.00	52.00	5,248.00	5,300.00	(1,900.00)
Postage, Phone, Faxes, Copies	150.00	281.10	18.90	300.00	150.00
Public Officials Insurance	2,500.00	2,421.00	0.00	2,421.00	(79.00)
Legal Advertising	2,000.00	1,056.00	944.00	2,000.00	0.00
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	104.48	45.52	150.00	50.00
ADA Website Compliance	1,800.00	900.00	600.00	1,500.00	(300.00)
Website Administration	1,500.00	1,500.00	300.00	1,800.00	300.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,775.00</b>	<b>\$21,731.93</b>	<b>\$39,614.07</b>	<b>\$61,346.00</b>	<b>(\$429.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	1,249.50	2,250.50	3,500.00	0.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$3,500.00</b>	<b>\$1,249.50</b>	<b>\$2,250.50</b>	<b>\$3,500.00</b>	<b>\$0.00</b>
<b>UTILITY SERVICES</b>					
Street Lights	50,000.00	0.00	25,000.00	25,000.00	(25,000.00)
Other Electric Services	8,000.00	21,097.73	18,902.27	40,000.00	32,000.00
Water Utility Services	8,000.00	1,883.71	2,116.29	4,000.00	(4,000.00)
<b>TOTAL UTILITY SERVICES</b>	<b>\$66,000.00</b>	<b>\$22,981.44</b>	<b>\$46,018.56</b>	<b>\$69,000.00</b>	<b>\$3,000.00</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,400.00	0.00	1,200.00	1,200.00	(1,200.00)
<b>TOTAL GARBAGE COLLECTION</b>	<b>\$2,400.00</b>	<b>\$0.00</b>	<b>\$1,200.00</b>	<b>\$1,200.00</b>	<b>(\$1,200.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Pool Maintenance	9,000.00	1,600.00	4,500.00	6,100.00	(2,900.00)
Waterway Management System	6,000.00	4,035.00	2,465.00	6,500.00	500.00
Irrigation Maintenance	5,000.00	850.00	1,150.00	2,000.00	(3,000.00)
General, Property & Casualty Insurance	6,000.00	12,385.00	0.00	12,385.00	6,385.00
Miscellaneous Repairs & Maintenance	5,000.00	1,351.55	3,648.45	5,000.00	0.00
Club Facility Maintenance	10,000.00	2,840.00	3,460.00	6,300.00	(3,700.00)
Landscape Maintenance	50,000.00	14,520.00	18,480.00	33,000.00	(17,000.00)
Mulch	6,000.00	0.00	3,000.00	3,000.00	(3,000.00)
Landscape Maintenance Other	6,000.00	4,470.00	1,530.00	6,000.00	0.00
Plant Replacement Program	0.00	675.00	325.00	1,000.00	1,000.00
Janitorial Service	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$103,000.00</b>	<b>\$42,726.55</b>	<b>\$38,558.45</b>	<b>\$81,285.00</b>	<b>(\$21,715.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$242,675.00</b>	<b>\$89,089.42</b>	<b>\$128,441.58</b>	<b>\$217,531.00</b>	<b>(\$25,144.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$155,432.62</b>	<b>(\$130,288.62)</b>	<b>\$25,144.00</b>	<b>\$25,144.00</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

## FISCAL YEAR 2021 BUDGET ANALYSIS

# TIMBER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2021 Final Operating Budget	Total Actuals and Projections Through 9/30/21	Over/(Under) Budget Through 9/30/21	Fiscal Year 2022 Final Operating Budget	Increase / (Decrease) from FY 2021 to FY 2022
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts- Tax Roll	242,675.00	242,675.00	0.00	242,675.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$242,675.00</b>	<b>\$242,675.00</b>	<b>\$0.00</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	0.00	0.00	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$242,675.00</b>	<b>\$242,675.00</b>	<b>\$0.00</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	6,000.00	1,200.00	0.00	6,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$6,000.00</b>	<b>\$1,200.00</b>	<b>\$0.00</b>	<b>\$6,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	4,000.00	4,000.00	0.00	4,000.00	0.00
Disclosure Report	8,400.00	8,400.00	0.00	8,400.00	0.00
Trustees Fees	6,750.00	8,100.00	1,350.00	8,200.00	1,450.00
Auditing Services	7,200.00	5,300.00	(1,900.00)	5,500.00	(1,700.00)
Postage, Phone, Faxes, Copies	150.00	300.00	150.00	150.00	0.00
Public Officials Insurance	2,500.00	2,421.00	(79.00)	2,663.00	163.00
Legal Advertising	2,000.00	2,000.00	0.00	2,000.00	0.00
Bank Fees	200.00	200.00	0.00	200.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	150.00	50.00	100.00	0.00
ADA Website Compliance	1,800.00	1,500.00	(300.00)	1,500.00	(300.00)
Website Administration	1,500.00	1,800.00	300.00	1,800.00	300.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,775.00</b>	<b>\$61,346.00</b>	<b>(\$429.00)</b>	<b>\$61,688.00</b>	<b>(\$87.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	3,500.00	0.00	3,500.00	0.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$3,500.00</b>	<b>\$3,500.00</b>	<b>\$0.00</b>	<b>\$3,500.00</b>	<b>\$0.00</b>
<b>UTILITY SERVICES</b>					
Street Lights	50,000.00	25,000.00	(25,000.00)	43,700.00	(6,300.00)
Other Electric Services	8,000.00	40,000.00	32,000.00	8,000.00	0.00
Water Utility Services	8,000.00	4,000.00	(4,000.00)	8,000.00	0.00
<b>TOTAL UTILITY SERVICES</b>	<b>\$66,000.00</b>	<b>\$69,000.00</b>	<b>\$3,000.00</b>	<b>\$59,700.00</b>	<b>(\$6,300.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,400.00	1,200.00	(1,200.00)	2,400.00	0.00
<b>TOTAL GARBAGE COLLECTION</b>	<b>\$2,400.00</b>	<b>\$1,200.00</b>	<b>(\$1,200.00)</b>	<b>\$2,400.00</b>	<b>\$0.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Pool Maintenance	9,000.00	6,100.00	(2,900.00)	9,000.00	0.00
Waterway Management System	6,000.00	6,500.00	500.00	4,560.00	(1,440.00)
Irrigation Maintenance	5,000.00	2,000.00	(3,000.00)	5,000.00	0.00
General, Property & Casualty Insurance	6,000.00	12,385.00	6,385.00	13,624.00	7,624.00
Miscellaneous Repairs & Maintenance	5,000.00	5,000.00	0.00	5,000.00	0.00
Club Facility Maintenance	10,000.00	6,300.00	(3,700.00)	6,300.00	(3,700.00)
Landscape Maintenance	50,000.00	33,000.00	(17,000.00)	44,000.00	(6,000.00)
Mulch	6,000.00	3,000.00	(3,000.00)	6,000.00	0.00
Landscape Maintenance Other	6,000.00	6,000.00	0.00	8,603.00	2,603.00
Plant Replacement Program	0.00	1,000.00	1,000.00	1,000.00	1,000.00
Janitorial Service	0.00	0.00	0.00	6300.00	6300.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$103,000.00</b>	<b>\$81,285.00</b>	<b>(\$21,715.00)</b>	<b>\$109,387.00</b>	<b>\$6,387.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$242,675.00</b>	<b>\$217,531.00</b>	<b>(\$20,344.00)</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$25,144.00</b>	<b>\$20,344.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# 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	\$	464,688
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>464,688</b>

#### EXPENDITURES

Series 2018 May Bond Interest Payment	\$	167,344
Series 2018 November Bond Principal Payment	\$	130,000
Series 2018 November Bond Interest Payment	\$	167,344
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>464,688</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	6,825,000
Principal Payment Applied Toward Series 2018 Bonds	\$	130,000
<b>Bonds Outstanding - Period Ending 11/1/2022</b>	<b>\$</b>	<b>6,695,000</b>

# TIMBER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2020

#### REVENUES

CDD Debt Service Assessments	\$	23,125
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>23,125</b>

#### EXPENDITURES

Series 2020 May Bond Principal Payment	\$	5,000
Series 2020 May Bond Interest Payment	\$	9,125
Series 2020 November Bond Interest Payment	\$	9,000
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>23,125</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2021	\$	365,000
Principal Payment Applied Toward Series 2020 Bonds	\$	5,000
<b>Bonds Outstanding - Period Ending 11/1/2022</b>	<b>\$</b>	<b>360,000</b>



# TIMBER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS<sup>(1)</sup>

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2021 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2022 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	\$618.73	\$1,868.73	\$1,250.00	\$618.73	\$1,868.73	\$0.00
Single Family 50'	1.25	137	\$1,562.50	\$773.42	\$2,335.92	\$1,562.50	\$773.42	\$2,335.92	\$0.00
Subtotal		363							
SERIES 2020 - PHASE 2C									
Single Family 50'	1.25	16	\$1,595.75	\$773.42	\$2,369.17	\$1,595.75	\$773.42	\$2,369.17	\$0.00
Subtotal		16							
TOTAL		379							

Notations:

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



**RESOLUTION 2021-09**

**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 2022 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 2022 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 5<sup>TH</sup> DAY OF AUGUST, 2021**

**ATTEST:**

**TIMBER CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022**

**FISCAL YEAR 2021/2022**

<b>October 07, 2021</b>	<b>2:00 p.m.</b>
<b>November 04, 2021</b>	<b>2:00 p.m.</b>
<b>December 02, 2021</b>	<b>2:00 p.m.</b>
<b>January 06, 2022</b>	<b>2:00 p.m.</b>
<b>February 03, 2022</b>	<b>2:00 p.m.</b>
<b>March 03, 2022</b>	<b>2:00 p.m.</b>
<b>April 07, 2022</b>	<b>2:00 p.m.</b>
<b>May 05, 2022</b>	<b>2:00 p.m.</b>
<b>June 02, 2022</b>	<b>2:00 p.m.</b>
<b>July 07, 2022</b>	<b>2:00 p.m.</b>
<b>August 04, 2022</b>	<b>2:00 p.m.</b>
<b>September 01, 2022</b>	<b>2:00 p.m.</b>

**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  
HILLSBOROUGH COUNTY,  
FLORIDAFINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2020**

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

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## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Timber Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2020, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

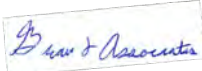
## Other Matters

### *Required Supplementary Information*

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

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2021, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 30, 2021

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Timber Creek Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$2,762,373).
- The change in the District's total net position the fiscal year ended September 30, 2020 was (\$2,184,407), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$350,080, a decrease of (\$1,084,431) in comparison with the prior year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion..

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

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

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

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	202	201
Assets, excluding capital assets	\$ 658,147	\$ 1,527,522
Capital assets	4,414,028	2
Total assets	5,072,17	6,778,51
Liabilities, excluding long-term liabilities	459,439	238,652
Long-term liabilities	7,375,109	7,117,832
Total liabilities	7,834,54	7,356,48
Net position		
Net investment in capital assets	(2,961,081)	(1,866,836)
Restricted for:		
Debt service	108,20	88,409
Capital projects	2	1,200,461
Unrestricted	231	-
Total net position	\$ (2,762,373)	\$



## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

The District's net position decreased during the fiscal year. The majority of the decrease was due to the conveyance of infrastructure to other governments for maintenance and operation. This was partially offset by the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	202	201
Program revenues		
Charges for services	\$ 724,16	\$ 78,70
Operating grants and contributions	9	3
Capital grants and contributions	307	156,39
General revenues	12,755	8
Total revenues	737,32	247,15
Expenses:		
General government	64,964	54,92
Maintenance and operation	169,529	1
Recreation	48,941	4,93
Interest	417,938	0
Conveyance of capital assets	2,220,357	-
Total expenses	2,921,72	410,82
Change in net position	(2,184,407	(163,674
Net position - beginning	)	)
Net position - ending	\$ (2,762,373)	\$

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2020 was \$2,921,729. The costs of the District's activities were partially funded by program revenues which were comprised primarily of assessments and Developer contribution. The increase in program revenues is due to an increase in assessments for operation and maintenance and debt service, including prepaid assessments. In total, expenses increased from the prior fiscal year. The majority of the increase was the result of the conveyance of infrastructure to other governments for maintenance and operation, an increase interest expense, and an increase in operating expenses and professional services, including the landscape maintenance and repairs.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2020, the District had \$4,566,236 invested in infrastructure in progress. In the government-wide financial statements depreciation of \$152,208 has been taken, which resulted in a net book value of \$4,414,028. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2020, the District had \$7,440,000 Bonds outstanding for its governmental activities. During the current fiscal year, the District issued \$400,000 in Series 2020 Special Assessment Revenue Bonds. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

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

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**TIMBER CREEK COMMUNITY DEVELOPMENT  
DISTRICT HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 99,749
Assessments receivable	3,946
Prepays	
Deposits	
Restricted assets:	
Investments	546,52
Capital assets:	
Depreciable, net	<u>4,414,028</u>
Total assets	<u>5,072,175</u>
 <b>LIABILITIES</b>	
Accounts payable and accrued expenses	13,376
Unearned revenue	
Accrued interest payable	294,69
Non-current liabilities:	
Due within one year	125,000
Due in more than one year	<u>7,250,109</u>
	<u>7,834,548</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(2,961,081)
Restricted for debt service	108,202
Restricted for capital projects	231
Unrestricted	<u>90,275</u>
Total net position	<u><u>\$ (2,762,373)</u></u>

See notes to the financial statements

**TIMBER CREEK COMMUNITY DEVELOPMENT  
DISTRICT HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Functions/Programs	Expenses	Charges for Services	Program Revenues		Net (Expense) Revenue and Changes in Net Position
			Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 64,96	\$ 64,96	\$ -	\$ -	\$ -
Maintenance and operations	4	4	-	11,952	(1,131)
Recreation	169,52	156,44	-	-	(48,941)
Interest on long-term debt	9	6	307	803	)
Conveyance of capital assets	2,220,357	-	-	-	(2,220,357)
Total governmental activities	2,921,729	724,169	307	12,755	(2,184,498)
General revenues:					
Unrestricted investment earnings					91
Total general revenues					91
Change in net position					(2,184,407)
Net position - beginning					(577,966)
Net position - ending					<u>\$ (2,762,373)</u>

See notes to the financial statements

**TIMBER CREEK COMMUNITY DEVELOPMENT  
DISTRICT HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
SEPTEMBER 30, 2020**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS</b>				
Cash	\$ 99,74	\$ -	\$ -	\$ 99,74
Investments	9	546,289	231	9
Assessments receivable	-	2,724	-	546,52
Prepaid items	1,222	-	-	0
Deposits	3,03	-	-	3,94
<b>Total assets</b>	<b>\$ 108,90</b>	<b>\$ 549,01</b>	<b>\$ 23</b>	<b>\$ 658,14</b>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable and accrued liabilities	\$ 13,37	\$ -	\$ -	\$ 13,37
Unearned revenue	6	289,439	-	6
<b>Total liabilities</b>	<b>18,62</b>	<b>289,43</b>	<b>-</b>	<b>308,06</b>
<b>Fund balances:</b>				
<b>Nonspendable:</b>				
Prepaid and other items	7,93	-	-	7,93
<b>Restricted for:</b>				
Debt service	-	259,57	-	259,57
Capital projects	-	4	231	4
Unassigned	82,34	-	-	231
<b>Total fund balances</b>	<b>90,27</b>	<b>259,57</b>	<b>23</b>	<b>350,08</b>
<b>Total liabilities and fund balances</b>	<b>\$ 108,90</b>	<b>\$ 549,01</b>	<b>\$ 23</b>	<b>\$ 658,14</b>

See notes to the financial statements

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2020**

Total fund balance - governmental funds	\$	350,08
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	4,566,236	
Accumulated	<u>(152,208)</u>	4,414,02

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(151,372)	
Bonds payable	<u>(7,375,109)</u>	<u>(7,526,481)</u>

Net position of governmental activities		<u>\$ (2,762,373)</u>
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See notes to the financial statements

**TIMBER CREEK COMMUNITY DEVELOPMENT  
DISTRICT HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES,  
EXPENDITURES, AND CHANGES IN FUND  
BALANCES**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Project	
<b>REVENUES</b>				
Assessments	\$ 221,410	\$ 502,759	\$ -	\$ 724,169
Developer contributions				
Interest income	11,952	-	803	11,952
Total revenues	233,45	503,06	80	737,32
<b>EXPENDITURES</b>				
Current:				
General government	64,964	-	-	64,964
Maintenance and operations	66,262	-	-	66,262
Recreation	-	-	-	-
Debt Service:				
Principal	-	145,00	-	145,000
Interest	-	0	-	351,930
Bond issue costs	-	351,93	58,000	58,000
Capital outlay	11,95	0	1,523,64	1,535,59
Total expenditures	143,17	496,93	1,581,64	2,221,75
Excess (deficiency) of revenues over (under) expenditures	90,27	6,13	(1,580,842)	(1,484,431)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer in/(out)	-	(1)	1	-
Bond proceeds	-	19,38	380,61	400,000
Total other financing sources (uses)	-	19,38	380,61	400,00
Net change in fund balances	90,27	25,52	(1,200,230)	(1,084,431)
Fund balances - beginning	-	234,05	1,200,46	1,434,51
Fund balances - ending	\$ 90,27	\$ 259,57	\$ 23	\$ 350,08

See notes to the financial statements

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net change in fund balances - total governmental funds   \$   (1,084,431)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental report capital outlay a expenditures, however, the cost capital assets is eliminated in the statement of activities and capitalized in the statement of net position. 1,535,59

Depreciation on capital assets is not recognized in the governmental fund statement but is reported as a expense in the statement of activities. (152,208

Repayment of long-term liabilities are reported a expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 145,00

Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position. (400,000

Conveyance of previously capitalized capital assets is recorded on the government wide financial statements but not on the the fund financial statements. (2,220,357)

Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (2,277

The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmentalfund financial statements. (5,731)

Change in net position of governmental activities       \$   (2,184,407)

See notes to the financial statements



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

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020, all of the Board members are affiliated with Timber Creek Development, LLC (the "Developer"), and Lennar Homes, LLC ("Landowner").

The Board has the responsibility for:

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

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

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

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

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

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

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

### **Assessments**

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

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

The District reports the following major governmental funds:

### **General Fund**

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

### **Debt Service Fund**

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

### **Capital Projects Fund**

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

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

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

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

#### Deposits and Investments

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

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

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

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

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

#### Inventories and Prepaid Items

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

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

#### Capital Assets

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

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

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Stormwater management	3
Amenity facilities	0

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Unearned Revenue

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

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

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

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

#### Fund Equity/Net Position

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

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

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

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

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

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

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

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

## NOTE 3 – BUDGETARY INFORMATION

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

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

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

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

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

### Investments

The District's investments were held as follows at September 30, 2020:

	Amortized Cost	Credit Risk	Maturities
US Bank MMkt 5 - Ct	\$ 546,520	Not available	N/A
Total Investments	<u>\$ 546,520</u>		

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

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

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

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

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

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

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

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

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

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

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2020 was as follows:

	Beginning Balance	Increases	Decrease	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 5,250,99	\$ 1,535,59	\$ 6,786,59	\$ -
Total capital assets, not being depreciated	5,250,99	1,535,59	6,786,59	-
Capital assets, being depreciated				
Stormwater management	-	3,098,01	-	3,098,01
Amenity facilities	-	3	-	3
Total capital assets, being depreciated	-	4,566,23	-	4,566,23
Less accumulated depreciation for:				
Stormwater management	-	103,26	-	103,26
Parks and recreation	-	7	-	7
Total accumulated depreciation	-	152,20	-	152,20
Total capital assets, being depreciated, net	-	4,414,02	-	4,414,02
Governmental activities capital assets, net	\$ 5,250,996	\$ 5,949,625	\$ 6,786,593	\$ 4,414,028

The infrastructure intended to serve the District has been estimated at a total cost of \$10,440,000. The infrastructure will include roads, stormwater management, utilities, community facilities, and off-site improvements. A portion of the project costs was to be funded with the proceeds from the issuance of Bonds and the remainder is intended to be funded by the Developer. During the current fiscal year, \$2,220,357 in infrastructure was conveyed to other governments for ownership and maintenance.

## **NOTE 5 – CAPITAL ASSETS (Continued)**

### **Development Agreement with Lennar Homes, LLC (“Landowner”)**

In the prior period, the District and the Landowner executed a Development Acquisition Agreement for the Phase I Improvements. Per the agreement, the District will acquire improvements in an amount not to exceed \$3.75 million from the Landowner. Pursuant to the agreement, \$3,721,861 in Phase I improvements was acquired from the Landowner in the 2019 fiscal year.

In addition, the District acquired \$941,070, \$562,312, and \$941,519 in additional improvements from the Developer in the 2018, 2019, and 2020 fiscal year, respectively.

### **Development Agreement with Timber Creek Development, LLC (“Developer”)**

In the current fiscal year, the District and the Developer executed a Development Acquisition Agreement for the Series 2020 Improvements. Pursuant to the agreement, \$322,611 in Phase 2 improvements was acquired from the Developer in the current fiscal year.

## **NOTE 6 – LONG-TERM LIABILITIES**

### **Series 2018**

On June 20, 2018, the District issued \$7,185,000 of Special Assessment Revenue Bonds, Series 2018 consisting of Term Bonds due between November 1, 2024 – November 1, 2048 with fixed interest rates ranging from 4.125% - 5.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2020 through November 1, 2048.

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

### **Series 2020**

In February 2020, the District issued \$400,000 of Special Assessment Revenue Bonds, Series 2020 due May 1, 2050 with a fixed interest rate of 5.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2021 through May 1, 2050.

The Series 2020 Bonds are not subject to redemption prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their scheduled maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. For the Series 2020 Bonds, this occurred during the current fiscal year as the District collected prepaid assessments and prepaid \$30,000 of the Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2020 were as follows:

	Beginning Balance	Addition	Reduction	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2018	\$ 7,185,000	\$ -	\$ 115,000	\$ 7,070,000	\$ 120,000
Less Original issue discount	67,168	-	0	64,891	0
Series 2020		400,000	2,277	370,000	-
Total	<u>\$ 7,117,832</u>	<u>\$ 400,000</u>	<u>\$ 142,722</u>	<u>\$ 7,375,110</u>	<u>\$ 125,000</u>

At September 30, 2020, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principa	Interes	Tota
2021	\$ 125,000	\$ 360,819	\$ 485,819
2022	130,000	355,516	485,516
2023	135,000	350,006	485,006
2024	140,000	344,291	484,291
2025	145,000	338,369	483,369
2026- 2030	845,000	1,583,297	2,428,297
2031- 2035	1,075,000	1,351,875	2,426,875
2036- 2040	1,360,000	1,049,875	2,409,875
2041-	<u>\$ 7,440,000</u>	<u>\$ 6,585,172</u>	<u>\$ 14,025,172</u>

## NOTE 7 – DEVELOPER AND LANDOWNER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$11,952. In addition, the general fund and debt service fund reported unearned revenues of \$5,252 and \$212,267, respectively, at September 30, 2020.

The Developer and major Landowner own the majority of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer and major Landowner.

## NOTE 8 – CONCENTRATION

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

## NOTE 9 – MANAGEMENT COMPANY

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

## NOTE 10 – RISK MANAGEMENT

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



**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES  
INFUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	<u>Budgeted Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive</u>
<b>REVENUES</b>			
Assessments	\$ 209,425	\$ 221,410	\$ 11,985
Developer contributions	-	11,952	11,95
Interest earnings	-	-	-
Total revenues	<u>209,42</u>	<u>233,45</u>	<u>24,02</u>
<b>EXPENDITURES</b>			
Current:			
General government	53,42	64,96	(11,539
Maintenance and operations	5	4	)
Capital outlay	156,00	66,26	89,738
Total expenditures	<u>209,42</u>	<u>143,17</u>	<u>66,24</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	90,27	<u>\$ 90,275</u>
Fund balance - beginning		<u>-</u>	
Fund balance - ending		<u>\$ 90,275</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2020.



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Timber Creek Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 30, 2021.

**Internal Control Over Financial Reporting**

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

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

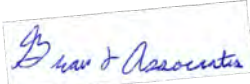
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not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

**Compliance and Other Matters**

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

### **Purpose of this Report**

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

A handwritten signature in blue ink, reading "B. Han & Associates", is enclosed in a rectangular box.

June 30, 2021



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

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

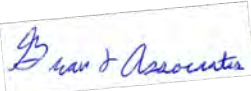
To the Board of Supervisors  
Timber Creek Community Development District  
Hillsborough County, Florida

We have examined Timber Creek Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2020.

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



June 30, 2021



951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

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

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

### Report on the Financial Statements

We have audited the accompanying basic financial statements of Timber Creek Community Development District ("District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon June 30, 2021.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2021, should be considered in conjunction with this management letter.

### Purpose of this Letter

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

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

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

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

June 30, 2021

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

#### 2019-01 Requisition Overpayment

Current Status: Recommendation has been implemented.

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2019, except as noted above.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2020.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2020. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

**RESOLUTION 2021-10**

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

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

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

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

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

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

<u>Jeffery Hills</u>	Chair
<u>Nicholas Dister</u>	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
<u>Steve Luce</u>	Assistant Secretary
<u>Kelly Evans</u>	Assistant Secretary
<u>Laura Coffey</u>	Assistant Secretary

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

**PASSED AND ADOPTED THIS 5<sup>th</sup> DAY OF AUGUST, 2021.**

**ATTEST:**

**TIMBER CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair



**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**June 3, 2021 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 3, 2021 at 2:00 p.m.** at the Offices at Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

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

Bryan Radcliff called the Regular Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, June 3, 2021 at 2:54 p.m.**

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

Nick Dister	Vice-Chair
Steve Luce	Supervisor
Kelly Evans	Supervisor
Laura Coffey	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker

There were no audience members 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 2021-05; Approving Proposed FY 2022 Budget & Setting Public Hearing**

Mr. Radcliff went over the proposed budget for FY 2022 with the Board. Assessments will remain the same. The public hearing for the budget will be scheduled for August 5, 2021 at 2:00 p.m.

MOTION TO: Approve Resolution 2021-05.  
MADE BY: Supervisor Dister  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

## **B. General Matters of the District**

Mr. Radcliff provided a brief update on the cameras. He also went over that clubhouse rentals will be available soon.

## **4. CONSENT AGENDA ITEMS**

- A. Consideration of Minutes of the Regular Meeting May 6, 2021**
- B. Consideration of Operations and Maintenance Expenditures April 2021**
- C. Review of Financial Statements for Month Ending April 30, 2021**

The Board reviewed the Consent Agenda items.

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

## **5. VENDOR AND STAFF REPORTS**

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

There were no additional reports from staff.

## **6. SUPERVISOR REQUESTS**

There were no supervisor requests at this time.

**7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

There were no audience comments.

**8. ADJOURNMENT**

MOTION TO:	Adjourn at 2:57 p.m.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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

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

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

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

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**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
<b>Monthly Contract</b>				
Meritus Districts	10587	\$ 2,169.81		District Management Service - May 2021
Sitex Aquatics	4893B	380.00		Lake Maintenance - May 2021
Spearem Enterprises	4735	525.00		Cleaning Service - 04/19/2021
Zebra Cleaning Team	4376	900.00		Pool Cleaning - April 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,974.81</b>		
<b>Variable Contract</b>				
Action Security	17783	\$ 560.00		Service Call - 04/19/2021
Florida Department of Health	29 60 1991602 060121	275.00		Public Swimming Pool - 05/21/2021
Grau and Associates	21025	500.00		Audit FYE 09/30/2020
Straley Robin Vericker	19698	161.50		Professional Services thru 04/15/2021
Tampa Bay Times	148334 040721	297.50		Rule Development - 04/07/2021
Tampa Bay Times	148329 041221	935.00	<b>\$ 1,232.50</b>	Rule Making - 04/11/2021
<b>Variable Contract Sub-Total</b>		<b>\$ 2,729.00</b>		
<b>Utilities</b>				
Bright House	091950801050721	\$ 137.96		Internet/Voice Service - 05/07/2021
Tampa Electric	211018485063 050621	2,606.92		Electric Service thru 04/30/2021
Tampa Electric	221007623665 050621	325.84		Electric Service thru 04/30/2021
Tampa Electric	221007683099 050621	502.77		Electric Service thru 04/30/2021
Tampa Electric	221007683412 050621	63.48		Electric Service thru 04/30/2021
Tampa Electric	221007708326 050621	55.14		Electric Service thru 04/30/2021
Tampa Electric	221007724737 050621	5.98	<b>\$ 3,560.13</b>	Electric Service thru 04/30/2021
<b>Utilities Sub-Total</b>		<b>\$ 3,698.09</b>		
<b>Regular Services</b>				
Action Security, INC.	17899	\$ 125.00		Gates & Access Equipment - 05/01/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
MHD Communications	22958	8,444.40		CCTV Clubhouse - 05/24/2021
Neptune Multi Services LLC	005316	650.00		Trash Pickup - 05/13/2021
Spearem Enterprises	4771	525.00		Cleaning Service - 05/12/2021
Supervisor: Nick Dister	ND050621	200.00		Supervisor Fee - 05/06/2021
Supervisor: Steve Luce	SL050621	200.00	<b>\$ 400.00</b>	Supervisor Fee - 05/06/2021
Tree Farm 2, Inc	10 119984	2,420.00		Area Maintenance - 05/01/2021
Zebra Cleaning Team Inc.	4429	900.00		Pool Cleaning - May 2021
<b>Regular Services Sub-Total</b>		<b>\$ 13,464.40</b>		

<b>Additional Services</b>				
Spearem Enterprises	4711	\$ 896.66		Outdoor Maintenance - 04/14/2021
Zebra Cleaning Team	4382	100.00		Stain Removal - 04/12/2021
<b>Additional Services Sub-Total</b>		<b>\$ 996.66</b>		

<b>TOTAL:</b>	<b>\$ 24,862.96</b>		
---------------	---------------------	--	--

**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**


Invoice Number: 10587  
Invoice Date: May 1, 2021  
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		5/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - May		2,000.00
		Website Administration		150.00
		Postage - March		19.81
				

Subtotal	2,169.81
Sales Tax	
Total Invoice Amount	2,169.81
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,169.81</b>



**Invoice**

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

Date	Invoice #
5/1/2021	4893B

<b>Bill To</b>
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> <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>			
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$380.00

*Handwritten:* 53900/4306



**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



# INVOICE

**BILL TO**

Timber Creek CDD

Meritus

2005 Pan Am Circle, Suite 300

Tampa , FL 33607

**INVOICE #** 4735**DATE** 04/19/2021**DUE DATE** 05/05/2021**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Clubhouse and Restroom Cleaning provided for the week of: 3-22-2021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of 3-29-2021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of 4-5-2021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of: 4-12-2021	1	131.25	131.25

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

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

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

**BALANCE DUE****\$525.00**

53901/4602

***Thanks For Your Business!***

# INVOICE

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

DATE: APRIL 12, 2021  
INVOICE #4376

**EXPIRATION DATE**

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

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		April pool cleaning		\$900.00
SUBTOTAL				
SALES TAX				
TOTAL				\$900.00

**Comments:**

53900/4305

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

## Invoice

**BILL TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17783	04/19/2021	\$560.00	05/17/2021	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 4/5 & 4/6/2021 Provided service per customer request, to checkout report of cards not opening doors. Upon arrival, was unable to access building. Return trip necessary once building able to be accessed. Changed resident schedule, created manager security level and put resident cards on limited access. Tested doors and left operational. Attempted installation of internet programming device, but router was not giving internet access. Reported this to customer and will return at later date to install.	4	115.00	460.00
<b>Trip charge</b>	2	50.00	100.00

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

**BALANCE DUE**

**\$560.00**

Thank you, we appreciate your business!

53900/4605



State of Florida  
Department of Health  
Notification of Fees Due

Identification Number: 29-60-1991602

Billing Code: 29-BID-5320031

Fee Amount: \$275.00

For: Swimming Pools Public Pool <= 25000 Gallons

To: **Timber Creek CDD**  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607

Total Amount Due: \$275.00

Payment Due 06/20/2021 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to Hillsborough County

Account Information for: 29-60-1991602  
Facility Name: Timber Creek Swimming Pool  
Location Address 1: 10224 Opaline Sky Ct  
Location Address 2:  
City: Riverview  
State: FL  
Zip Code: 33578

County Mailing Address 1: P O Box 5135  
County Mailing Address 2:  
County Mailing City: Tampa  
County Mailing State: FL  
County Mailing Zip Code: 33675

Owner Name: Timber Creek CDD  
Owner Address 1: 2005 Pan Am Cir Ste 300  
Owner Address 2: Tampa, FL 33607  
Owner City: Tampa  
Owner State: FL  
Owner Zip Code: 33607  
Work Phone:  
Home Phone: (813) 397-5120

Facility Contact Name: Timber Creek CDD  
Work Phone:  
Home Phone: (813) 397-5120

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

Date: \_\_\_\_\_

[Environmental Health Division - Account Information Copy]



State of Florida  
Department of Health  
Notification of Fees Due

Identification Number: 29-60-1991602

Billing Code: 29-BID-5320031

For: Swimming Pools Public Pool <= 25000 Gallons

Fee Amount: \$275.00

To: **Timber Creek CDD**  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607

Total Amount Due: \$275.00  
Payment Due 06/20/2021 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.  
[Business Office - Cashiering & Accounting Copy]



State of Florida  
Department of Health  
Notification of Fees Due

Identification Number: 29-60-1991602  
For: Swimming Pools Public Pool <= 25000 Gallons

Billing Code: 29-BID-5320031  
Fee Amount: \$275.00

To: **Timber Creek CDD**  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607

Total Amount Due: \$275.00

Payment Due 06/20/2021 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to Hillsborough County

Account Information for: 29-60-1991602  
Facility Name: Timber Creek Swimming Pool  
Location Address 1: 10224 Opaline Sky Ct  
Location Address 2:  
City: Riverview  
State: FL  
Zip Code: 33578

County Mailing Address 1: P O Box 5135  
County Mailing Address 2:  
County Mailing City: Tampa  
County Mailing State: FL  
County Mailing Zip Code: 33675

Owner Name: Timber Creek CDD  
Owner Address 1: 2005 Pan Am Cir Ste 300  
Owner Address 2: Tampa, FL 33607  
Owner City: Tampa  
Owner State: FL  
Owner Zip Code: 33607  
Work Phone:  
Home Phone: (813) 397-5120

Facility Contact Name: Timber Creek CDD  
Work Phone:  
Home Phone: (813) 397-5120

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

Date: \_\_\_\_\_

[Environmental Health Division - Account Information Copy]



State of Florida  
Department of Health  
Notification of Fees Due

Identification Number: 29-60-1991602  
For: Swimming Pools Public Pool <= 25000 Gallons

Billing Code: 29-BID-5320031  
Fee Amount: \$275.00

To: **Timber Creek CDD**  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607

Total Amount Due: \$275.00  
Payment Due 06/20/2021 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.  
[Business Office - Cashiering & Accounting Copy]

## Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 21025  
Date 05/03/2021

---

### SERVICE

### AMOUNT

Audit FYE 09/30/2020

\$ 500.00

Current Amount Due

\$ 500.00

51300  
3202

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.

## 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 27, 2021

Client: 001498

Matter: 000001

Invoice #: 19698

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2021

### SERVICES

Date	Person	Description of Services	Hours	
4/7/2021	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT RE SERIES 2018 BONDS AND SERIES 2020 BONDS.	0.2	
4/12/2021	JMV	PREPARE QUARTERLY CDD DISCLOSURE REPORT.	0.3	
4/13/2021	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING SAME.	0.2	
Total Professional Services			0.7	\$161.50

### PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$97.50
LB	Lynn Butler	0.4	\$64.00

April 27, 2021

Client: 001498

Matter: 000001

Invoice #: 19698

Page: 2

Total Services	\$161.50	
Total Disbursements	\$0.00	
Total Current Charges		\$161.50

**PAY THIS AMOUNT**

**\$161.50**

on  
AA  
51700/3107

*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/ 7/21	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
04/07/2021	Deirdre Almeida	176840
Total Amount Due		Ad Number
\$297.50		0000148334

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/07/21	04/07/21	0000148334	Times	Legals CLS	Rule Development	1	2x36 L	\$297.50
04/07/21	04/07/21	0000148334	Tampabay.com	Legals CLS	Rule Development	1	2x36 L	\$0.00

OK BL  
51309/4801

Received  
APR 12 2021

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/ 7/21	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
04/07/2021	Deirdre Almeida	176840
Total Amount Due		Ad Number
\$297.50		0000148334

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

TIMBER CREEK CDD  
C/O MERITUS  
2005 PAN AM CIRCLE #300  
TAMPA, FL 33607

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Terri Schneider** 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: Rule Development** was published in **Tampa Bay Times: 4/ 7/21** in said newspaper in the issues of **Baylink Hillsborough**

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

Signature Affiant

Sworn to and subscribed before me this **04/07/2021**

Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

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

In accord with Chapters 120 and 190, Florida Statutes, the Timber Creek Community Development District ("District") hereby gives notice of its intention to develop fee schedules, rules and policies for use of the District's Recreational Amenities (the "Recreational Amenities Rules & Policies").

The purpose and effect of the Recreational Amenities Rules & Policies are to provide for efficient and effective operation of the District amenities.

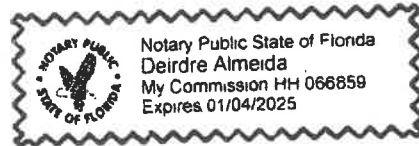
Specific legal authority for the adoption of the proposed Recreational Amenities Rules & Policies includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Recreational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

A copy of the proposed Recreational Amenities Rules & Policies may be obtained by contacting the District Manager at Meritus, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by calling (813) 837-7300.

Timber Creek Community Development District  
 Brian Howell, District Manager

Run Date: April 7, 2021

0000148334





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	
04/11/21		TIMBER CREEK CDD	
Billing Date		Sales Rep	Customer Account
04/12/2021		Deirdre Almeida	176840
Total Amount Due			Ad Number
\$935.00			0000148329

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/11/21	04/11/21	0000148329	Times	Legals CLS	Rule Making	1	2x85 L	\$935.00
04/11/21	04/11/21	0000148329	Tampabay.com	Legals CLS	Rule Making	1	2x85 L	\$0.00

OK  
BL  
51300/  
4801

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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	
04/11/21		TIMBER CREEK CDD	
Billing Date		Sales Rep	Customer Account
04/12/2021		Deirdre Almeida	176840
Total Amount Due			Ad Number
\$935.00			0000148329

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

Received

APR 19 2021

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

TIMBER CREEK CDD

C/O MERITUS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

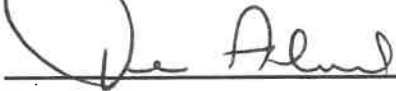
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Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as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



Signature Affiant

Sworn to and subscribed before me this **04/11/2021**



Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

**NOTICE OF RULEMAKING REGARDING THE  
RECREATIONAL AMENITIES RULES AND POLICIES OF THE  
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Timber Creek Community Development District (the "District") on May 6, 2021 at 2:00 p.m. at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The hearing will be for the purpose of setting rules and regulations for the usage of the recreational facilities, including the Clubhouse and pool, along with resident and non-resident usage fees for the use of the Timber Creek Recreational Facilities (the "Recreational Amenities Rules & Policies"). At the conclusion of the hearing, the Board shall, by resolution, adopt policies and usage rates as finally approved by the Board of Supervisors. Prior notice of rule development was published in the Tampa Bay Times on April 7, 2021.

Specific legal authority for the rule repeals and new rule development includes Sections 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented include, but are not limited to, Sections 190.011(5), 190.011(15), 190.006, 190.007, 112.3143, 119.07, 190.008, 286.0105, 190.035(2), 190.033, 255.20, 287.055, 218.931, 112.08, 255.0525, 287.017 and 190.011(3), Florida Statutes.

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

IF REQUESTED WITHIN TWENTY ONE (21) DAYS OF THE DATE OF THIS NOTICE, A HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW (IF NOT REQUESTED, THIS HEARING MAY NOT BE HELD):

DATE: May 6, 2021  
TIME: 2:00 p.m.  
PLACE: Meritus  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

A request for a public hearing on the District's intent to adopt the Recreational Amenities Rules & Policies must be made in writing to the District Manager at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and received within twenty one (21) days after the date of this Notice.

If a public hearing is requested, this public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can physically attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

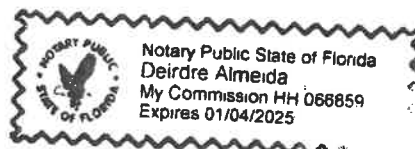
In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's Management Company, Meritus at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting.

A copy of the proposed Recreational Amenities Rules & Policies may be obtained by contacting the District Manager at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by calling (813) 873-7300.

Timber Creek Community Development District  
Brian Howell, District Manager

Run date: April 11, 2021

0000148329





May 7, 2021  
Invoice Number: 091950801050721  
Account Number: **0050919508-01**  
Security Code: **2302**  
Service At: 10224 OPALINE SKY CT S  
RIVERVIEW, FL 33578-7610

#### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

#### SPECTRUM BUSINESS NEWS

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

#### Summary

*Services from 05/06/21 through 06/05/21  
details on following pages*

Previous Balance	239.67
Payments Received - Thank You	-239.67
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
<b>Total Due by 05/23/21</b>	<b>\$137.96</b>

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652  
7635 1610 NO RP 07 05072021 NNNNNY 01 000282 0001

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



May 7, 2021

**TIMBER CREEK CDD**

Invoice Number: 091950801050721  
Account Number: 0050919508-01  
Service At: 10224 OPALINE SKY CT S  
RIVERVIEW, FL 33578-7610

<b>Total Due by 05/23/21</b>	<b>\$137.96</b>
Amount you are enclosing	\$

#### Please Remit Payment To:

BRIGHT HOUSE NETWORKS  
PO BOX 7195  
PASADENA, CA 91109-7195



Received

MAY 11 2021

0001000100509195080118013796



Invoice Number:  
Account Number:  
Security Code:

TIMBER CREEK CDD  
091950801050721  
0050919508-01  
2302

**Contact Us**

Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)  
Or, call us at 1-877-824-6249

7635 1610 NO RP 07 05072021 NNNNNY 01 000282 0001

**Charge Details**

Previous Balance		239.67
Payments Received - Thank You	04/26	-239.67
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 05/07/21 will appear on your next bill.

Services from 05/06/21 through 06/05/21

**Spectrum Business™ Internet**

Spectrum Business Internet Ultra	199.99
Static IP 1	14.99
Business WiFi	7.99
Promotional Discount	-105.00
	<b>\$117.97</b>

Spectrum Business™ Internet Total **\$117.97**

**Spectrum Business™ Voice**

<b>Phone Number 813-609-4080</b>	
Spectrum Business Voice	49.99
Promo Discount	-10.00
Promotional Discount	-20.00
	<b>\$19.99</b>

For additional call details, please visit [SpectrumBusiness.net](https://SpectrumBusiness.net) Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$19.99**

**Current Charges** **\$137.96**  
**Total Due by 05/23/21** **\$137.96**

**Billing Information**

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC

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

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

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**The following taxes, fees and surcharges are included in the price of the applicable service** - Federal USF \$1.39, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.02.

**Voice Fees and Charges** - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees).

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Visit [Spectrum.com/stores](https://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](https://Spectrum.net/support).

**Sign up for Paperless Billing.**  
**It's easy, convenient and secure.**

Get your statement as soon as it's available. Instead of receiving a paper bill through the mail, sign up for paperless billing.

**It's easy** - enroll in paperless billing visit [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's convenient** - you can access your statement through [SpectrumBusiness.net](https://SpectrumBusiness.net).

**It's secure** - we deliver securely to your [SpectrumBusiness.net](https://SpectrumBusiness.net) account and only you can access through a secure sign-in process.

Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

**Payment Options**

**Pay Online** - Create or Login to pay or view your bill online at [Spectrumbusiness.net](https://Spectrumbusiness.net).

**Pay by Mail** - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.





Statement Date: 05/06/2021

Account: 211018485063

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



Current month's charges:	\$2,606.92
Total amount due:	\$2,606.92
Payment Due By:	05/27/2021

## Your Account Summary

Previous Amount Due	\$2,606.92
Payment(s) Received Since Last Statement	-\$2,606.92
<b>Current Month's Charges</b>	<b>\$2,606.92</b>
<b>Total Amount Due</b>	<b>\$2,606.92</b>



Always assume that a downed power line is energized. Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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

## Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.  
[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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:	\$2,606.92
Total amount due:	\$2,606.92
Payment Due By:	05/27/2021

**Amount Enclosed** \$  
613111983080

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: 211018485063  
 Statement Date: 05/06/2021  
 Current month's charges due 05/27/2021



## Details of Charges – Service from 04/01/2021 to 04/30/2021

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	76 kWh @ \$0.02712/kWh	\$2.06
Fixture & Maintenance Charge	4 Fixtures	\$49.96
Lighting Pole / Wire	4 Poles	\$86.12
Lighting Fuel Charge	76 kWh @ \$0.03136/kWh	\$2.38
Storm Protection Charge	76 kWh @ \$0.00354/kWh	\$0.27
Florida Gross Receipt Tax		\$0.12

### Lighting Charges

**\$140.91**

## Details of Charges – Service from 04/01/2021 to 04/30/2021

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	1330 kWh @ \$0.02712/kWh	\$36.07
Fixture & Maintenance Charge	70 Fixtures	\$874.30
Lighting Pole / Wire	70 Poles	\$1507.10
Lighting Fuel Charge	1330 kWh @ \$0.03136/kWh	\$41.71
Storm Protection Charge	1330 kWh @ \$0.00354/kWh	\$4.71
Florida Gross Receipt Tax		\$2.12

### Lighting Charges

**\$2,466.01**

## Total Current Month's Charges

**\$2,606.92**

## Important Messages

### Emergency Rental and Utility Bill Assistance

Several Florida cities and counties have received additional emergency rental assistance funding through the Florida Emergency Rental Assistance Program to assist households that are unable to pay rent and utilities due to hardship related to COVID-19. Visit [tampaelectric.com/updates](http://tampaelectric.com/updates) to learn more.

### More clean energy to you

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Statement Date: 05/06/2021

Account: 221007623665

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



Current month's charges:	\$325.84
Total amount due:	\$325.84
Payment Due By:	05/27/2021

## Your Account Summary

Previous Amount Due	\$315.01
Payment(s) Received Since Last Statement	-\$315.01
<b>Current Month's Charges</b>	<b>\$325.84</b>
<b>Total Amount Due</b>	<b>\$325.84</b>



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## Save Energy. Save Money.

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[tampaelectric.com/bizsave](http://tampaelectric.com/bizsave)

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Current month's charges:	\$325.84
Total amount due:	\$325.84
Payment Due By:	05/27/2021

**Amount Enclosed** \$  
614346549786

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:** 221007623665  
**Statement Date:** 05/06/2021  
**Current month's charges due** 05/27/2021



## Details of Charges – Service from 04/01/2021 to 04/30/2021

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
1000498720	04/30/2021	33,136		29,930		3,206 kWh	1	30 Days

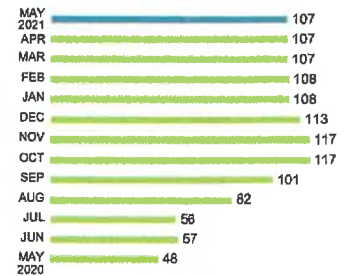
Basic Service Charge		\$18.06
Energy Charge	3,206 kWh @ \$0.05928/kWh	\$190.05
Fuel Charge	3,206 kWh @ \$0.03167/kWh	\$101.53
Storm Protection Charge	3,206 kWh @ \$0.00251/kWh	\$8.05
Florida Gross Receipt Tax		\$8.15
<b>Electric Service Cost</b>		<b>\$325.84</b>

**Total Current Month's Charges**

**\$325.84**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### Emergency Rental and Utility Bill Assistance

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Statement Date: 05/06/2021

Account: 221007683099

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



Current month's charges:	\$502.77
Total amount due:	\$502.77
Payment Due By:	05/27/2021

### Your Account Summary

Previous Amount Due	\$674.35
Payment(s) Received Since Last Statement	-\$674.35
<b>Current Month's Charges</b>	<b>\$502.77</b>
<b>Total Amount Due</b>	<b>\$502.77</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$502.77
Total amount due:	\$502.77
Payment Due By:	05/27/2021

**Amount Enclosed** \$  
614346549787

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:** 05/06/2021  
**Current month's charges due** 05/27/2021



## Details of Charges – Service from 04/01/2021 to 04/30/2021

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

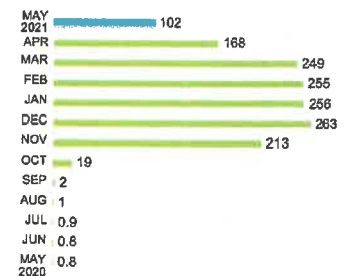
**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	04/30/2021	46,492		43,420		3,072 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	3,072 kWh @ \$0.05928/kWh	\$182.11
Fuel Charge	3,072 kWh @ \$0.03167/kWh	\$97.29
Storm Protection Charge	3,072 kWh @ \$0.00251/kWh	\$7.71
Florida Gross Receipt Tax		\$7.82
<b>Electric Service Cost</b>		<b>\$312.99</b>

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Details of Charges – Service from 04/01/2021 to 04/30/2021

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	135 kWh @ \$0.02712/kWh	\$3.66
Fixture & Maintenance Charge	5 Fixtures	\$73.55
Lighting Pole / Wire	5 Poles	\$107.65
Lighting Fuel Charge	135 kWh @ \$0.03136/kWh	\$4.23
Storm Protection Charge	135 kWh @ \$0.00354/kWh	\$0.48
Florida Gross Receipt Tax		\$0.21

### Lighting Charges

**\$189.78**

### Total Current Month's Charges

**\$502.77**

Statement Date: 05/06/2021

Account: 221007683412

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

Current month's charges:	\$63.48
Total amount due:	\$63.48
Payment Due By:	05/27/2021

**Your Account Summary**

Previous Amount Due	\$59.93
Payment(s) Received Since Last Statement	-\$59.93
<b>Current Month's Charges</b>	<b>\$63.48</b>
<b>Total Amount Due</b>	<b>\$63.48</b>



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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007683412

Current month's charges:	\$63.48
Total amount due:	\$63.48
Payment Due By:	05/27/2021

**Amount Enclosed** \$ 614346549788

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**  
**MAY 10 2021**



**Account:** 221007683412  
**Statement Date:** 05/06/2021  
**Current month's charges due** 05/27/2021


**Details of Charges – Service from 04/01/2021 to 04/30/2021**

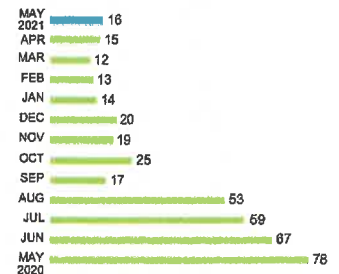
Service for: 10224 OPALINE SKY CT, WELL, RIVERVIEW, FL 33578

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	04/30/2021	7,020		6,551		469 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	469 kWh @ \$0.05928/kWh	\$27.80
Fuel Charge	469 kWh @ \$0.03167/kWh	\$14.85
Storm Protection Charge	469 kWh @ \$0.00251/kWh	\$1.18
Florida Gross Receipt Tax		\$1.59
<b>Electric Service Cost</b>		<b>\$63.48</b>

**Total Current Month's Charges**
**\$63.48**
**Tampa Electric Usage History**

 Kilowatt-Hours Per Day  
(Average)

**Important Messages**
**Emergency Rental and Utility Bill Assistance**

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Statement Date: 05/06/2021  
Account: 221007708326

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



Current month's charges:	\$55.14
Total amount due:	\$55.14
Payment Due By:	05/27/2021

## Your Account Summary

Previous Amount Due	\$53.32
Payment(s) Received Since Last Statement	-\$53.32
<b>Current Month's Charges</b>	<b>\$55.14</b>
<b>Total Amount Due</b>	<b>\$55.14</b>



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Current month's charges:	\$55.14
Total amount due:	\$55.14
Payment Due By:	05/27/2021
<b>Amount Enclosed</b>	<b>\$</b>

619284809571

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:** 221007708326  
**Statement Date:** 05/06/2021  
**Current month's charges due** 05/27/2021



## Details of Charges – Service from 04/01/2021 to 04/30/2021

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
1000511668	04/30/2021	4,476	4,094	382 kWh	1	30 Days

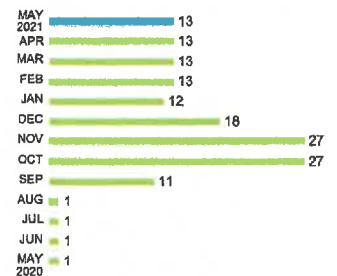
Basic Service Charge		\$18.06
Energy Charge	382 kWh @ \$0.05928/kWh	\$22.64
Fuel Charge	382 kWh @ \$0.03167/kWh	\$12.10
Storm Protection Charge	382 kWh @ \$0.00251/kWh	\$0.96
Florida Gross Receipt Tax		\$1.38
<b>Electric Service Cost</b>		<b>\$55.14</b>

## Total Current Month's Charges

**\$55.14**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### Emergency Rental and Utility Bill Assistance

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Statement Date: 05/06/2021  
Account: 221007724737

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



Current month's charges: \$21.97  
Total amount due: \$5.98  
Payment Due By: 05/27/2021

**Your Account Summary**

Previous Amount Due	- \$15.99
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	- \$15.99
<b>Current Month's Charges</b>	<b>\$21.97</b>
<b>Total Amount Due</b>	<b>\$5.98</b>



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Account: 221007724737

Current month's charges: \$21.97  
Total amount due: \$5.98  
Payment Due By: 05/27/2021  
Amount Enclosed \$

619284809572

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:** 05/06/2021  
**Current month's charges due** 05/27/2021



## Details of Charges – Service from 04/01/2021 to 04/30/2021

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
1000514006	04/30/2021	224	188		36 kWh	1	30 Days

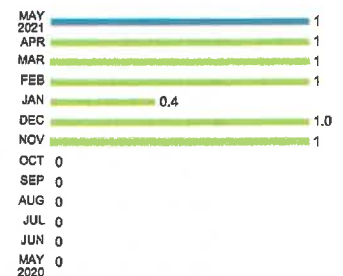
Basic Service Charge		\$18.06
Energy Charge	36 kWh @ \$0.05928/kWh	\$2.13
Fuel Charge	36 kWh @ \$0.03167/kWh	\$1.14
Storm Protection Charge	36 kWh @ \$0.00251/kWh	\$0.09
Florida Gross Receipt Tax		\$0.55
<b>Electric Service Cost</b>		<b>\$21.97</b>

## Total Current Month's Charges

**\$21.97**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### Emergency Rental and Utility Bill Assistance

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

## Invoice



**BILL TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17899	05/01/2021	\$125.00	05/01/2021	Due on receipt	

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

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

**BALANCE DUE**

**\$125.00**

Thank you, we appreciate your business!

53900/4605



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

Date	Invoice
05/24/2021	22958
Account	
Meritus Corp.	

Bill To:
Meritus Corp. Attn: Deborah Moscatello 2005 Pan Am Circle Ste 120 Tampa, FL 33607

Ship To
Meritus Corp. Attn: Bryan Radcliff 10224 Opaline Sky Court Riverview, FL United States

Terms	Due Date	PO Number	Reference
Due Upon Receipt	05/24/2021		

Project Name	CCTV: Timber Creek Clubhouse		
Billing Type	Down Payment		
Billing Method	Actual Rates		
Original Downpayment	\$8,444.40		
Company Name	Meritus Corp.		
Company Name	Bryan Radcliff		
Products & Other Charges	Quantity	Price	Amount
Downpayment Invoice			\$8,444.40
<b>Total Products &amp; Other Charges:</b>			<b>\$8,444.40</b>
<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>	<b>Invoice Subtotal:</b>		\$8,444.40
	<b>Sales Tax:</b>		\$0.00
	<b>Invoice Total:</b>		<b>\$8,444.40</b>
	<b>Payments:</b>		\$0.00
	<b>Credits:</b>		\$0.00
	<b>Balance Due:</b>		<b>\$8,444.40</b>

*Handwritten:* 53900/4605



## Neptune Multi services LLC

11423 Crestlake Village Dr  
Riverview, FL, 33569  
Neptunemts@gmail.com  
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>  
813-778-9857

## Invoice

**Invoice No:** 005316  
**Date:** 05/13/2021  
**Terms:** NET 0  
**Due Date:** 05/13/2021

**Bill To:** Timber Creek CDD Riverview FL  
teresa.farlow@merituscorp.com  
Timber Creek CDD

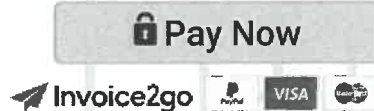
Riverview FL

Description	Quantity	Rate	Amount
Trash Pickup Trash pick up service dates April 2 2021, April 9 2021, April 16 2021, April 23 2021, April 30 2021. 10 hours for the month of April 2021.	10	\$65.00	\$650.00

Subtotal	\$650.00
TAX 0%	\$0.00
Total	\$650.00
Paid	\$0.00

**Balance Due**

**\$650.00**



534001 9303

**Spearem Enterprises, LLC**  
7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL  
+1 7273643349  
spearem.jmb@gail.com



## INVOICE

### BILL TO

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

**INVOICE # 4771**

**DATE 05/12/2021**

**DUE DATE 05/27/2021**

**TERMS Net 15**

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Clubhouse and Restroom Cleaning provided for the week of: 4-19--2021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of 4-26--2021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of 5-3-2021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of: 5-10-2021	1	131.25	131.25

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

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

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

**BALANCE DUE**

**\$525.00**

53900/4602

**TIMBER CREEK CDD**

MEETING DATE: May 06, 2021

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

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

ND050621

**TIMBER CREEK CDD**

**MEETING DATE: May 06, 2021**

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

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

SL 050621





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 #
5/1/2021	10-119984

Invoice Created By

<b>Bill To</b>
Meritus Communities Meritus Communities Suite 120 Tampa, FL 33607

<b>Field Mgr/Super:</b>	
<b>Ship To</b>	
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		2,420.00	5/1/2021	2,420.00
Cornerstone					

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.

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

53900/4604



Thanks For Your Business!

# INVOICE

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

DATE: MAY 8, 2021  
INVOICE #4429

EXPIRATION DATE

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

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		May pool cleaning		\$900.00

SUBTOTAL

SALES TAX

TOTAL

\$900.00

Comments:

53900/4305

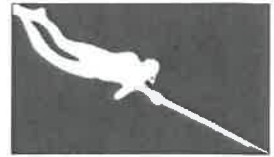
**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



# INVOICE

**BILL TO**

Timber Creek CDD

Meritus

2005 Pan Am Circle, Suite 300

Tampa , FL 33607

**INVOICE #** 4711**DATE** 04/14/2021**DUE DATE** 04/19/2021**TERMS** Due on receipt

DESCRIPTION	QTY	RATE	AMOUNT
<b>Material</b>	1	798.00	798.00
Outdoor Steel Diamond Trash Can With Dome Lid, 36 Gallon, Green			
Qty, 2			
Basketball Court area and Playground area.			
<b>Freight</b>	1	98.66	98.66
<b>Material Deposit</b>	1	0.00	0.00
Please note Material deposit will be required upon approval. invoice will be sent for this upon approval.			

This does not include Labor (ordering, taking possession of items from freight carrier, transporting them, Installation.)

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

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

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

**BALANCE DUE****\$896.66**

53900/ 4605

*Thanks For Your Business!*

# INVOICE

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

DATE: APRIL 12, 2021  
INVOICE #4382

**EXPIRATION DATE**

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

TECHNICIAN		JOB SITE		INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Timber creek stain removal		\$100.00
SUBTOTAL				
SALES TAX				
TOTAL				\$100.00

**Comments:**

53900/4305

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	10653	\$ 2,164.13		District Management Service - June 2021
Sitex Aquatics	5000B	380.00		Lake Maintenance - June 2021
Zebra Cleaning Team Inc.	4492	900.00		Pool Cleaning - June 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,444.13</b>		

<b>Variable Contract</b>				
Grau & Associates	21258	\$ 2,000.00		Audit FYE 09/30/2020
Straley Robin Vericker	19831	517.00		Professional Services thru 05/15/2021
<b>Variable Contract Sub-Total</b>		<b>\$ 2,517.00</b>		

<b>Utilities</b>				
BOCC	6143684734 052621	\$ 3,050.09		Water Service thru 05/19/2021
Spectrum	091950801060721	137.96		Internet/Voice Service - 06/07/2021
Tampa Electric	211018485063 060721	2,606.92		Electric Service thru 06/01/2021
Tampa Electric	221007623665 060721	129.81		Electric Service thru 06/01/2021
Tampa Electric	221007683099 060721	886.50		Electric Service thru 06/01/2021
Tampa Electric	221007683412 060721	75.46		Electric Service thru 06/01/2021
Tampa Electric	221007708326 060721	62.90		Electric Service thru 06/01/2021
Tampa Electric	221007724737 060721	22.06	<b>\$ 3,783.65</b>	Electric Service thru 06/01/2021
<b>Utilities Sub-Total</b>		<b>\$ 6,971.70</b>		

<b>Regular Services</b>				
A & B Aquatics, Inc	2025352	\$ 100.00		Fountain Repair - 05/25/2021
Action Security Inc	17999	435.00		Gate Repair - 05/24/2021
Action Security Inc	18087	125.00	<b>\$ 560.00</b>	Service Agreement - 06/01/2021
Brandon Lock & Safe, Inc.	51137	166.00		Service Call - 06/09/2021
Neptune Multi Services LLC	005329	650.00		Trash Pickup - 06/16/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Speare Enterprises	4818	561.00		Cleaning Service - 06/08/2021
Supervisor: Nick Dister	ND060321	200.00		Supervisor Fee - 06/03/2021
Supervisor: Steve Luce	SL060321	200.00	<b>\$ 400.00</b>	Supervisor Fee - 06/03/2021
Tree Farm 2, Inc	10 121353	2,420.00		Common Area & Cul de Sac - June 2021
<b>Regular Services Sub-Total</b>		<b>\$ 4,857.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 17,789.83</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

**Meritus Districts**

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

**INVOICE**


Invoice Number: 10653  
Invoice Date: Jun 1, 2021  
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		6/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - June <i>51300/5101</i>		2,000.00
		Website Administration <i>5163</i>		150.00
		Postage - April <i>4101</i>		14.13
				

Subtotal	2,164.13
Sales Tax	
Total Invoice Amount	2,164.13
Payment/Credit Applied	
<b>TOTAL</b>	<b>2,164.13</b>



Invoice

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

Date	Invoice #
6/1/2021	5000B

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>			
		<b>Balance Due</b>	<b>\$380.00</b>



***Thanks For Your Business!***

# INVOICE

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

DATE: JUNE 14, 2021  
INVOICE #4492

**EXPIRATION DATE**

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

TECHNICIAN	JOB SITE			INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood						

[illegible]**Comments:**

539.00/9305

## Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 21258  
Date 06/01/2021

---

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>2,000.00</u>
Current Amount Due	\$ <u>2,000.00</u>

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

Payment due upon receipt.

# 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 22, 2021

Client: 001498

Matter: 000001

Invoice #: 19831

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
4/26/2021	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING ON SAME.	0.4	
4/27/2021	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.3	
4/27/2021	LB	FINALIZE RESOLUTION FOR FY 2021/2022 BUDGET; PREPARE CORRESPONDENCE TO MERITUS TRANSMITTING RESOLUTION FOR FY 2021/2022 BUDGET AND REQUESTING IF THERE WILL BE AN INCREASE.	0.1	
5/5/2021	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
5/6/2021	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	
5/10/2021	LB	PREPARE PUBLICATION ADS FOR FY 2021/2022 O&M ASSESSMENTS AND BUDGET.	0.7	
Total Professional Services			2.2	\$517.00

## PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	1.0	\$325.00
LB	Lynn Butler	1.2	\$192.00

May 22, 2021  
Client: 001498  
Matter: 000001  
Invoice #: 19831

Page: 2

Total Services	\$517.00	
Total Disbursements	\$0.00	
Total Current Charges		\$517.00

<b>PAY THIS AMOUNT</b>	<b>\$517.00</b>
------------------------	-----------------

*on BA*  
*51400/3107*

*Please Include Invoice Number on all Correspondence*



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	05/26/2021	06/16/2021

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

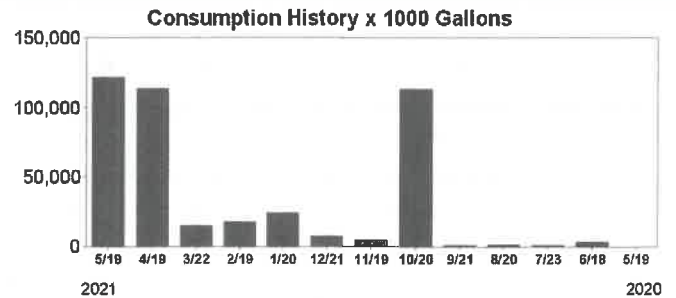
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	03/22/2021	1994	05/19/2021	4345	235100 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$710.00
Water Base Charge	\$31.51
Water Usage Charge	\$1,033.36
Sewer Base Charge	\$76.22
Sewer Usage Charge	\$1,194.31
<b>Total Service Address Charges</b>	<b>\$3,050.09</b>

#### Summary of Account Charges

Previous Balance	\$204.40
Net Payments - Thank You	\$-204.40
<b>Total Account Charges</b>	<b>\$3,050.09</b>
<b>AMOUNT DUE</b>	<b>\$3,050.09</b>



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734

#### ELECTRONIC PAYMENTS BY CHECK OR

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



**THANK YOU!**



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

Received  
4,485 8

JUN 01 2021

DUE DATE	06/16/2021
AMOUNT DUE	\$3,050.09
AMOUNT PAID	

0061436847349

117  
00003050093

June 7, 2021  
 Invoice Number: 091950801060721  
 Account Number: 0050919508-01  
 Security Code: 2302  
 Service At: 10224 OPALINE SKY CT S  
 RIVERVIEW, FL 33578-7610

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 1-877-824-6249

**SPECTRUM BUSINESS NEWS**

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

**Summary** *Services from 06/06/21 through 07/05/21  
 details on following pages*

Previous Balance	137.96
Payments Received - Thank You	-137.96
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
<b>Total Due by 06/23/21</b>	<b>\$137.96</b>

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



4145 S. Falkenburg Rd Riverview, FL 33578-8652  
 7635 1610 NO RP 07 06072021 NNNNNY 01 000261 0001

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



June 7, 2021

**TIMBER CREEK CDD**

Invoice Number: 091950801060721  
 Account Number: 0050919508-01  
 Service At: 10224 OPALINE SKY CT S  
 RIVERVIEW, FL 33578-7610

**Total Due by 06/23/21 \$137.96**

Amount you are enclosing \$

**Please Remit Payment To:**

BRIGHT HOUSE NETWORKS  
 PO BOX 7195  
 PASADENA, CA 91109-7195



JUN 11 2021

Statement Date: 06/07/2021

Account: 211018485063

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

Current month's charges:	\$2,606.92
Total amount due:	\$2,606.92
Payment Due By:	06/28/2021

**Your Account Summary**

Previous Amount Due	\$2,606.92
Payment(s) Received Since Last Statement	-\$2,606.92
<b>Current Month's Charges</b>	<b>\$2,606.92</b>
<b>Total Amount Due</b>	<b>\$2,606.92</b>

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- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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

As hurricane season begins, maintaining reliable electric service is even more important.

That's why Tampa Electric invests as much as \$150 million a year in reliability-improvement projects. More reliability for you and one less worry during the months ahead.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability).

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:	\$2,606.92
Total amount due:	\$2,606.92
Payment Due By:	06/28/2021

**Amount Enclosed** \$ \_\_\_\_\_  
604470040095

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:** 211018485063  
**Statement Date:** 06/07/2021  
**Current month's charges due** 06/28/2021



## Details of Charges – Service from 05/01/2021 to 06/01/2021

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	76 kWh @ \$0.02712/kWh	\$2.06
Fixture & Maintenance Charge	4 Fixtures	\$49.96
Lighting Pole / Wire	4 Poles	\$86.12
Lighting Fuel Charge	76 kWh @ \$0.03136/kWh	\$2.38
Storm Protection Charge	76 kWh @ \$0.00354/kWh	\$0.27
Florida Gross Receipt Tax		\$0.12

### Lighting Charges

**\$140.91**

## Details of Charges – Service from 05/01/2021 to 06/01/2021

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 @ \$0.02712/kWh	\$36.07
Fixture & Maintenance Charge	70 Fixtures	\$874.30
Lighting Pole / Wire	70 Poles	\$1507.10
Lighting Fuel Charge	1330 kWh @ \$0.03136/kWh	\$41.71
Storm Protection Charge	1330 kWh @ \$0.00354/kWh	\$4.71
Florida Gross Receipt Tax		\$2.12

### Lighting Charges

**\$2,466.01**

## Total Current Month's Charges

**\$2,606.92**

## 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](http://tecoaccount.com) or contact Customer Care toll-free at **888-223-0800** weekdays from 7:30 a.m. to 6:00 p.m.

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with finding a shelter and transportation for those with special needs. A statewide registry provides emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/07/2021

Account: 221007623665

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

Current month's charges:	\$129.81
Total amount due:	\$129.81
Payment Due By:	06/28/2021

### Your Account Summary

Previous Amount Due	\$325.84
Payment(s) Received Since Last Statement	-\$325.84
<b>Current Month's Charges</b>	<b>\$129.81</b>
<b>Total Amount Due</b>	<b>\$129.81</b>

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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: 221007623665

Current month's charges:	\$129.81
Total amount due:	\$129.81
Payment Due By:	06/28/2021

Amount Enclosed

\$

621753956989

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

6217539569892210076236650000000129813

**Account:** 221007623665  
**Statement Date:** 06/07/2021  
**Current month's charges due** 06/28/2021



## Details of Charges – Service from 05/01/2021 to 06/01/2021

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
1000498720	06/01/2021	34,297		33,136		1,161 kWh	1	32 Days

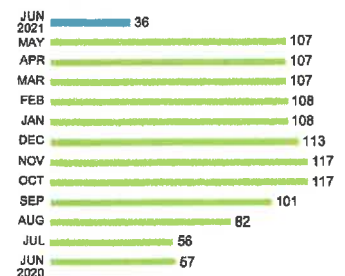
Basic Service Charge		\$18.06
Energy Charge	1,161 kWh @ \$0.05928/kWh	\$68.82
Fuel Charge	1,161 kWh @ \$0.03167/kWh	\$36.77
Storm Protection Charge	1,161 kWh @ \$0.00251/kWh	\$2.91
Florida Gross Receipt Tax		\$3.25
<b>Electric Service Cost</b>		<b>\$129.81</b>

**Total Current Month's Charges**

**\$129.81**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## 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](http://tecoaccount.com) or contact Customer Care toll-free at 888-223-0800 weekdays from 7:30 a.m. to 6:00 p.m.

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Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

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Emergency authorities can assist with finding a shelter and transportation for those with special needs. A statewide registry provides emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.

Statement Date: 06/07/2021

Account: 221007683099

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


Current month's charges:	\$886.50
Total amount due:	\$886.50
Payment Due By:	06/28/2021

## Your Account Summary

Previous Amount Due	\$502.77
Payment(s) Received Since Last Statement	-\$502.77
<b>Current Month's Charges</b>	<b>\$886.50</b>
<b>Total Amount Due</b>	<b>\$886.50</b>

## A one-stop shop to manage your account.

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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: 221007683099

Current month's charges:	\$886.50
Total amount due:	\$886.50
Payment Due By:	06/28/2021

<b>Amount Enclosed</b>	\$
------------------------	----

621753956990

 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 09 2021

**Account:** 221007683099  
**Statement Date:** 06/07/2021  
**Current month's charges due** 06/28/2021



## Details of Charges – Service from 05/01/2021 to 06/01/2021

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

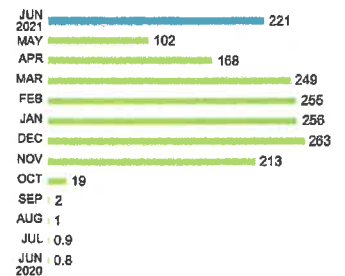
**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	06/01/2021	53,567		46,492		7,075 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	7,075 kWh @ \$0.05928/kWh	\$419.41
Fuel Charge	7,075 kWh @ \$0.03167/kWh	\$224.07
Storm Protection Charge	7,075 kWh @ \$0.00251/kWh	\$17.76
Florida Gross Receipt Tax		\$17.42
<b>Electric Service Cost</b>		<b>\$696.72</b>

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Details of Charges – Service from 05/01/2021 to 06/01/2021

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	135 kWh @ \$0.02712/kWh	\$3.66
Fixture & Maintenance Charge	5 Fixtures	\$73.55
Lighting Pole / Wire	5 Poles	\$107.65
Lighting Fuel Charge	135 kWh @ \$0.03136/kWh	\$4.23
Storm Protection Charge	135 kWh @ \$0.00354/kWh	\$0.48
Florida Gross Receipt Tax		\$0.21

**Lighting Charges** **\$189.78**

**Total Current Month's Charges** **\$886.50**



Statement Date: 06/07/2021  
Account: 221007683412

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

Current month's charges: \$75.46  
Total amount due: \$75.46  
Payment Due By: 06/28/2021

**Your Account Summary**

Previous Amount Due	\$63.48
Payment(s) Received Since Last Statement	-\$63.48
<b>Current Month's Charges</b>	<b>\$75.46</b>
<b>Total Amount Due</b>	<b>\$75.46</b>

**A one-stop shop to  
manage your account.**  
Do it all from the palm of your hand.



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- Access your billing and payment history
- Monitor your energy use
- Sign up for programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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

As hurricane season begins, maintaining reliable electric service is even more important.

That's why Tampa Electric invests as much as \$150 million a year in reliability-improvement projects. More reliability for you and one less worry during the months ahead.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability).

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: \$75.46  
Total amount due: \$75.46  
Payment Due By: 06/28/2021

**Amount Enclosed** \$

621753956991

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

6217539569912210076834120000000075461

**Account:** 221007683412  
**Statement Date:** 06/07/2021  
**Current month's charges due** 06/28/2021


**Details of Charges – Service from 05/01/2021 to 06/01/2021**

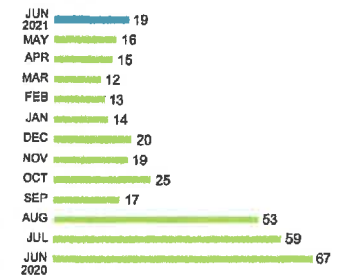
Service for: 10224 OPALINE SKY CT, WELL, RIVERVIEW, FL 33578

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	06/01/2021	7,614		7,020		594 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	594 kWh @ \$0.05928/kWh	\$35.21
Fuel Charge	594 kWh @ \$0.03167/kWh	\$18.81
Storm Protection Charge	594 kWh @ \$0.00251/kWh	\$1.49
Florida Gross Receipt Tax		\$1.89
<b>Electric Service Cost</b>		<b>\$75.46</b>

**Total Current Month's Charges**
**\$75.46**
**Tampa Electric Usage History**

 Kilowatt-Hours Per Day  
 (Average)

**Important Messages**
**Important safety message for Tampa Electric customers**

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**Be prepared this storm season**

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

**Help for those with special needs**

Emergency authorities can assist with finding a shelter and transportation for those with special needs. A statewide registry provides emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](https://floridadisaster.org) to learn more.

Statement Date: 06/07/2021

Account: 221007708326

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

Current month's charges: \$62.90  
Total amount due: \$62.90  
Payment Due By: 06/28/2021

**Your Account Summary**

Previous Amount Due	\$55.14
Payment(s) Received Since Last Statement	-\$55.14
<b>Current Month's Charges</b>	<b>\$62.90</b>
<b>Total Amount Due</b>	<b>\$62.90</b>

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007708326

Current month's charges: \$62.90  
Total amount due: \$62.90  
Payment Due By: 06/28/2021

Amount Enclosed \$  
621753956992

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:** 221007708326  
**Statement Date:** 06/07/2021  
**Current month's charges due** 06/28/2021



## Details of Charges – Service from 05/01/2021 to 06/01/2021

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

Rate Schedule: General Service - Non Demand

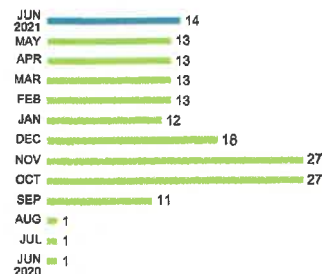
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	06/01/2021	4,939		4,476		463 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	463 kWh @ \$0.05928/kWh	\$27.45
Fuel Charge	463 kWh @ \$0.03167/kWh	\$14.66
Storm Protection Charge	463 kWh @ \$0.00251/kWh	\$1.16
Florida Gross Receipt Tax		\$1.57
<b>Electric Service Cost</b>		<b>\$62.90</b>

### Total Current Month's Charges

**\$62.90**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)


## Important Messages

### Important safety message for Tampa Electric customers

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### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with finding a shelter and transportation for those with special needs. A statewide registry provides emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](https://floridadisaster.org) to learn more.



Statement Date: 06/07/2021

Account: 221007724737

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



Current month's charges:	\$22.06
Total amount due:	\$22.06
Payment Due By:	06/28/2021

**Your Account Summary**

Previous Amount Due	\$5.98
Payment(s) Received Since Last Statement	-\$5.98
<b>Current Month's Charges</b>	<b>\$22.06</b>
<b>Total Amount Due</b>	<b>\$22.06</b>

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**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007724737

Current month's charges:	\$22.06
Total amount due:	\$22.06
Payment Due By:	06/28/2021
<b>Amount Enclosed</b>	<b>\$</b>

608173738118

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:** 06/07/2021  
**Current month's charges due** 06/28/2021



## Details of Charges – Service from 05/01/2021 to 06/01/2021

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
1000514006	06/01/2021	261		224		37 kWh	1	32 Days

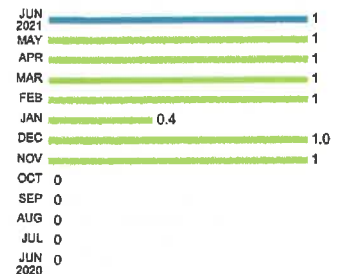
Basic Service Charge		\$18.06
Energy Charge	37 kWh @ \$0.05928/kWh	\$2.19
Fuel Charge	37 kWh @ \$0.03167/kWh	\$1.17
Storm Protection Charge	37 kWh @ \$0.00251/kWh	\$0.09
Florida Gross Receipt Tax		\$0.55
<b>Electric Service Cost</b>		<b>\$22.06</b>

**Total Current Month's Charges**

**\$22.06**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



## Important Messages

### Important safety message for Tampa Electric customers

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A & B Aquatics, Inc.  
8511 Gunn Hwy  
Odessa, FL 33556  
(813) 749-6922  
office@ab-aquatics.com

## Invoice



BILL TO  
TIMBER CREEK CCD  
MERITUS  
10224 OPALINE SKY COURT  
RIVERVIEW, FL

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2025352	05/25/2021	\$100.00	05/25/2021	Due on receipt	

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DATE	ACTIVITY	AMOUNT
05/26/2021	<b>FOUNTAIN:FOUNTAIN SERVICE CALL</b> Description: Fountain stopped working. Breaker was tripped and the battery for the timer need to be replaced.  Tech: Ryan  Service Address:10224 Opaline Sky Court	100.00

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE

**\$100.00**

*de pn*

*53900/4605*

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

## Invoice

**BILL TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
17999	05/24/2021	\$435.00	06/21/2021	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 5/11 & 5/13/2021 Provided service per customer request, to checkout report of pool gate not operating properly. Inspected and tested all gates, finding east pool gate with broken child proof latch. Communicated findings with customer and returned to repair as approved. Installed new lower latch bracket on child safety latch and tested functions. Verified and left operating properly.	2	115.00	230.00
<b>Miscellaneous</b> child safety latch lower latch plate, bracket and installation hardware	1	105.00	105.00
<b>Trip charge</b>	2	50.00	100.00

FL Contractor ES12001404

**BALANCE DUE**

**\$435.00**

Thank you, we appreciate your business!

53900/465

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

## Invoice



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18087	06/01/2021	\$125.00	06/01/2021	Due on receipt	

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

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

**BALANCE DUE**

**\$125.00**

Thank you, we appreciate your business!

53909/4605



## Brandon Lock & Safe, Inc.

4630 Eagle Falls Place

Tampa, FL 33619

813-655-4200

Lic. HCLOC14006

## Invoice

Invoice Date	Invoice #	Terms
6/9/2021	51137	
P.O. No.		Net 30
Due Date		7/9/2021

### Bill To

Timber Creek  
C/O Meritus Corp  
10224 Opaline Sky Ct.  
Riverview, FL 33578

### Job Location / Ship To

Qty	Description	Rate	Amount
3	Pick & rekey lock cylinder - Keyed different	35.50	106.50
6	SC4 key duplicated - Complimentary	0.00	0.00
1	Service call	59.50	59.50
Date of Service: 6/8/21			
*****BRYAN RADCLIFF WALKED JOB BUT LEFT. PUT KEYS IN KEY BOX & LOCK*****			

\*All invoices past 30 days are subject to a late fee of 1.5% calculated monthly on the total unpaid balance.  
\*To ensure proper credit please make sure to include your invoice number on your check.  
\*All sales are governed by our Standard Terms & Conditions. This document may be viewed here:  
<https://www.brandonlock.com/terms>  
\*Hillsborough County Licensed Locksmith: HCLOC14006

Subtotal	\$166.00
Sales Tax (7.5%)	\$0.00
Total	\$166.00
Payments Credits	\$0.00

**Balance Due \$166.00**

*Your Security Specialists - Since 1997. Thank you for your business!*



## Neptune Multi services LLC

11423 Crestlake Village Dr  
Riverview, FL, 33569  
Neptunemts@gmail.com  
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>  
813-778-9857

## Invoice

**Invoice No:** 005329  
**Date:** 06/16/2021  
**Terms:** NET 0  
**Due Date:** 06/16/2021

**Bill To:** Timber Creek CDD Riverview FL  
teresa.farlow@merituscorp.com  
Timber Creek CDD

Riverview FL

Description	Quantity	Rate	Amount
Trash Pickup Trash pick up service dates, May 7 , May 14, May 21, May 28 2021 14 hours for the month of May 2021.	10	\$65.00	\$650.00

Subtotal	\$650.00
TAX 0%	\$0.00
Total	\$650.00
Paid	\$0.00

**Balance Due**

**\$650.00**



### Comments

Thanks for your business

at 6/16  
539.00/460.8



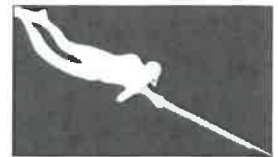
**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL

+1 7273643349

spearem.jmb@gail.com



# INVOICE

**BILL TO**

Timber Creek CDD

Meritus

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

**INVOICE #** 4818**DATE** 06/08/2021**DUE DATE** 06/23/2021**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Clubhouse and Restroom Cleaning provided for the week of: 5-17-2021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of 5-24--2021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of 5-31-2021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of: 6-7--2021	1	131.25	131.25
<b>Machine Time</b> paper Goods: Toilet Paper, paper towels, hand soap	1	36.00	36.00

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

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

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

**BALANCE DUE****\$561.00**

53900/4602





153900



**TIMBER CREEK CDD**

**MEETING DATE: June 3, 2021**

**DMS:** 





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

ND060321

**TIMBER CREEK CDD**

**MEETING DATE: June 3, 2021**

**DMS:** 

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

SL 060321



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 #
6/1/2021	10-121353

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		2,420.00	6/1/2021	2,420.00
Cornerstone					

53900/4604

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.

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

# Timber Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2021



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 6/30/2021

(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
<b>Assets</b>								
Cash-Operating Account	187,967	0	0	0	0	0	0	187,967
Bank-Investment Revenue 2018 (8000)	0	305,940	0	0	0	0	0	305,940
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	0	0	0	0	0
Bank-Investment Costs of Issu 2018 (8008)	0	0	0	0	0	0	0	0
Bank-Investment Revenue 2020 (5000)	0	0	10,151	0	0	0	0	10,151
Bank-Investment Interest 2020 (5001)	0	0	0	0	0	0	0	0
Bank-Investment Sinking 2020 (5002)	0	0	0	0	0	0	0	0
Bank-Investment Reserve 2020 (5003)	0	0	5,000	0	0	0	0	5,000
Bank-Investment Prepayment (5004)	0	0	0	0	0	0	0	0
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	0	0	0	0	0
Other Receivable	16	0	0	0	0	0	0	16
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
Deposits	4,820	0	0	0	0	0	0	4,820
Construction Work-In-Progress	0	0	0	0	0	6,774,838	0	6,774,838
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	7,003,778	7,003,778
<b>Total Assets</b>	<b>192,803</b>	<b>539,315</b>	<b>15,151</b>	<b>21</b>	<b>14</b>	<b>6,774,838</b>	<b>7,315,000</b>	<b>14,837,142</b>
<b>Liabilities</b>								
Accounts Payable	124	0	0	0	0	0	0	124
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	6,950,000	6,950,000
Revenue Bonds Payable Series 2020	0	0	0	0	0	0	365,000	365,000
<b>Total Liabilities</b>	<b>124</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,315,000</b>	<b>7,315,124</b>

# Timber Creek CDD

## Balance Sheet

As of 6/30/2021

(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 Equity & Other Credits								
Fund Balance-All Other Reserves	0	534,386	14,627	218	14	0	0	549,245
Fund Balance-Unreserved	95,528	0	0	0	0	0	0	95,528
Investment In General Fixed Assets	0	0	0	0	0	6,774,838	0	6,774,838
Unearned Revenue	0	0	0	0	0	0	0	0
Other	97,151	4,929	524	(197)	0	0	0	102,408
Total Fund Equity & Other Credits	192,679	539,315	15,151	21	14	6,774,838	0	7,522,019
Total Liabilities & Fund Equity	192,803	539,315	15,151	21	14	6,774,838	7,315,000	14,837,142

**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
001 - General Fund  
From 10/1/2020 Through 6/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	242,675	242,915	240	0 %
Interest Earnings				
Interest Earnings	0	931	931	0 %
Total Revenues	242,675	243,846	1,171	0 %
Expenditures				
Legislative				
Supervisor Fees	6,000	1,200	4,800	80 %
Financial & Administrative				
District Management	27,000	18,500	8,500	31 %
District Engineer	4,000	355	3,645	91 %
Disclosure Report	8,400	900	7,500	89 %
Trustees Fees	6,750	5,724	1,026	15 %
Auditing Services	7,200	2,552	4,648	65 %
Postage, Phone, Faxes, Copies	150	425	(275)	(183)%
Public Officials Insurance	2,500	2,421	79	3 %
Legal Advertising	2,000	2,289	(289)	(14)%
Bank Fees	200	0	200	100 %
Dues, Licenses & Fees	175	450	(275)	(157)%
Office Supplies	100	104	(4)	(4)%
Website Administration	1,800	1,350	450	25 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	3,500	1,928	1,572	45 %
Utility Services				
Street Lights	50,000	2,607	47,393	95 %
Other Electric Services	8,000	29,566	(21,566)	(270)%
Water Utility Service	8,000	5,057	2,943	37 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,400	650	1,750	73 %
Other Physical Environment				
Mulch	6,000	0	6,000	100 %
Pool Maintenance	9,000	4,400	4,600	51 %
Waterway Management System	6,000	6,345	(345)	(6)%
Irrigation Maintenance	5,000	850	4,150	83 %
General, Property & Casualty Insurance	6,000	12,385	(6,385)	(106)%
Club Facility Maintenance	10,000	4,967	5,033	50 %
Landscape Maintenance	50,000	21,780	28,220	56 %
Miscellaneous Repairs & Maintenance	5,000	12,594	(7,594)	(152)%
Plant Replacement Program	0	675	(675)	0 %

**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
001 - General Fund  
From 10/1/2020 Through 6/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Landscape Maintenance Other	6,000	5,120	880	15 %
Total Expenditures	242,675	146,695	95,980	40 %
Excess Revenues Over (Under) Expenditures	0	97,151	97,151	0 %
Fund Balance, Beginning of Period Fund Balance-Unreserved	0	81,615	81,615	0 %
Total Fund Balance, Beginning of Period	0	81,615	81,615	0 %
Fund Balance, End of Period	0	178,766	178,766	0 %



**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
201 - Debt Service Fund -- Series 2018  
From 10/1/2020 Through 6/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	464,844	467,228	2,384	1 %
Interest Earnings				
Interest Earnings	0	20	20	0 %
Total Revenues	464,844	467,248	2,404	1 %
Expenditures				
Debt Service Payments				
Interest Payments	339,844	342,319	(2,475)	(1)%
Principal Payments	125,000	120,000	5,000	4 %
Total Expenditures	464,844	462,319	2,525	1 %
Excess Revenues Over (Under) Expenditures	0	4,929	4,929	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	167,775	167,775	0 %
Total Fund Balance, Beginning of Period	0	167,775	167,775	0 %
Fund Balance, End of Period	0	172,704	172,704	0 %

**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
202 - Debt Service Fund - Series 2020  
From 10/1/2020 Through 6/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	23,375	24,024	649	3 %
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	<u>23,375</u>	<u>24,024</u>	<u>649</u>	<u>3 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	18,375	18,500	(125)	(1)%
Principal Payments	<u>5,000</u>	<u>5,000</u>	<u>0</u>	<u>0 %</u>
Total Expenditures	<u>23,375</u>	<u>23,500</u>	<u>(125)</u>	<u>(1)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	0	(0)	0 %
Total Other Financing Sources	<u>0</u>	<u>0</u>	<u>(0)</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>524</u>	<u>524</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves				
	0	14,627	14,627	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>14,627</u>	<u>14,627</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>15,151</u></u>	<u><u>15,151</u></u>	<u><u>0 %</u></u>

## Timber Creek CDD

### Statement of Revenues and Expenditures

301 - Capital Projects Fund -- Series 2018

From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Expenditures				
Other Physical Environment				
Improvements Other Than	0	197	(197)	0 %
Buildings				
Total Expenditures	0	197	(197)	0 %
Excess Revenues Over (Under)	0	(197)	(197)	0 %
Expenditures				
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves				
	0	218	218	0 %
Total Fund Balance, Beginning	0	218	218	0 %
of Period				
Fund Balance, End of Period	0	21	21	0 %

**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
302 - Capital Projects Fund - Series 2020  
From 10/1/2020 Through 6/30/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(0)	0	0 %
Total Other Financing Sources	0	(0)	0	0 %
Excess Revenues Over (Under)	0	0	0	0 %
Expenditures				
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves				
	0	14	14	0 %
Total Fund Balance, Beginning of Period	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: 06/30/2021

Reconciliation Date: 6/30/2021

Status: Locked

Bank Balance	189,627.74
Less Outstanding Checks/Vouchers	1,661.00
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	187,966.74
Balance Per Books	<u>187,966.74</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: 06/30/2021

Reconciliation Date: 6/30/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
379	6/17/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
384	6/24/2021	System Generated Check/Voucher	561.00	Spearem Enterprises, LLC
386	6/24/2021	System Generated Check/Voucher	900.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			1,661.00	

**Timber Creek CDD**  
**Reconcile Cash Accounts**

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 06/30/2021

Reconciliation Date: 6/30/2021

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
362	6/1/2021	System Generated Check/Voucher	125.00	Action Security, Inc.
363	6/1/2021	System Generated Check/Voucher	275.00	Department of Health in Hillsborough County
364	6/1/2021	System Generated Check/Voucher	2,164.13	Meritus Districts
365	6/1/2021	System Generated Check/Voucher	8,444.40	MHD Communications
366	6/1/2021	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
367	6/1/2021	System Generated Check/Voucher	380.00	Sitex Aquatics
368	6/1/2021	System Generated Check/Voucher	525.00	Spearem Enterprises, LLC
369	6/1/2021	System Generated Check/Voucher	161.50	Straley Robin Vericker
370	6/1/2021	System Generated Check/Voucher	2,420.00	DBA Cornestone Solutions Group
371	6/1/2021	System Generated Check/Voucher	900.00	Zebra Cleaning Team, Inc.
372	6/3/2021	System Generated Check/Voucher	3,050.09	BOCC - Hillsborough County Water Resource Services
373	6/3/2021	System Generated Check/Voucher	2,000.00	Grau and Associates
374	6/10/2021	System Generated Check/Voucher	100.00	A & B Aquatics, Inc.
375	6/10/2021	System Generated Check/Voucher	560.00	Action Security, Inc.
376	6/10/2021	System Generated Check/Voucher	380.00	Sitex Aquatics
377	6/10/2021	System Generated Check/Voucher	517.00	Straley Robin Vericker
378	6/17/2021	System Generated Check/Voucher	137.96	Bright House Networks
380	6/17/2021	System Generated Check/Voucher	200.00	Steven K. Luce
381	6/17/2021	System Generated Check/Voucher	3,783.65	Tampa Electric
382	6/24/2021	System Generated Check/Voucher	166.00	Brandon Lock & Safe, Inc.
383	6/24/2021	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
385	6/24/2021	System Generated Check/Voucher	2,420.00	DBA Cornestone Solutions Group
Cleared Checks/Vouchers			30,009.73	