

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
APRIL 07, 2022**

TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
THURSDAY, APRIL 07, 2022 AT 2:00 P.M.
THE OFFICES OF MERITUS DISTRICTS
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607

District Board of Supervisors	Chair Vice-Chair Supervisor Supervisor Supervisor	Jeffery Hills Nicholas Dister Steve Luce Kelly Evans Ryan Motko
District Manager	Meritus	Bryan Radcliff
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

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

The meeting will begin at **2:00 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the second section called **Public Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses. The third section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The sixth section is called **Supervisor Requests**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's needs. The final section is called **Audience Questions, Comments and Discussion Forum**. This portion of the agenda is where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

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

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

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Board of Supervisors
Timber Creek Community Development District

Dear Board Members:

The Regular Meeting of Timber Creek Community Development District will be held on **April 07, 2022 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. BUSINESS ITEMS
 - A. Discussion on Landscaping True-Up Letter – Cornerstone.....Tab 01
 - i. Cornerstone Landscape Report
 - ii. True-Up Letter
 - B. Discussion on Pool Restrooms Access Control Panels..... Tab 02
 - C. Discussion on Non-Resident Clubhouse Usage.....Tab 03
 - D. General Matters of the District
- 4. CONSENT AGENDA
 - A. Consideration of Minutes of the Regular Meeting March 03, 2022.....Tab 04
 - B. Consideration of Operation and Maintenance Expenditures February 2022..... Tab 05
 - C. Review of Financial Statements Month Ending February 28, 2022.....Tab 06
- 5. VENDOR/STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager.....Tab 07
 - i. Community Inspection Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM
- 8. 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



Cornerstone

Making Land Beautiful

Timber Creek CDD Summary - March 26, 2022

Timber Creek



Cornerstone

Timber Creek Summary

- Best Soil Conditions out of Ventana, South Fork, and Timber Creek
 - Soil is “settling”
- Generally conditions are very good, showing a maturing landscape
- Beds are generally full and plant material is healthy
- Parsonii Juniper is a poor plant for this project, very few are surviving
- Turf is greening up as expected at this time of year
- Maintenance Cutbacks of Ornamental Grasses shows excellent rejuvenation of new growth
- Tree Straps should be removed from all remaining trees
- Walking Bridge remains clear of debris as requested



Warranty Replacement Detail

- As of March 26, 2022 Cornerstone agrees to warranty in full the following plants:
 - Twenty - Five (25) 3 gallon plants at North West exit from pool (Green Circle on Map) in Amenity Area due to irrigation failure. Recommendation is for Ilex Schilling Hollies as replacements
 - Note - Irrigation is now repaired
- *Please note, Warranty replacement is predicated on all outstanding balances agreed to being paid in full.*

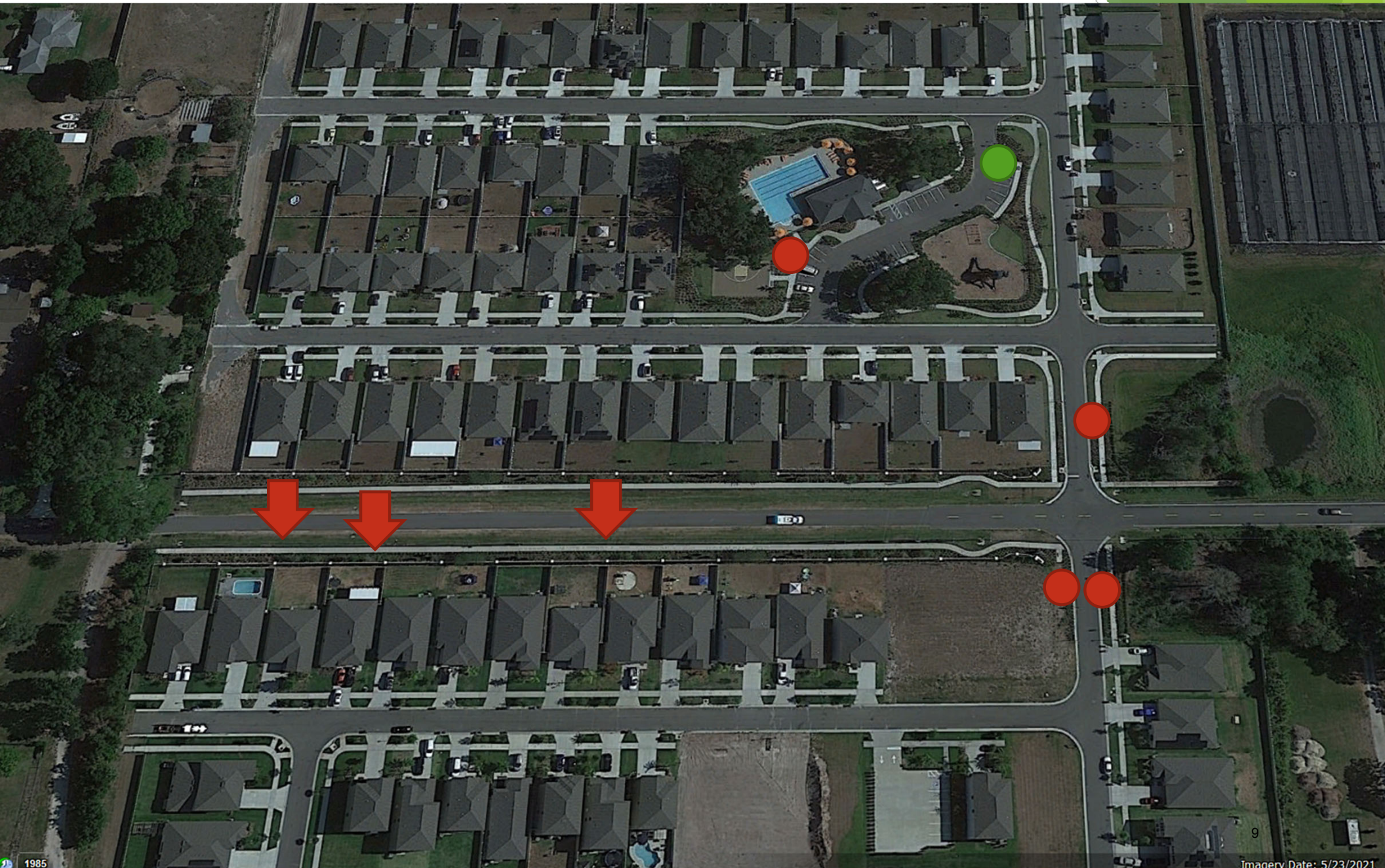


Non - Warranty Replacement Recommendations

- Cornerstone Recommends Replacement of the following plants at additional cost and proposals will be provided
 - Parsonii Juniper have performed universally poorly throughout Timber Creek. A substitute plant should be considered for replacement at all Red Circles on Map. Recommendations include Schefflera or Dwarf Pringles Podocarpus. Total plants required approximately 96 3 - gallon
 - Removal and / or replacement of dead trees (Red Arrows on Map) should be considered to remove unsightly trees from landscape



Timber Creek Map





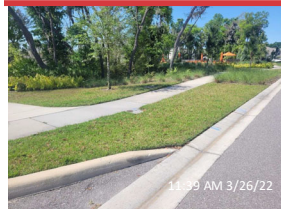
TREE SUCKERS AND THE WARRANTY PLANTS

Maintenance to remove tree suckers and warranty twenty five plants (see report)



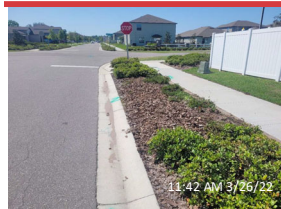
WARRANTY PLANTS CONTIUNED

Same as Issue 1 for Warranty Replacement



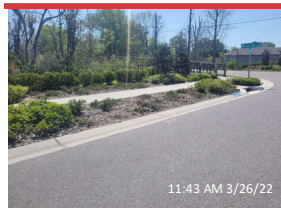
TURF COLOR

Turf ' Waking up" nicely from winter conditions and greening up well



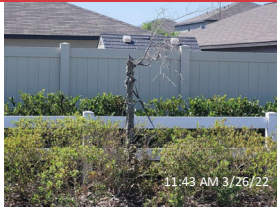
DEAD / MISSING PARSONII JUNIPER

Reccomend replacement with a diferent species of plant more suitable for this location.



DEAD / MISING PARSONIIJUNIPER

See Report for details



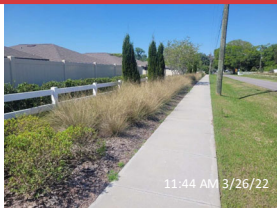
DEAD TREE

See notes on report corresponding with red arrows



DEAD TREE (ELM) # 2

See details on report corresponding with red arrows



LIMITED BED WEEDS THROUGHOUT / ORNAMENTAL GRASS

Limited bed weeds throughout project to be treated and removed - ornamental grass flush looks excellent



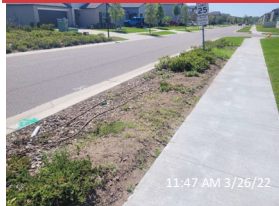
DEAD TREE #3

See report corresponding to red arrows



BED WEEDS

Bed weeds throughout the project need treated and removed on next maintenance visit



DEAD JUNIPER - AREA 3

See report for additional details



DEAD JUNIPER AREA 4

See report for details



LEFT SIDE OF POOL ENTRANCE

Recommend replacement of plants left side of pool entrance - see report with corresponding red circle

October 1, 2021

Re: Timber Creek CDD Landscape Maintenance Service “True Up”

To Whom it Concerns:

In reviewing our records, we recognized an amount of billing that was not processed properly. We had proposed a monthly amount for service and incorrectly billed a different amount. I have included the corrected billing and provided the final “true up” balance.

Please accept my sincere apology for this oversight. The responsibility ultimately lies with me. I regret the need to present the situation and billing amounts. We have resolved the situation internally to avoid such an oversight in the future.

After your review, we are requesting payment of billings as noted. I have also included a revised landscape maintenance service agreement; we are requesting this to go into effect as of October. In the meantime, we will continue to provide services trusting our ability to work through this together. I do not take the relationship and opportunity to support you for granted.

I will be available to discuss the situation by phone, video, or in person if necessary.

Sincerely,

Eric Schultz
General Manager
Cornerstone

	Timber Creek CDD		
	Billed	Corrected	Balance
Jan-00	\$ 2,420	\$ 3,150	\$ (730)
Feb-00	\$ 2,420	\$ 3,150	\$ (730)
Mar-00	\$ 2,420	\$ 3,150	\$ (730)
Apr-00	\$ 2,420	\$ 3,150	\$ (730)
May-00	\$ 2,420	\$ 3,150	\$ (730)
Jun-00	\$ 2,420	\$ 3,150	\$ (730)
Jul-00	\$ 2,420	\$ 3,150	\$ (730)
Aug-00	\$ 2,420	\$ 3,150	\$ (730)
Sep-00	\$ 2,420	\$ 3,150	\$ (730)
Oct-00	\$ 2,420	\$ 3,150	\$ (730)
Nov-00	\$ 2,420	\$ 3,150	\$ (730)
Dec-00	\$ 2,420	\$ 3,150	\$ (730)
Jan-01	\$ 2,420	\$ 3,150	\$ (730)
Feb-01	\$ 2,420	\$ 3,150	\$ (730)
Mar-01	\$ 2,420	\$ 3,150	\$ (730)
Apr-01	\$ 2,420	\$ 3,150	\$ (730)
May-01	\$ 2,420	\$ 3,150	\$ (730)
Jun-01	\$ 2,420	\$ 3,150	\$ (730)
Jul-01	\$ 3,150	\$ 3,150	\$ -
Aug-01	\$ 3,150	\$ 3,150	\$ -
Sep-01	\$ 3,150	\$ 3,150	\$ -
Total	\$ 53,010	\$ 66,150	\$ (13,140)

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

Estimate



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

ESTIMATE #	DATE	
2981	03/30/2022	

ACTIVITY	QTY	RATE	AMOUNT
Service This estimate is to add the men's and women's pool bathrooms to the existing access control panels. Includes: (2) Card reader (2) Door lock w/ egress (2) Expansion circuit board w/ enclosure (*) Wire (*) Labor	2	2,933.00	5,866.00

Estimate good for 30 days.

TOTAL

\$5,866.00

Actual labor required may vary depending on site conditions.

FL Contractor ES12001404

Accepted By

Accepted Date

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**CLUBHOUSE USAGE AGREEMENT
RELEASE OF LIABILITY AND INDEMNIFICATION**

1. **TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the “District”) is the owner of the clubhouse and related facilities (hereinafter, the “facilities”), located within the Timber Creek community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District’s receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the “Clubhouse Rules” (**see and initial**) attached. Please make checks (two, separate) payable to TIMBER CREEK CDD.
4. The undersigned, _____, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: _____
Purpose: _____
Date of Event: _____ Phone: _____
Time of Event (ALL Events shall end by 11:00 p.m.): _____
Extra Hours Required (\$25.00 per every (1) hour): _____
Number of Attendees (NOT TO EXCEED 40): _____
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District’s permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifiably understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
7. As further consideration for the District’s permission to the Applicant, its agents, employees and

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

invitees to use the Facilities, the Applicant, for itself, its representatives and assigns, agrees to indemnify, defend and hold harmless the District, its agents and employees, from any and all claims for loss, damage, injury or death of any nature whatsoever to persons or property, including, but not limited to personal injury or death, resulting in any way from or in any fashion arising from or connected with the use of the Facilities, in whatever manner the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees.

8. Should any provision of this Agreement be declared or be determined by any court of jurisdiction to be illegal or invalid, the validity of the remaining parts, term or provision shall not be affected thereby and said illegal part, term or provision shall be deemed not part of this Agreement.

Applicant:

Signature

Print name

Date

**TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

CHECK PAYMENT FORM

*This form must be completed by **each person** issuing a check to Timber Creek CDD in payment for clubhouse rentals, keys or any other products/services. A copy of the check issuer's driver's license or valid ID must be obtained **for each occurrence.***

DATE: ____/____/____

NAME OF ISSUER: _____

ADDRESS: _____

HOME PHONE: (____)____-_____

CELL PHONE: (____)____-_____

DRIVER LICENSE NUMBER: _____
(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: (____)____-_____

AMOUNT OF CHECK: \$_____

REASON FOR CHECK: _____

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

RECREATION CENTER POLICIES

The Recreation Center (which does not include the pool area) will be available for rental by residents for a maximum of 6 hours unless otherwise approved by the District Manager. Rentals are on a first come, first serve basis, with **security deposit in place to reserve the date and time**. Rentals may begin as early as 9:00 a.m. and must terminate by 11:00 p.m.

Rental Fees and Security Deposits for residents are as follows:

- Resident Rentals: Security Deposit \$200.00; Rental Fee \$50.00 per four (4) hours – each hour over two will be an additional \$25.00 per every (1) hour.
- Only checks or money orders will be accepted for payment, made payable to Timber Creek Community Development District
- Neighborhood events are not subject to the rental fees, but renters will be responsible for any damages to the facility. Neighborhood events must meet the following criteria:
 - The event provides a benefit to the community;
 - The event encourages socialization amongst the neighbors;
 - The event must be approved by the District Manager; and
 - The event sponsor or chairman will be responsible for any damages and for cleaning the facility.

Cancellation Policy: A 72 hour written notice required must be provided prior to event date.
Without proper notice, rental fee is non-refundable. _____

1. All persons using the Recreation Center do so at their own risk. _____
2. Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center. _____
3. Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT** (THERE WILL BE NO EXCEPTIONS) _____
4. Glass beverage containers are NOT permitted at the Recreation Center. _____
5. Furniture shall NOT be removed from the Recreation Center at any time. _____
6. All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. _____
7. It shall be the responsibility of any resident using the Recreation Center to remove food or other items. _____
8. Non-perishable items left in the Recreation Center after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded. _____
9. All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. _____
10. Glitter and Confetti are not allowed in Recreation Center _____
11. Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit. _____

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

12. Use of the Recreation Center is **STRICTLY** limited to the confines of the building and adjacent parking area. Use of pool is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
13. Please respect all walls and surface areas of the Recreation Center as you would your own home: **DO NOT PLACE TAPE ON WALLS, PUT PUSH-PINS INTO WALLS, ETC.** _____
14. All surfaces are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Recreation Center. Failure to thoroughly clean will result to **FORFEITURE OF THE SECURITY DEPOSIT**. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 10 days. (Wipe all surfaces, tables, chairs; sweep and mop the entire floor area; remove all trash from clubhouse to dumpster – replace trash bags). **Note:** the CDD will do its best, but will not be obligated to provide brooms, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event. _____
15. **ALL CLEANING MUST BE COMPLETED** and the Recreation Center locked up securely (all windows and doors) by 11 pm of the rental day; persons in the Recreation Center **AFTER** 11 pm will be considered as **TRESPASSING** and subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff's Office). _____
16. No person may use the Recreation Center in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, or boisterous action. _____
17. Approval of all events is subject to the discretion of the District Manager. The District Manager has within its sole discretion the authority to reduce or waive rental fees for community service functions and events. _____
18. Individuals reserving the center must sign a Facility Usage Agreement and Release of Liability and Indemnification Agreement in order to rent the center. _____
19. No pets shall be allowed at any time in the center with the exception of service animals as defined by Florida Statutes. _____
20. All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings. _____
21. There is **NO SMOKING** allowed. Smoking in the Recreation Center will result in the **FORFEITURE OF THE SECURITY DEPOSIT**. _____
22. Call 911 in the event of an emergency. _____
23. Violations will be subject to suspension as deemed appropriate by the Board of Supervisors. _____

Applicant Signature

Applicant Printed Name

Date

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

March 3, 2022 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, March 3, 2022 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

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, March 3, 2022 at 2:15 p.m.**

Board Members Present and Constituting a Quorum:

Steve Luce	Supervisor
Kelly Evans	Supervisor
Ryan Motko	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Brian Howell	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
Gary Schwartz	Field Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinerts	District Counsel, Straley Robin Vericker
Eric Schultz	Cornerstone

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. Discussion on Landscaping True-Up Letter – Cornerstone

i. Cornerstone Landscape Report – January 2022

Eric Schultz discussed with the Board that they want to take a step forward and present the warranty information to come to some resolution.

MOTION TO: Approve a Not to Exceed of \$9,000 and work with staff to review the remaining credit and Cornerstone to provide a summery report by March 28, 2022

MADE BY: Supervisor Evans

SECONDED BY: Supervisor Motko

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED

3/0 - Motion Passed Unanimously

B. General Matters of the District

There were no general matters to discuss.

4. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Regular Meeting January 06, 2022**
- B. Consideration of the Minutes of the Continued Meeting January 20, 2022**
- C. Consideration of Operation and Maintenance Expenditures December 2021**
- D. Consideration of Operation and Maintenance Expenditures January 2022**
- E. Review of Financial Statements Month Ending January 31, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda.

MADE BY: Supervisor Evans

SECONDED BY: Supervisor Motko

DISCUSSION: None further

RESULT: Called to Vote: Motion PASSED

3/0 - Motion Passed Unanimously

5. VENDOR AND STAFF REPORTS

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

There were no reports from Counsel or the Engineer.

C. District Manager

The Board reviewed the management reports.

6. SUPERVISOR REQUESTS

Supervisor Motko wanted to confirm management was addressing the holes at the dog park and the trash is being picked up. Mr. Radcliff advised he has informed Cornerstone and suggested utilizing an onsite representative at the community on a part-time basis. Mr. Radcliff will present a proposal to the Board for part-time staff.

7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

8. ADJOURNMENT

MOTION TO:	Adjourn at 2:23 p.m.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	72382	\$ 4,275.00		District Management Services - January 2022
Meritus Districts	74033	4,350.60	\$ 8,625.60	District Management Services - February 2022
Sitex Aquatics	5807B	380.00		Waterway Maintenance - February 2022
Monthly Contract Sub-Total		\$ 9,005.60		

Variable Contract				
Supervisor: Jeff Hills	JH 012022	\$ 200.00		Supervisor Fee - 01/20/2022
Supervisor: Kelly Evans	KE 012022	200.00		Supervisor Fee - 01/20/2022
Supervisor: Nick Dister	ND 012022	200.00		Supervisor Fee - 01/20/2022
Supervisor: Ryan Motko	RM 012022	200.00		Supervisor Fee - 01/20/2022
Supervisor: Steve Luce	SL 012022	200.00		Supervisor Fee - 01/20/2022
Variable Contract Sub-Total		\$ 1,000.00		

Utilities				
Spectrum	091950801020722	\$ 137.96		Internet./Phone Services -02/07/2022
Tampa Electric	211018485063 020722	3,104.87		Electric Service thru 02/01/2022
Tampa Electric	221007623665 020722	222.49		Electric Service thru 02/01/2022
Tampa Electric	221007683412 020722	78.05		Electric Service thru 02/01/2022
Tampa Electric	221007708326 020722	75.48		Electric Service thru 02/01/2022
Tampa Electric	221007724737 020722	26.73		Electric Service thru 02/01/2022
Tampa Electric	E221007683099 020722	1,023.57	\$ 4,531.19	Electric Service thru 02/01/2022
Utilities Sub-Total		\$ 4,669.15		

Regular Services				
Action Security, Inc.	19681	\$ 125.00		Service Agreement - 02/01/2022

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
BOCC	6143684734012622	465.30		Water Service thru 01/20/2022
Fields Consulting Group	2704	285.00		Sign Design Services - 01/19/2022
Neptune Multi Services LLC	53109	650.00		Trash Pickup thru 01/28/2022
Spearem Enterprises	5124	750.00		Pressure Wash Services -01/202/2022
Spearem Enterprises	5136	600.00	\$ 1,350.00	Cleaning Services thru 01/17/2022
Straley Robin Vericker	20944	137.00		Professional Services thru 01/15/2022
Regular Services Sub-Total		\$ 3,012.30		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 17,687.05		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#72382

DATE

1/25/2022

BILL TO

Timber Creek CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#**DUE DATE**

2/24/2022

Services provided for the Month of: January 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
District Management Services - District Management	1	Ea	2,250.00	2,250.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
Subtotal				4,275.00

Subtotal \$4,275.00

Tax \$0.00

Total Due \$4,275.00

Voice: 813-397-5122 | Fax: 813-873-7070

Meritus Districts

A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#

#74033

DATE

2/18/2022

BILL TO

Timber Creek CDD
2005 Pan Am Cir Ste 700
Tampa FL 33607-2380
United States

CUSTOMER ID

C2316

PO#**NET TERMS**

Net 30

DUE DATE

3/20/2022

Services provided for the Month of: February 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - 31 Copies Color-November 2021 & 4 Copies Color-December 2021	35	Ea	0.50	17.50
Postage - \$10.60 Postage-November 2021 & \$10.60 Postage-December 2021	1	Ea	21.20	21.20
Copies - 185 Copies B/W-November 2021 & 61 Copies B/W-December 2021	246	Ea	0.15	36.90
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	2,250.00	2,250.00
Subtotal				4,350.60

Subtotal \$4,350.60

Tax \$0.00

Total Due \$4,350.60

Remit To :

Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment. Phone: 813-397-5122 | Fax: 813-873-7070



Invoice

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

Date	Invoice #
2/1/2022	5807B

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-February	380.00	380.00
		Balance Due	\$380.00

Handwritten: 539001 4307
29

TIMBER CREEK CDD

MEETING DATE: January 20, 2022

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 Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00

JH 012022

TIMBER CREEK CDD

MEETING DATE: January 20, 2022

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 Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00

KE 012022

TIMBER CREEK CDD

MEETING DATE: January 20, 2022

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 Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00

ND 012022

TIMBER CREEK CDD

MEETING DATE: January 20, 2022

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 Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00

Rm 012022

TIMBER CREEK CDD

MEETING DATE: January 20, 2022

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 Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00

SL 012022

February 7, 2022
Invoice Number: 091950801020722
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
Or, call us at 1-877-824-6249

Summary *Services from 02/06/22 through 03/05/22
details on following pages*

Previous Balance	137.96
Payments Received - Thank You	-137.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
Total Due by 02/23/22	\$137.96

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

NEWS AND INFORMATION

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

IMPORTANT BILLING UPDATE

At Spectrum Business, we work hard on your behalf to keep prices as low as possible. We value your business and are committed to providing you with the latest products and technology. Despite our best efforts, rising costs have impacted our pricing.

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

- Static IP will increase by \$5/mo.

Unreturned Equipment Information. Effective on or after 04/01/2022 updated fees for Unreturned Equipment will apply. You will only see these charges on future bills if you have any equipment that you haven't returned.

- D3 and newer Modem models (wired or wireless) increases from \$59.00 to \$60.00.
- Wireless Router increases from \$61.00 to \$76.00.
- Multipoint Access Point decreases from \$69.00 to \$64.00.
- D3 AWG2 Modem decreases from \$78.00 to \$60.00.
- EMTA Router (4 port or above) decreases from \$74.00 to \$81.00.
- Business Set Back Box decreases from \$163.00 to \$136.00.
- Access Point increases from \$130.00 to \$166.00.
- ATA increases from \$26.00 to \$37.00.
- EPON ONU decreases from \$260.00 to \$95.00.



Received
FEB 14 2022

Statement Date: 02/07/2022
Account: 211018485063

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



Current month's charges:	\$3,109.67
Total amount due:	\$3,104.87
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$3,021.62
Payment(s) Received Since Last Statement	-\$3,021.62
Miscellaneous Credits	-\$4.80
Credit balance after payments and credits	-\$4.80
Current Month's Charges	\$3,109.67
Total Amount Due	\$3,104.87



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

Visit tampaelectric.com/safety for more safety tips.

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



MORE RELIABILITY TO YOU.

We know you depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and updating our technology to help keep you in-the-know about your electricity. View our video at tampaelectric.com/reliability to learn more.

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:	\$3,109.67
Total amount due:	\$3,104.87
Payment Due By:	02/28/2022

Amount Enclosed \$
679778626583

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

6797786265832110184850630000003104873

Account: 211018485063
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	76 kWh @ \$0.03076/kWh	\$2.34
Fixture & Maintenance Charge	4 Fixtures	\$60.32
Lighting Pole / Wire	4 Poles	\$102.20
Lighting Fuel Charge	76 kWh @ \$0.03008/kWh	\$2.29
Storm Protection Charge	76 kWh @ \$0.01028/kWh	\$0.78
Clean Energy Transition Mechanism	76 kWh @ \$0.00033/kWh	\$0.03
Florida Gross Receipt Tax		\$0.14

Lighting Charges

\$168.10

Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1330 kWh @ \$0.03076/kWh	\$40.91
Fixture & Maintenance Charge	70 Fixtures	\$1055.60
Lighting Pole / Wire	70 Poles	\$1788.50
Lighting Fuel Charge	1330 kWh @ \$0.03008/kWh	\$40.01
Storm Protection Charge	1330 kWh @ \$0.01028/kWh	\$13.67
Clean Energy Transition Mechanism	1330 kWh @ \$0.00033/kWh	\$0.44
Florida Gross Receipt Tax		\$2.44

Lighting Charges

\$2,941.57

Total Current Month's Charges

\$3,109.67

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$4.80

Total Current Month's Credits

-\$4.80

Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221007623665

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



Current month's charges:	\$222.49
Total amount due:	\$222.49
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$244.25
Payment(s) Received Since Last Statement	-\$244.25
Current Month's Charges	\$222.49
Total Amount Due	\$222.49



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WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 221007623665

Current month's charges:	\$222.49
Total amount due:	\$222.49
Payment Due By:	02/28/2022

Amount Enclosed \$

655087354895

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

6550873548952210076236650000000222492



ACCOUNT INVOICE

tampaelectric.com



Account: 221007623665
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	47,155	45,343		1,812 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	1,812 kWh @ \$0.07014/kWh	\$127.09
Fuel Charge	1,812 kWh @ \$0.03057/kWh	\$55.39
Storm Protection Charge	1,812 kWh @ \$0.00315/kWh	\$5.71
Clean Energy Transition Mechanism	1,812 kWh @ \$0.00402/kWh	\$7.28
Florida Gross Receipt Tax		\$5.56

Electric Service Cost

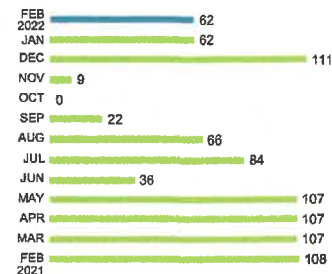
\$222.49

Total Current Month's Charges

\$222.49

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

More clean energy to you

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 221007683412

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



Current month's charges:	\$82.09
Total amount due:	\$78.05
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	-\$4.04
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$4.04
Current Month's Charges	\$82.09
Total Amount Due	\$78.05



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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: 221007683412

Current month's charges:	\$82.09
Total amount due:	\$78.05
Payment Due By:	02/28/2022

Amount Enclosed \$

655087354897

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

6550873548972210076834120000000078050

Account: 221007683412
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	11,961		11,418		543 kWh	1	29 Days

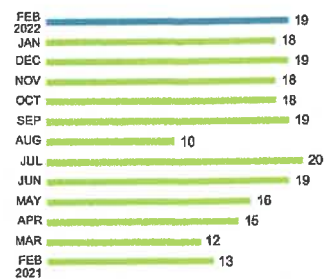
Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	543 kWh @ \$0.07014/kWh	\$38.09
Fuel Charge	543 kWh @ \$0.03057/kWh	\$16.60
Storm Protection Charge	543 kWh @ \$0.00315/kWh	\$1.71
Clean Energy Transition Mechanism	543 kWh @ \$0.00402/kWh	\$2.18
Florida Gross Receipt Tax		\$2.05
Electric Service Cost		\$82.09

Total Current Month's Charges

\$82.09

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 221007708326

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



Current month's charges:	\$75.57
Total amount due:	\$75.48
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$87.31
Payment(s) Received Since Last Statement	-\$87.31
Miscellaneous Credits	-\$0.09
Credit balance after payments and credits	-\$0.09
Current Month's Charges	\$75.57
Total Amount Due	\$75.48



DOWNED IS DANGEROUS!

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for more safety tips.

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MORE RELIABILITY TO YOU.

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007708326

Current month's charges:	\$75.57
Total amount due:	\$75.48
Payment Due By:	02/28/2022

Amount Enclosed

\$

682247748383

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

6822477483832210077083260000000075482



ACCOUNT INVOICE

tampaelectric.com



Account: 221007708326
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	8,732		8,248		484 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	484 kWh @ \$0.07014/kWh	\$33.95
Fuel Charge	484 kWh @ \$0.03057/kWh	\$14.80
Storm Protection Charge	484 kWh @ \$0.00315/kWh	\$1.52
Clean Energy Transition Mechanism	484 kWh @ \$0.00402/kWh	\$1.95
Florida Gross Receipt Tax		\$1.89

Electric Service Cost

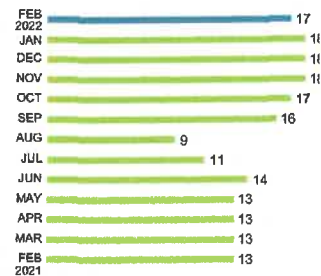
\$75.57

Total Current Month's Charges

\$75.57

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$0.09

Total Current Month's Credits

-\$0.09

Important Messages

Change in Deposit Interest

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022

Account: 221007724737

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

Current month's charges:	\$26.77
Total amount due:	\$26.73
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$29.60
Payment(s) Received Since Last Statement	-\$29.60
Miscellaneous Credits	-\$0.04
Credit balance after payments and credits	-\$0.04
Current Month's Charges	\$26.77
Total Amount Due	\$26.73



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007724737

Current month's charges:	\$26.77
Total amount due:	\$26.73
Payment Due By:	02/28/2022

Amount Enclosed

\$

682247748384

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

6822477483842210077247370000000026737



ACCOUNT INVOICE

tampaelectric.com



Account: **221007724737**
Statement Date: **02/07/2022**
Current month's charges due **02/28/2022**



Details of Charges – Service from 01/04/2022 to 02/01/2022

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	02/01/2022	582		539		43 kWh	1	29 Days

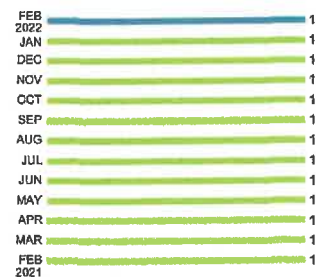
Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	43 kWh @ \$0.07014/kWh	\$3.02
Fuel Charge	43 kWh @ \$0.03057/kWh	\$1.31
Storm Protection Charge	43 kWh @ \$0.00315/kWh	\$0.14
Clean Energy Transition Mechanism	43 kWh @ \$0.00402/kWh	\$0.17
Florida Gross Receipt Tax		\$0.67
Electric Service Cost		\$26.77

Total Current Month's Charges

\$26.77

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$0.04

Total Current Month's Credits

-\$0.04

Important Messages

Change in Deposit Interest

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/07/2022
Account: 221007683099

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



Current month's charges:	\$1,023.57
Total amount due:	\$1,023.57
Payment Due By:	02/28/2022

Your Account Summary

Previous Amount Due	\$1,007.31
Payment(s) Received Since Last Statement	-\$1,007.31
Current Month's Charges	<u>\$1,023.57</u>
Total Amount Due	\$1,023.57



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$1,023.57
Total amount due:	\$1,023.57
Payment Due By:	02/28/2022

Amount Enclosed \$

655087354896

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

6550873548962210076830990000001023573

Account: 221007683099
Statement Date: 02/07/2022
Current month's charges due 02/28/2022



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

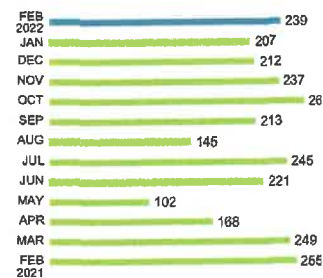
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	02/01/2022	7,338		394		6,944 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	6,944 kWh @ \$0.07014/kWh	\$487.05
Fuel Charge	6,944 kWh @ \$0.03057/kWh	\$212.28
Storm Protection Charge	6,944 kWh @ \$0.00315/kWh	\$21.87
Clean Energy Transition Mechanism	6,944 kWh @ \$0.00402/kWh	\$27.91
Florida Gross Receipt Tax		\$19.76
Electric Service Cost		\$790.33

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Details of Charges – Service from 01/04/2022 to 02/01/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	135 kWh @ \$0.03076/kWh	\$4.15
Fixture & Maintenance Charge	5 Fixtures	\$95.60
Lighting Pole / Wire	5 Poles	\$127.75
Lighting Fuel Charge	135 kWh @ \$0.03008/kWh	\$4.06
Storm Protection Charge	135 kWh @ \$0.01028/kWh	\$1.39
Clean Energy Transition Mechanism	135 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.25
Lighting Charges		\$233.24

Total Current Month's Charges

\$1,023.57

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
19681	02/01/2022	\$125.00	02/01/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service 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!

5390014605



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	01/26/2022	02/16/2022

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	12/20/2021	4911	01/20/2022	5278	36700 GAL	ACTUAL	WATER

Service Address Charges

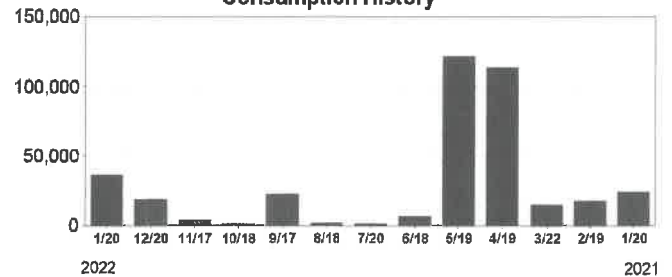
Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$110.83
Water Base Charge	\$17.30
Water Usage Charge	\$92.53
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$197.81
Total Service Address Charges	\$465.30

Summary of Account Charges

Previous Balance	\$259.86
Net Payments - Thank You	\$-259.86
Total Account Charges	\$465.30
AMOUNT DUE	\$465.30

Received
FEB 01 2022

Consumption History



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734

Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

4,657 8

DUE DATE	02/16/2022
AMOUNT DUE	\$465.30
AMOUNT PAID	

0061436847349

49
00000465302



Invoice

Date	Invoice #
1/19/2022	2704

MARKETING • DESIGN • PRINTING
INDOOR / OUTDOOR SIGNS & MORE...

11749 Crestridge Loop
Trinity, FL 34655

Bill To
Meritus Timbercreek CDD Attn: Bryan Radcliff 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	Amenity + Mail Kiosk Areas -- "No Parking Overnight" (12x18) sign with standard red and white reflective. Includes standard 10-ft galvanized u-channel post.	2	150.00	300.00
Printing & Reprod...	5% Volume discount	2	-7.50	-15.00

Subtotal	\$285.00
Sales Tax (7.0%)	\$0.00
Total	\$285.00
Payments/Credits	\$0.00
Balance Due	\$285.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

539001 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: 0053109
Date: 01/31/2022
Terms: NET 0
Due Date: 01/31/2022

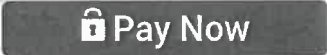
Bill To: Timber Creek CDD Riverview FL
teresa.farlow@merituscorp.com
Timber Creek CDD
Riverview FL

Description	Quantity	Rate	Amount
Trash Pick up January 7,14,,21,28 2022	10	\$65.00	\$650.00

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

Balance Due

\$650.00

 Pay Now

 Invoice2go



5480061
5340014303

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
727-364-3349
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5124
DATE 01/20/2022
TERMS Net 15
DUE DATE 02/04/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Pressure Washed the following areas: Entire building, pool deck, pool furniture, and two mail pavilion. Blew off Parking Lot. Cost includes labor, machine time and material.	1	750.00	750.00

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.

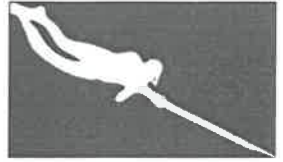
BALANCE DUE

\$750.00

53900/4602

Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335
Land O' Lakes, FL 34638
727-364-3349
spearem.jmb@gmail.com



INVOICE

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

INVOICE 5136
DATE 01/24/2022
TERMS Net 15
DUE DATE 02/08/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Clubhouse provided Restroom Cleaning provided for the week of: 12-27-2021	1	131.25	131.25
Labor Cleaning provided for the week of 1-3-2022	1	131.25	131.25
Labor Cleaning provided for the week of 1-10-2022	1	131.25	131.25
Labor Cleaning provided for the week of: 1-17-2022	1	131.25	131.25
Machine Time paper Goods: Toilet Paper, paper towels, hand soap	1	75.00	75.00

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

\$600.00

53900/4304

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

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

January 21, 2022
Client: 001498
Matter: 000001
Invoice #: 20944

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2022

SERVICES

Date	Person	Description of Services	Hours	
1/13/2022	LB	PREPARE DRAFT QUARTERLY REPORT TO DISSEMINATION AGENT FOR PERIOD ENDED DECEMBER 31, 2021.	0.2	
1/15/2022	JMV	PREPARE QUARTERLY CDD DISCLOSURE REPORT.	0.3	
		Total Professional Services	0.5	\$137.00

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.3	\$105.00
LB	Lynn Butler	0.2	\$32.00

January 21, 2022

Client: 001498

Matter: 000001

Invoice #: 20944

Page: 2

Total Services	\$137.00	
Total Disbursements	\$0.00	
Total Current Charges		\$137.00

PAY THIS AMOUNT

\$137.00

51400 / 3107

Please Include Invoice Number on all Correspondence

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2022



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 2/28/2022

(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Debt Service Fund - Series 2020	Capital Projects Fund - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	270,295	0	0	0	0	0	270,295
Bank-Investment Revenue 2018 (8000)	0	477,662	0	0	0	0	477,662
Bank-Investment Interest 2018 (8001)	0	0	0	0	0	0	0
Bank-Investment Reserve 2018 (8003)	0	233,375	0	0	0	0	233,375
Bank-Investment Prepayment 2018 (8004)	0	21	0	0	0	0	21
Bank-Investment Sinking 2018 (8002)	0	0	0	0	0	0	0
Bank-Investment Constr Genl 2018 (8005)	0	0	0	0	0	0	0
Bank-Investment Constr Phase I 2018 (8006)	0	0	0	0	0	0	0
Bank-Investment Constr Amenity 2018 (8007)	0	0	0	0	0	0	0
Bank-Investment Costs of Issu 2018 (8008)	0	0	0	0	0	0	0
Bank-Investment Revenue 2020 (5000)	0	0	25,019	0	0	0	25,019
Bank-Investment Interest 2020 (5001)	0	0	0	0	0	0	0
Bank-Investment Sinking 2020 (5002)	0	0	0	0	0	0	0
Bank-Investment Reserve 2020 (5003)	0	0	5,000	0	0	0	5,000
Bank-Investment Prepayment (5004)	0	0	0	0	0	0	0
Bank-Investment Acqui & Construction 2020 (5005)	0	0	0	14	0	0	14
Bank-Investment Cost of Insurance 2020 (5006)	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Other Receivable	(182)	0	0	0	0	0	(182)
Prepaid Professional Liability Insurance	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0
Prepaid Trustees Fees	0	0	0	0	0	0	0
Deposits	4,820	0	0	0	0	0	4,820
Construction Work-In-Progress	0	0	0	0	6,774,838	0	6,774,838
Amount Available-Debt Service	0	0	0	0	0	311,222	311,222
Amount To Be Provided-Debt Service	0	0	0	0	0	6,878,778	6,878,778
Total Assets	274,933	711,058	30,019	14	6,774,838	7,190,000	14,980,863
Liabilities							
Accounts Payable	18,223	0	0	0	0	0	18,223
Accounts Payable Other	7	0	0	0	0	0	7
Due To Debt Service Fund	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Clubhouse Deposits	0	0	0	0	0	0	0
Revenue Bonds Payable Series 2018	0	0	0	0	0	6,825,000	6,825,000

Timber Creek CDD

Balance Sheet

As of 2/28/2022

(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Debt Service Fund - Series 2020	Capital Projects Fund - Series 2020	General Fixed Assets Account Group	General Long-Term Debt	Total
Revenue Bonds Payable Series 2020	0	0	0	0	0	365,000	365,000
Total Liabilities	18,230	0	0	0	0	7,190,000	7,208,230
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	539,343	15,151	14	0	0	554,508
Fund Balance-Unreserved	130,495	0	0	0	0	0	130,495
Investment In General Fixed Assets	0	0	0	0	6,774,838	0	6,774,838
Unearned Revenue	0	0	0	0	0	0	0
Other	126,208	171,715	14,868	0	0	0	312,792
Total Fund Equity & Other Credits	256,703	711,058	30,019	14	6,774,838	0	7,772,633
Total Liabilities & Fund Equity	274,933	711,058	30,019	14	6,774,838	7,190,000	14,980,863

Timber Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 2/28/2022
(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	242,603	(72)	(0)%
Other Miscellaneous Revenues				
Miscellaneous	0	265	265	0 %
Total Revenues	242,675	242,868	193	0 %
Expenditures				
Legislative				
Supervisor Fees	6,000	2,600	3,400	57 %
Financial & Administrative				
District Management	27,000	20,000	7,000	26 %
District Engineer	4,000	197	3,804	95 %
Disclosure Report	8,400	11,300	(2,900)	(35)%
Trustees Fees	8,200	0	8,200	100 %
Auditing Services	5,500	2,058	3,442	63 %
Postage, Phone, Faxes, Copies	150	128	22	15 %
Public Officials Insurance	2,663	648	2,015	76 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	200	0	200	100 %
Dues, Licenses & Fees	175	241	(66)	(38)%
Office Supplies	100	0	100	100 %
Website Administration	1,800	350	1,450	81 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	3,500	2,017	1,483	42 %
Utility Services				
Street Lights	43,700	15,423	28,277	65 %
Other Electric Services	8,000	5,573	2,427	30 %
Water Utility Service	8,000	1,270	6,730	84 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,400	2,990	(590)	(25)%
Other Physical Environment				
Mulch	6,000	0	6,000	100 %
Janitorial Service	6,300	600	5,700	90 %
Pool Maintenance	9,000	4,555	4,445	49 %
Waterway Management System	4,560	1,900	2,660	58 %
Irrigation Maintenance	5,000	50	4,950	99 %
General, Property & Casualty Insurance	13,624	7,703	5,921	43 %
Club Facility Maintenance	6,300	5,215	1,085	17 %
Landscape Maintenance	44,000	24,750	19,250	44 %
Miscellaneous Repairs & Maintenance	5,000	5,592	(592)	(12)%

Timber Creek CDD
Statement of Revenues and Expenditures
001 - General Fund
From 10/1/2021 Through 2/28/2022
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Plant Replacement Program	1,000	0	1,000	100 %
Landscape Maintenance Other	8,603	0	8,603	100 %
Total Expenditures	242,675	116,659	126,016	52 %
Excess Revenues Over (Under) Expenditures	0	126,208	126,208	0 %
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	0	116,582	116,582	0 %
Total Fund Balance, Beginning of Period	0	116,582	116,582	0 %
Fund Balance, End of Period	0	242,790	242,790	0 %

Timber Creek CDD
Statement of Revenues and Expenditures
201 - Debt Service Fund -- Series 2018
From 10/1/2021 Through 2/28/2022
(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	464,688	466,627	1,939	0 %
Interest Earnings				
Interest Earnings	0	10	10	0 %
Total Revenues	<u>464,688</u>	<u>466,637</u>	<u>1,949</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	334,688	169,922	164,766	49 %
Principal Payments	<u>130,000</u>	<u>125,000</u>	<u>5,000</u>	<u>4 %</u>
Total Expenditures	<u>464,688</u>	<u>294,922</u>	<u>169,766</u>	<u>37 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>171,715</u>	<u>171,715</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	172,732	172,732	0 %
Total Fund Balance, Beginning of Period	<u>0</u>	<u>172,732</u>	<u>172,732</u>	<u>0 %</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>344,447</u></u>	<u><u>344,447</u></u>	<u><u>0 %</u></u>

Timber Creek CDD
Statement of Revenues and Expenditures
202 - Debt Service Fund - Series 2020
From 10/1/2021 Through 2/28/2022
(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	23,125	23,993	868	4 %
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	23,125	23,993	868	4 %
Expenditures				
Debt Service Payments				
Interest Payments	18,125	9,125	9,000	50 %
Principal Payments	5,000	0	5,000	100 %
Total Expenditures	23,125	9,125	14,000	61 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	0	(0)	0 %
Total Other Financing Sources	0	0	(0)	0 %
Excess Revenues Over (Under) Expenditures	0	14,868	14,868	0 %
Fund Balance, Beginning of Period				
Fund Balance-All Other Reserves	0	15,151	15,151	0 %
Total Fund Balance, Beginning of Period	0	15,151	15,151	0 %
Fund Balance, End of Period	0	30,019	30,019	0 %

Timber Creek CDD
Statement of Revenues and Expenditures
302 - Capital Projects Fund - Series 2020
From 10/1/2021 Through 2/28/2022
(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: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Bank Balance	274,920.63
Less Outstanding Checks/Vouchers	4,750.60
Plus Deposits in Transit	125.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	270,295.03
Balance Per Books	<u>270,295.03</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
525	2/17/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
526	2/17/2022	System Generated Check/Voucher	200.00	Ryan Motko
529	2/24/2022	System Generated Check/Voucher	4,350.60	Meritus Districts
Outstanding Checks/Vouchers			4,750.60	

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR163	2/21/2022	Clubhouse Rental - 2.21.2022 - Davmar Montalvo Torres	100.00	
CR162	2/23/2022	Pool Key Card - 2.23.22	<u>25.00</u>	
Outstanding Deposits			125.00	
			<u><u> </u></u>	

**Timber Creek CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
471	12/9/2021	System Generated Check/Voucher	200.00	Nicholas J. Dister
515	1/4/2022	Series 2018 FY22 Tax Dist ID 558	8,423.06	Timber Creek CDD
516	1/4/2022	Series 2020 FY22 Tax Dist ID 558	433.09	Timber Creek CDD
506	1/20/2022	System Generated Check/Voucher	137.96	Bright House Networks
508	2/3/2022	System Generated Check/Voucher	50.00	Affordable Backflow Testing
509	2/3/2022	System Generated Check/Voucher	465.30	BOCC - Hillsborough County Water Resource Services
510	2/3/2022	System Generated Check/Voucher	2,854.26	Egis Insurance Advisors, LLC
511	2/3/2022	System Generated Check/Voucher	4,275.00	Meritus Districts
512	2/3/2022	System Generated Check/Voucher	260.00	Neptune Multi Services LLC
512	2/3/2022	System Generated Check/Voucher	(260.00)	Neptune Multi Services LLC
513	2/3/2022	System Generated Check/Voucher	800.00	Zebra Cleaning Team, Inc.
514	2/3/2022	System Generated Check/Voucher	1,300.00	Neptune Multi Services LLC
517	2/10/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
518	2/10/2022	System Generated Check/Voucher	285.00	Fields Consulting Group
519	2/10/2022	System Generated Check/Voucher	380.00	Sitex Aquatics
520	2/10/2022	System Generated Check/Voucher	1,350.00	Speareem Enterprises, LLC
521	2/10/2022	System Generated Check/Voucher	137.00	Straley Robin Vericker
522	2/17/2022	System Generated Check/Voucher	137.96	Charter Communications

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
523	2/17/2022	System Generated Check/Voucher	200.00	Jeffery S. Hills
524	2/17/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
527	2/17/2022	System Generated Check/Voucher	200.00	Steven K. Luce
528	2/17/2022	System Generated Check/Voucher	4,531.19	Tampa Electric
Cleared Checks/Vouchers			26,484.82	

Timber Creek CDD
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 02/28/2022

Reconciliation Date: 2/28/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CK# 3039	2/1/2022	Two Pool Fob - 2.01.22	40.00	
Cleared Deposits			40.00	



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Tuesday March 29, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	3	-2	<u>Turf looks good overall. Zoyzia turf</u> <u>is improving this time of year</u>
TURF FERTILITY	10	8	-2	<u>Improvements were noticed</u>
TURF EDGING	5	5	0	<u>Good</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>Good</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>Good</u>
PLANT FERTILITY	5	3	-2	<u>Some cold weather damage to plants</u> <u>mainly Firebush & Plumbago</u>
WEED CONTROL - BED AREAS	5	2	-3	<u>Weeds in the entrance beds need to</u> <u>be removed. Vendor was notified</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>Good</u>
PRUNING	10	10	0	<u>Good</u>
CLEANLINESS	5	5	0	<u>Good</u>
MULCHING	5	3	-2	<u>Some beds need more mulch</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Good</u>
CARRYOVERS	5	5	0	<u>NA</u>

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	<u>NA</u>
INSECT/DISEASE CONTROL	7	7	0	<u>NA</u>
DEADHEADING/PRUNING	3	3	0	<u>NA</u>

SCORE

100	89	-11	89%
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Contractor Signature: _____

Manager's Signature:

Gary Schwartz

Supervisor's Signature:



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Monday March 28, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	17	-3	Marginal floating material in 2 ponds
INVASIVE MATERIAL (SUBMERSED)	20	19	-1	Marginal submersed material in 1 pond
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	2	-13	The plant matrial is not very desirable at the entrances
				All of the plants are green. There should be some color

AMENITIES

CLUBHOUSE INTERIOR	4	4	0	Good
CLUBHOUSE EXTERIOR	3	3	0	Good
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	8	0	Good
FIRST AID/SAFETY ITEMS	10	8	-2	Good except for the exit light at the Amenity Center
				is hanging down and needs to be fixed or replaced
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Clean
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	6	-2	Good

MONUMENTS AND SIGNS

CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Monday March 28, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	0	-40	Good
RECREATIONAL AREAS	30	20	-10	Plumbago & Firebush plants got hit hard by the cold weather. Some may or may not recover. We will have a better idea by May
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	NA
GATES				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
SCORE	700	629	-71	90%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Timber Creek March 2022.



Amenity Center.



Exit sign is broken. Spearem was notified to repair or replace.



Amenity Center Mailbox pavilion.



Amenity Center playground looks goods weeds were removed.



Basketball court looks good.



Iris plants are blooming.



Amenity Center South entrance / exit.



East frontage of the Amenity Center.



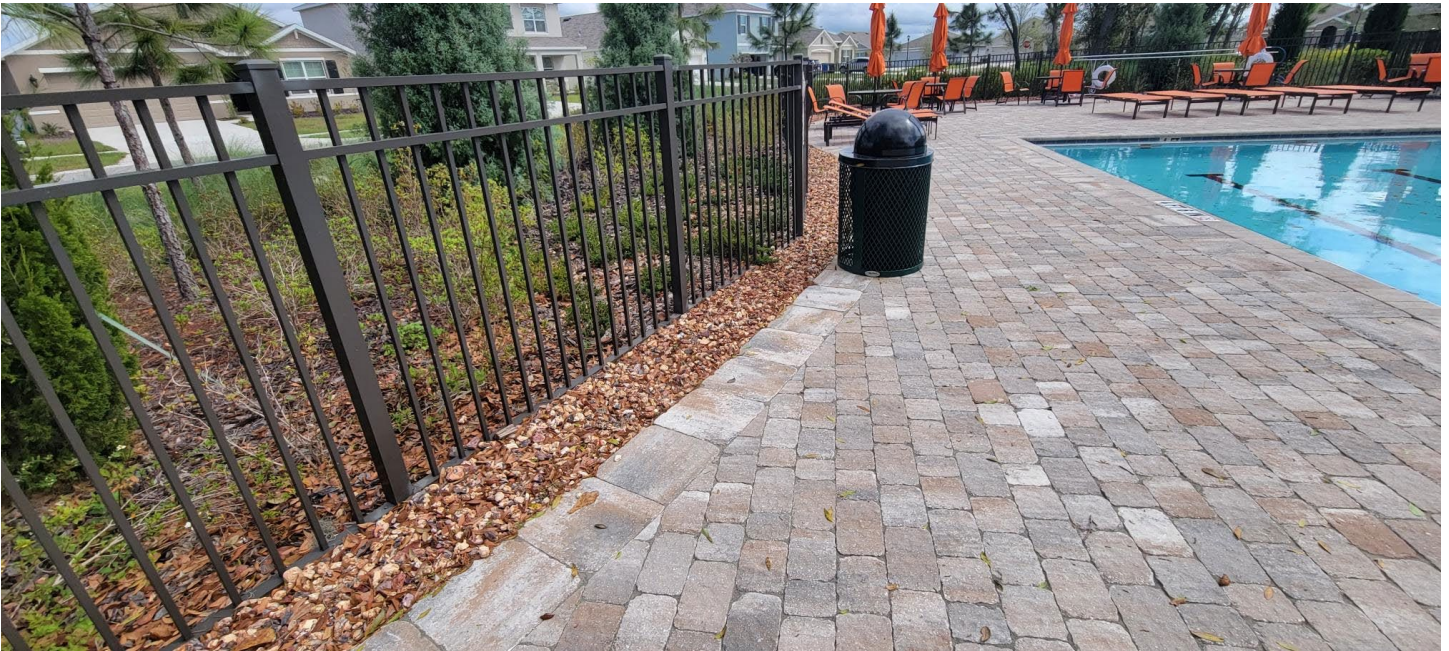
Table & chairs are clean and look good.



Chaise, table & chairs on the pool deck look good. White safety ring on the fence line was recently replaced by the pool vendor as some vandals broke it.



Pool is blue. This picture was taken after a recent storm and there are leaves in the pool which is not common.



Rocks along the fence line present a big problem, as the kids throw them in the pool. The kids theoretically can hit the rocks against the pool tile and break them creating a big problem, & the pool vendors equipment can get damaged as well. I asked Cornerstone for an estimate to remove & replace with mulch. The D.M. recently approved the Cornerstone estimate to remove & replace the rocks with mulch.



Hardwood trees West of the pool fence were trimmed.





Ponds look Good.





Dead & missing Juniper on both entrance sides. I asked Cornerstone to submit an estimate to remove and replace the Juniper with Crotons which will add some color to the entrances which are all totally green and lacking any color at all. Cornerstone submitted a proposal to the D.M.





NW entrance on Tucker Jones & Miracle Mile.



SW entrance on Tucker Jones & Miracle Mile.



Cement utility housing raised to high next to the sidewalk just South of the SW entrance on Tucker Jones & Miracle Mile.



Dog park is clean & looks good.



Mailbox pavilion next to the dog park is clean & looks good.



Zoysia grass in front of the dog park. The fertility of this turf should start to drastically improve next month.



Plumbago & fire bush plants were hit hard by the cold weather. If they don't recover by May, they will need to be replaced. I will ask the vendor to cut back the plants to encourage the plants to regenerate and grow.