

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
JUNE 02, 2022**

**TIMBER CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**THURSDAY, JUNE 02, 2022 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 Ryan Motko
<b>District Manager</b>	Inframark	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 Regular Meeting of Timber Creek Community Development District will be held on **June 02, 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING RECREATION CENTER POLICIES & RATES**
  - A. Open Public Hearing on Adopting Recreation Center Policies & Rates
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2022-01; Adopting Recreation Center Policies & Rates .....Tab 01
  - E. Close Public Hearing on Adopting Recreation Center Policies & Rates
- 5. RETURN TO REGULAR MEETING**
- 6. BUSINESS ITEMS**
  - A. Consideration of Resolution 2022-02; Approving FY 2023 Proposed Budget  
& Setting Public Hearing.....Tab 02
  - B. Announcement of Qualified Electors.....Tab 03
  - C. Consideration of Resolution 2022-03; Announcing Landowners Election.....Tab 04
  - D. General Matters of the District
- 7. CONSENT AGENDA**
  - A. Consideration of Minutes of the Regular Meeting April 07, 2022.....Tab 05
  - B. Consideration of Operation and Maintenance Expenditures March 2022.....Tab 06
  - C. Consideration of Operation and Maintenance Expenditures April 2022.....Tab 07
  - D. Review of Financial Statements Month Ending April 30, 2022.....Tab 08
- 8. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager.....Tab 09
    - i. *Community Inspection Report*
- 9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 10. AUDIENCE QUESTIONS AND COMMENTS AND DISCUSSION FORUM**
- 11. 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 2022-01

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED POLICIES, FEES, AND RATES FOR RECREATIONAL AMENITIES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District owns, maintains, and operates certain amenity facilities;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish policies and adopt rate and fee schedules for its amenity facilities;

**WHEREAS**, the Board previously held a noticed public hearing to receive public comment on the rules for the amenity facilities in accordance with Section 190.011(5) and Section 120.54, Florida Statutes and has not made any changes to such rules;

**WHEREAS**, the Board held a noticed public hearing on June 2, 2022 to receive public comment on the proposed revised policies, fees, and rates included in the “Recreational Amenities Rules & Policies”;

**WHEREAS**, the proposed fees and rates are meant to provide for efficient and effective District operations, and ensuring the costs of permitting rentals and use of certain District amenity facilities are borne in a fair manner for all user types; and

**WHEREAS**, after hearing and considering public comment, the Board has determined that the proposed revised Rules and Rates for Amenity Facilities should be adopted.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

1. **Adoption**. The Board hereby adopts the Recreational Amenities Rules & Policies and specifically the revised policies and rate and fee schedules included therein, as finalized in the form attached hereto as **Exhibit A**.
2. **Conflicts**. All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
3. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
4. **Effective Date**. This Resolution shall become effective upon adoption.

**Passed and adopted on June 2, 2022.**

**Attest:**

**Timber Creek  
Community Development District**

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Secretary

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Chair/Vice-Chair of the Board of  
Supervisors

**Exhibit A**

**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**

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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**

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**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. \_\_\_\_\_
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**. \_\_\_\_\_

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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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**

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

### **Non-Resident Annual User Fee**

The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District's infrastructure and services, including but not limited to the Recreational Center. To be fair and equitable to the residents of the District, any person who wish to enjoy the Recreational Center will be required to pay a fair and reasonable user fee that covers a proportional share of the District's infrastructure expenses and operation and maintenance expenses of the Recreational Center and the requisite supporting infrastructure. The Board may elect to cap the number of Non-Resident Members to account for size and capacity limitations of the Recreational Center.

Anyone who desires to become a Non-Resident Member may purchase an annual membership for use of the Recreational Center on a year-to-year basis. The Non-Resident Annual User Fee is \$2,520.52 per household (a family of up to four), payable in advance. The rate for an individual is the same as for a family. Membership becomes effective upon the date full payment of the Non-Resident Annual User Fee and the Non-Resident Member Application are received by the District. Additional family members can be added at a cost of \$250.00 per individual.

## RESOLUTION 2022-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Timber Creek Community Development District (“**District**”) prior to June 15, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 4, 2022

HOUR: 2:00 p.m.

LOCATION: Offices of Meritus (Inframark)  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

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

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

**PASSED AND ADOPTED ON JUNE 2, 2022.**

Attest:

**Timber Creek Community  
Development District**

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

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

**Exhibit A: Proposed Budget for Fiscal Year 2022/2023**

# TIMBER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	242,675.00	242,602.67	72.33	242,675.00	0.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$242,675.00</b>	<b>\$242,602.67</b>	<b>\$72.33</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>RESERVES</b>					
Miscellaneous	0.00	315.00	(315.00)	0.00	0.00
<b>TOTAL RESERVES</b>	<b>\$0.00</b>	<b>\$315.00</b>	<b>(\$315.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$242,675.00</b>	<b>\$242,917.67</b>	<b>(\$242.67)</b>	<b>\$242,675.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	6,000.00	3,200.00	2,800.00	6,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$6,000.00</b>	<b>\$3,200.00</b>	<b>\$2,800.00</b>	<b>\$6,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management	27,000.00	23,450.00	3,550.00	27,000.00	0.00
District Engineer	4,000.00	196.50	303.50	500.00	(3,500.00)
Disclosure Report	8,400.00	12,000.00	(7,800.00)	4,200.00	(4,200.00)
Trustees Fees	8,200.00	0.00	6,900.00	6,900.00	(1,300.00)
Auditing Services	5,500.00	2,058.00	3,442.00	5,500.00	0.00
Postage, Phone, Faxes, Copies	150.00	140.24	9.76	150.00	0.00
Public Officials Insurance	2,663.00	864.32	1,798.68	2,663.00	0.00
Legal Advertising	2,000.00	0.00	2,000.00	2,000.00	0.00
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	175.00	241.08	8.92	250.00	75.00
Office Supplies	100.00	106.63	43.37	150.00	50.00
ADA Website Compliance	1,800.00	475.00	1,325.00	1,800.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,688.00</b>	<b>\$41,031.77</b>	<b>\$11,781.23</b>	<b>\$52,813.00</b>	<b>(\$8,875.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	2,017.00	1,983.00	4,000.00	500.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$3,500.00</b>	<b>\$2,017.00</b>	<b>\$1,983.00</b>	<b>\$4,000.00</b>	<b>\$500.00</b>
<b>UTILITY SERVICES</b>					
Street Lights	43,700.00	19,864.66	23,835.34	43,700.00	0.00
Other Electric Services	8,000.00	5,676.08	5,323.92	11,000.00	3,000.00
Water Utility Services	8,000.00	1,524.66	1,475.34	3,000.00	(5,000.00)
<b>TOTAL UTILITY SERVICES</b>	<b>\$59,700.00</b>	<b>\$27,065.40</b>	<b>\$30,634.60</b>	<b>\$57,700.00</b>	<b>(\$2,000.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,400.00	2,990.00	10.00	3,000.00	600.00
<b>TOTAL GARBAGE COLLECTION</b>	<b>\$2,400.00</b>	<b>\$2,990.00</b>	<b>\$10.00</b>	<b>\$3,000.00</b>	<b>\$600.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Mulch & Tree Trimming	6,000.00	0.00	3,000.00	3,000.00	(3,000.00)
On-Site P/T Staff	0.00	0.00	0.00	0.00	0.00
Field Manager	0.00	0.00	6,000.00	6,000.00	6,000.00
Janitorial Service	6,300.00	1,850.00	3,150.00	5,000.00	(1,300.00)
Pool Maintenance	9,000.00	5,654.87	7,245.13	12,900.00	3,900.00
Waterway Management System	4,560.00	2,280.00	2,280.00	4,560.00	0.00
Irrigation Maintenance	5,000.00	50.00	950.00	1,000.00	(4,000.00)
General Liability & Property Casualty Insurance	13,624.00	8,808.88	4,815.12	13,624.00	0.00
Club Facility Maintenance	6,300.00	5,597.76	4,492.24	10,000.00	3,700.00
Landscape Maintenance	44,000.00	27,900.00	9,900.00	37,800.00	(6,200.00)
Gate Service and Maintenance	0.00	0.00	750.00	750.00	750.00
Miscellaneous Repairs & Maintenance	5,000.00	6,017.08	3,982.92	10,000.00	5,000.00
Plant Replacement Program	1,000.00	0.00	1,000.00	1,000.00	0.00
Landscape Maintenance - Other	8,603.00	3380.00	0.00	6000.00	(2,603.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$109,387.00</b>	<b>\$61,448.59</b>	<b>\$47,565.41</b>	<b>\$111,634.00</b>	<b>\$2,247.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$242,675.00</b>	<b>\$137,752.76</b>	<b>\$94,774.24</b>	<b>\$235,147.00</b>	<b>(\$7,528.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$105,164.91</b>	<b>(\$95,016.91)</b>	<b>\$7,528.00</b>	<b>\$7,528.00</b>

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

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

# TIMBER CREEK

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts-Tax Roll	242,675.00	242,675.00	0.00	278,155.00	35,480.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$242,675.00</b>	<b>\$242,675.00</b>	<b>\$0.00</b>	<b>\$278,155.00</b>	<b>\$35,480.00</b>
<b>RESERVES</b>					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
<b>TOTAL RESERVES</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>\$278,155.00</b>	<b>\$35,480.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	6,000.00	6,000.00	0.00	8,000.00	2,000.00
<b>TOTAL LEGISLATIVE</b>	<b>\$6,000.00</b>	<b>\$6,000.00</b>	<b>\$0.00</b>	<b>\$8,000.00</b>	<b>\$2,000.00</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	500.00	(3,500.00)	4,000.00	0.00
Disclosure Report	8,400.00	4,200.00	(4,200.00)	4,200.00	(4,200.00)
Trustees Fees	8,200.00	6,900.00	(1,300.00)	6,900.00	(1,300.00)
Auditing Services	5,500.00	5,500.00	0.00	5,700.00	200.00
Postage, Phone, Faxes, Copies	150.00	150.00	0.00	150.00	0.00
Public Officials Insurance	2,663.00	2,663.00	0.00	3,007.00	344.00
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	250.00	75.00	250.00	75.00
Office Supplies	100.00	150.00	50.00	500.00	400.00
ADA Website Compliance	1,800.00	1,800.00	0.00	1,800.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$61,688.00</b>	<b>\$52,813.00</b>	<b>(\$8,875.00)</b>	<b>\$57,207.00</b>	<b>(\$4,481.00)</b>
<b>LEGAL COUNSEL</b>					
District Counsel	3,500.00	4,000.00	500.00	3,500.00	0.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$3,500.00</b>	<b>\$4,000.00</b>	<b>\$500.00</b>	<b>\$3,500.00</b>	<b>\$0.00</b>
<b>UTILITY SERVICES</b>					
Street Lights	43,700.00	43,700.00	0.00	43,700.00	0.00
Other Electric Services	8,000.00	11,000.00	3,000.00	11,000.00	3,000.00
Water Utility Services	8,000.00	3,000.00	(5,000.00)	4,000.00	(4,000.00)
<b>TOTAL UTILITY SERVICES</b>	<b>\$59,700.00</b>	<b>\$57,700.00</b>	<b>(\$2,000.00)</b>	<b>\$58,700.00</b>	<b>(\$1,000.00)</b>
<b>GARBAGE/SOLID WASTE CONTROL SERVICES</b>					
Garbage Collection	2,400.00	3,000.00	600.00	2,500.00	100.00
<b>TOTAL GARBAGE COLLECTION</b>	<b>\$2,400.00</b>	<b>\$3,000.00</b>	<b>\$600.00</b>	<b>\$2,500.00</b>	<b>\$100.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Mulch & Tree Trimming	6,000.00	3,000.00	(3,000.00)	6,000.00	0.00
On-Site P/T Staff	0.00	0.00	0.00	20,000.00	20,000.00
Field Manager	0.00	6,000.00	6,000.00	12,000.00	12,000.00
Janitorial Service	6,300.00	5,000.00	(1,300.00)	7,200.00	900.00
Pool Maintenance	9,000.00	12,900.00	3,900.00	12,900.00	3,900.00
Waterway Management System	4,560.00	4,560.00	0.00	4,560.00	0.00
Irrigation Maintenance	5,000.00	1,000.00	(4,000.00)	5,000.00	0.00
General Liability & Property Casualty Insurance	13,624.00	13,624.00	0.00	15,385.00	1,761.00
Club Facility Maintenance	6,300.00	10,000.00	3,700.00	6,300.00	0.00
Landscape Maintenance	44,000.00	37,800.00	(6,200.00)	37,800.00	(6,200.00)
Gate Service and Maintenance	0.00	750.00	750.00	1,500.00	1,500.00
Miscellaneous Repairs & Maintenance	5,000.00	10,000.00	5,000.00	10,000.00	5,000.00
Plant Replacement Program	1,000.00	1,000.00	0.00	1,000.00	0.00
Landscape Maintenance - Other	8,603.00	6,000.00	(2,603.00)	8,603.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$109,387.00</b>	<b>\$111,634.00</b>	<b>\$2,247.00</b>	<b>\$148,248.00</b>	<b>\$38,861.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$242,675.00</b>	<b>\$235,147.00</b>	<b>(\$7,528.00)</b>	<b>\$278,155.00</b>	<b>\$35,480.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$7,528.00</b>	<b>\$7,528.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

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





April 18, 2022

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2022, listed below.

Community Development District	Number of Registered Electors
Timber Creek	497

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

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

Respectfully,

Enjoli White  
Candidate Services Manager



**RESOLUTION 2022-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING A DATE, TIME AND LOCATION FOR A  
LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION;  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Timber Creek Community Development District ("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 ("Board") is statutorily authorized to exercise the powers granted to the District; and

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

**WHEREAS**, the effective date of Ordinance No. 18-9 creating the District was the February 14, 2018; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

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

**Section 1.** In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 3, 2022, at 2:00 p.m. at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**Section 2.** The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its June 2, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at the office of the District Manager, Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 2<sup>nd</sup> DAY OF JUNE, 2022.**

**ATTEST:**

**TIMBER CREEK COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

## **EXHIBIT A**

### **NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Timber Creek Community Development District (the “**District**”), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 88.9 acres more or less, generally located between Bullfrog Creek Road and Highway 301 and north of Breezy Creek Road, Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 3, 2022  
TIME: 2:00 p.m.  
PLACE: The offices of Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy. At the landowners’ meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Brian Lamb, District Manager

## **EXHIBIT A**

### **INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS**

**DATE OF LANDOWNERS' MEETING:**     **November 3, 2022**

**TIME:**             **2:00 p.m.**

**LOCATION:**   **The offices of Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607**

Pursuant to Chapter 190, Florida Statutes, and after a community development district ("District") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("Board") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners, two (2) seats for a four year period and one (1) seat for a two year period. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**EXHIBIT A**

**LANDOWNER PROXY**

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 3, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Timber Creek Community Development District to be held at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, on November 3, 2022, at 2:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

<p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>_____</p>
--	--

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**EXHIBIT A**

**OFFICIAL BALLOT**  
**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
**HILLSBOROUGH COUNTY, FLORIDA**  
**LANDOWNERS' MEETING – NOVEMBER 3, 2022**

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**For Election (Three (3) Supervisors):** The two candidates receiving the highest number of votes will receive a four (4) year term, and the one candidate receiving the lowest number of votes will receive a two (2) year term, with the term of office for each of the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Timber Creek Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1. _____	_____
2. _____	_____
3. _____	_____

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

Signed: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

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April 7, 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, April 7, 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, April 7, 2022, at 2:00 p.m.**

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

Nicholas Dister	Vice-Chair
Kelly Evans	Supervisor
Ryan Motko	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus
Bryan Radcliff	District Manager, Meritus
Gary Schwartz	Field Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker <i>(via conference call)</i>

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**

**ii. True-up Letter**

Supervisor Evans discussed the landscape report with the Board and Gary. Evans would like all tree straps removed from all communities. Evans also discussed the amount paid to Cornerstone and what is owed as well. Evans would like to the twenty (25) 3-gallon plants placed around the pool area.

**B. Discussion on Pool Restrooms Access Control Panels**

Mr. Radcliff discussed the security access control for the pool restroom trespassing and vandalism. Mr. Radcliff suggested that to cure bathroom issue, he obtained a proposal from National Security to install card readers due to most of the damages coming from non-residents hoping the fence. The proposal is in the amount of five thousand-eight hundred and sixty-six (\$5,866) dollars to install card readers.

MOTION TO:	Approve the proposal in the amount of five thousand-eight hundred and sixty-six (\$5,866) dollars to install card readers.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**C. Discussion on Non-Resident Clubhouse Usage**

Mr. Radcliff noted that there is no document found on the non-resident usage for the amenities as they are public. Mr. Lamb will schedule the rule making process in the hearing for the purpose of accessing fees for annual passes. Mr. Lamb suggested on conducting a public hearing for the next meeting.

**D. General Matters of the District**

There were no general matters to discuss.

**4. CONSENT AGENDA ITEMS**

**A. Consideration of Minutes of the Regular Meeting March 03, 2022**

**B. Consideration of Operation and Maintenance Expenditures February 2022**

**C. Review of Financial Statements Month Ending February 28, 2022**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda A-C.
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**

**i. Community Inspection Report**

The Board reviewed the management reports.

**6. SUPERVISOR REQUESTS**

Supervisor Evans noted the front entrance weeds need immediate attention.

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

There were no audience comments.

**8. ADJOURNMENT**

MOTION TO:	Adjourn.
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**

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

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Printed Name**

**Title:**

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

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

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

\_\_\_\_\_  
*Date*

Official District Seal

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	75298	\$ 4,287.28		Districts management Services – March 2022
Cornerstone	10 132410	3,150.00		Common Area and Cul de Sac maintenance - March 2022
Sitex Aquatics	5917B	380.00		Waterway Maintenance - March 2022
Zebra Cleaning Team Inc.	4772	1,100.00		Pool Cleaning - March 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 8,917.28</b>		
<b>Variable Contract</b>				
Supervisor: Kelly Evans	KE 030322	\$ 200.00		Supervisor Fee - 03/03/2022
Supervisor: Ryan Motko	RM 030322	200.00		Supervisor Fee - 03/03/2022
Supervisor: Steve Luce	SL 030322	200.00		Supervisor Fee - 03/03/2022
<b>Variable Contract Sub-Total</b>		<b>\$ 600.00</b>		
<b>Utilities</b>				
BOCC	6143684734 022322	\$ 381.26		Water Services thru 02/18/2022
BOCC	6143684734 032422	255.08	<b>\$636.34</b>	Water Services thru 02/21/2022
Tampa Electric	211018485063 030822	3,109.67		Electric Services thru 03/02/2022
Tampa Electric	221007623665 030822	219.30		Electric Services thru 03/02/2022
Tampa Electric	221007683099 030822	1,026.67		Electric Service thru 03/02/2022
Tampa Electric	221007683412 030822	82.76		Electric Service thru 03/02/2022
Tampa Electric	221007708326 030822	77.01	<b>\$ 4,515.41</b>	Electric Service thru 03/02/2022
<b>Utilities Sub-Total</b>		<b>\$ 5,151.75</b>		
<b>Regular Services</b>				
Action Security, Inc.	19881	\$ 125.00		Service Agreement for gates and access equipment - 03/01/2022
IPFS	GAA B96886	1,321.56		Professional Services - 04/01/2022

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Kaeser & Blair	20225220	106.63		Printing of Laser Checks - 03/03/2022
Neptune Multi Services LLC	53122	650.00		Trash Pick-up thru 02/25.2022
Spearem Enterprises	5198	300.00		Installation of Restroom Sink- 03/02/2022
Spearem Enterprises	5203	900.00		Installation of Dog Waste Containers - 03/02/2022
Spearem Enterprises	5205	375.00		Installation of Dog Waste Stations - 03/10/2022
Spearem Enterprises	5223	150.00	<b>\$ 1,725.00</b>	Installation of Message Board - 03/15/2022
Spectrum	091950801030722	142.96		Communication Services thru 04/05/2022
Straley Robin Vericker	21071	761.50		Professional Services thru 02/15/2022
Tree Farm 2, Inc	10 128032	9,000.00		Landscape Maintenance Services- 10/30/2021
Tree Farm 2, Inc	10 133300	2,105.00	<b>\$ 11,105.00</b>	Landscape Maintenance - 03/15/2022
<b>Regular Services Sub-Total</b>		<b>\$ 15,937.65</b>		
<b>Additional Services</b>				
Spearem Enterprises	5217	\$ 600.00		Cleaning services thru 03/14/2022
Tampa Electric	221007724737 030822	26.54		Electric Service thru 03/02/2022
<b>Additional Services Sub-Total</b>		<b>\$ 626.54</b>		
<b>TOTAL:</b>		<b>\$ 31,233.22</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

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

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

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	02/23/2022	03/16/2022

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	01/20/2022	5278	02/18/2022	5577	29900 GAL	ACTUAL	WATER

#### Service Address Charges

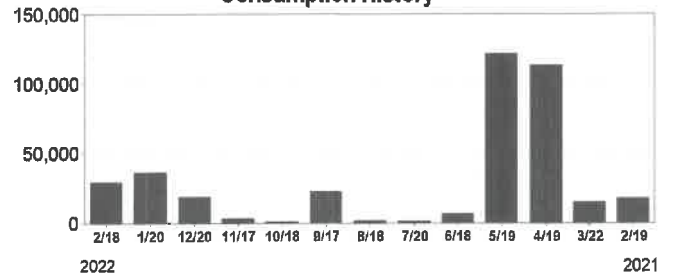
Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$90.30
Water Base Charge	\$17.30
Water Usage Charge	\$65.67
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$161.16
<b>Total Service Address Charges</b>	<b>\$381.26</b>

#### Summary of Account Charges

Previous Balance	\$465.30
Net Payments - Thank You	\$-465.30
Total Account Charges	<b>\$381.26</b>
<b>AMOUNT DUE</b>	<b>\$381.26</b>

Received  
MAR 01 2022

Consumption History



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

4,688 8

DUE DATE	03/16/2022
AMOUNT DUE	\$381.26
AMOUNT PAID	

0061436847349

30  
00000381269



4236 Grissom Drive  
Batavia, Ohio 45103  
(800) 607-8824  
FAX (800) 322-6000  
credit@kaeser-blair.com

# INVOICE

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

INVOICE NO. 20225220  
DATE: 3/03/22

CUSTOMER NUMBER 003078454

DEALER NUMBER 88178

**BILL TO:**

TIMBER CREEK CDD  
ATTN:TERESA X-340 FARLOW  
2005 PAN AM CIRCLE  
SUITE #300  
TAMPA, FL 33607

**SHIP TO:**

TIMBER CREEK CDD  
ATTN:TERESA X-340 FARLOW  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33607

**YOUR PO NUMBER**

TIMBER CREEK CHECKS

**DATE SHIPPED**

3/01/22

**SHIP VIA**

OTHER

**TERMS**

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	89.0000	89.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS  
MG Promotional Products  
TO REORDER CALL 813-949-9000  
OR EMAIL TO mikeg@mgpromotionalproducts.com

You can now pay your invoice online at  
paykaeser.com

SUBTOTAL	89.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	17.63
TOTAL DUE	106.63

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



3771 Solutions Center  
Chicago, IL 60677-3007

003078454

88178

## REMITTANCE

INVOICE NO. 20225220  
DATE: 3/03/22

TOTAL DUE: 106.63  
Amount Paid

☐ IF PAYING BY CREDIT CARD,  
CHECK THIS BOX AND SEE THE  
BACK OF THIS FORM.

TIMBER CREEK CDD  
ATTN:TERESA X-340 FARLOW  
2005 PAN AM CIRCLE  
SUITE #300  
TAMPA, FL 33607

Please add the credit card CVV  
if submitting with remittance

**TIMBER CREEK CDD**  
**MEETING DATE: March 03, 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

SL030322



**TIMBER CREEK CDD**

**MEETING DATE: March 03, 2022**

**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 Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

RE030322

**TIMBER CREEK CDD**

**MEETING DATE: March 03, 2022**

**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 Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

RMU30322

**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
19881	03/01/2022	\$125.00	03/01/2022	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



Invoice

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

Date	Invoice #
3/1/2022	5917B

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways-March	380.00	380.00
		<b>Balance Due</b>	\$380.00

53900 / 4307

**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 # 5198****DATE 03/02/2022****DUE DATE 03/17/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Ordered, Installed new sink in restroom due to vandalism.	1	300.00	300.00

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****\$300.00**

539001 4605

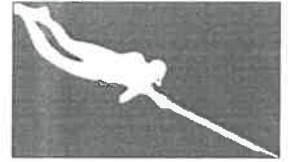
**Spearem Enterprises, LLC**

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 # 5203****DATE 03/02/2022****DUE DATE 03/18/2022****TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> ordered, stored three dog waste containers for installation, location not given yet for installation. ***Invoice is for Material only*** Installation /Labor will be billed as separate invoice.	3	300.00	900.00

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****\$900.00**

539001 4608



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

# Invoice

Date	Invoice #
3/1/2022	10-132410

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 - March		3,150.00	1/29/2022	3,150.00
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>	\$3,150.00
Payments/Credits	\$0.00
<b>Balance Due</b>	\$3,150.00

53900 / 4609

## Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

February 24, 2022  
Client: 001498  
Matter: 000001  
Invoice #: 21071

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2022

### SERVICES

Date	Person	Description of Services	Hours	
1/19/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	
1/19/2022	VTs	REVIEW FENCE ENCROACHMENT REQUEST, LOT SURVEY AND PLAT, AND SEND CORRESPONDENCE TO B. RADCLIFFE RE: 10233 OPALINE SKY COURT.	0.7	
1/20/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	
1/20/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.4	
1/20/2022	LB	FINALIZE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2021; PREPARE CORRESPONDENCE TRANSMITTING QUARTERLY REPORT TO DISSEMINATION AGENT.	0.2	
2/11/2022	VTs	SEND CORRESPONDENCE TO B. RADCLIFF, REVIEW PLAT RE: SIGN EASEMENT AT TUCKER JONES ROAD AND MIRACLE MILE DRIVE.	0.5	
2/14/2022	VTs	REVIEW CORRESPONDENCE FROM B. RADCLIFF RE: DISTRICT EASEMENT.	0.1	
Total Professional Services			2.6	\$761.50

### PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	0.7	\$245.00
VTs	Vanessa T. Steinerts	1.7	\$484.50



February 24, 2022  
Client: 001498  
Matter: 000001  
Invoice #: 21071

Page: 2

**PERSON RECAP**

Person	Hours	Amount
LB Lynn Butler	0.2	\$32.00

Total Services	\$761.50
Total Disbursements	\$0.00
Total Current Charges	\$761.50

**PAY THIS AMOUNT**

**\$761.50**

51400 / 3107

*Please Include Invoice Number on all Correspondence*



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

# Invoice

Date	Invoice #
10/30/2021	10-128032

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>
Timber Creek CDD

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	True up landscape maintenance services		13,140.00		13,140.00

AK  
R1

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>	\$13,140.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$13,140.00

Board approved  
\$ 9000<sup>00</sup> to pay

Statement Date: 03/08/2022

Account: 221007683099

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



Current month's charges:	\$1,029.67
Total amount due:	\$1,029.67
Payment Due By:	03/29/2022

## Your Account Summary

Previous Amount Due	\$1,023.57
Payment(s) Received Since Last Statement	-\$1,023.57
<b>Current Month's Charges</b>	<b>\$1,029.67</b>
<b>Total Amount Due</b>	<b>\$1,029.67</b>

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## WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$1,029.67
Total amount due:	\$1,029.67
Payment Due By:	03/29/2022

**Amount Enclosed** \$

619284987838

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: 03/08/2022  
 Current month's charges due 03/29/2022



## Details of Charges – Service from 02/02/2022 to 03/02/2022

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

Rate Schedule: General Service - Non Demand

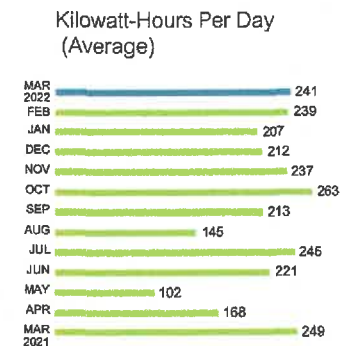
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	03/02/2022	14,337		7,338		6,999 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	6,999 kWh @ \$0.07014/kWh	\$490.91
Fuel Charge	6,999 kWh @ \$0.03057/kWh	\$213.96
Storm Protection Charge	6,999 kWh @ \$0.00315/kWh	\$22.05
Clean Energy Transition Mechanism	6,999 kWh @ \$0.00402/kWh	\$28.14
Florida Gross Receipt Tax		\$19.91

### Electric Service Cost

**\$796.43**

### Tampa Electric Usage History



## Details of Charges – Service from 02/02/2022 to 03/02/2022

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

**\$1,029.67**

Statement Date: 03/08/2022

Account: 221007623665

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



Current month's charges:	\$219.30
Total amount due:	\$219.30
Payment Due By:	03/29/2022

## Your Account Summary

Previous Amount Due	\$222.49
Payment(s) Received Since Last Statement	-\$222.49
<b>Current Month's Charges</b>	<b>\$219.30</b>
<b>Total Amount Due</b>	<b>\$219.30</b>

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## WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Current month's charges:	\$219.30
Total amount due:	\$219.30
Payment Due By:	03/29/2022
<b>Amount Enclosed</b>	<b>\$</b>

619284987837

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:** 03/08/2022  
**Current month's charges due** 03/29/2022



## Details of Charges – Service from 02/02/2022 to 03/02/2022

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	03/02/2022	48,938		47,155		1,783 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	1,783 kWh @ \$0.07014/kWh	\$125.06
Fuel Charge	1,783 kWh @ \$0.03057/kWh	\$54.51
Storm Protection Charge	1,783 kWh @ \$0.00315/kWh	\$5.62
Clean Energy Transition Mechanism	1,783 kWh @ \$0.00402/kWh	\$7.17
Florida Gross Receipt Tax		\$5.48

### Electric Service Cost

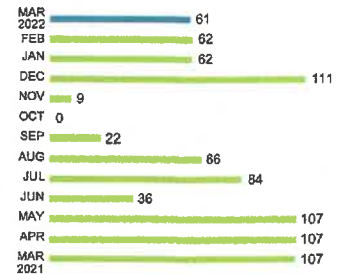
**\$219.30**

### Total Current Month's Charges

**\$219.30**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





Statement Date: 03/08/2022

Account: 221007683412

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



Current month's charges:	\$82.76
Total amount due:	\$82.76
Payment Due By:	03/29/2022

## Your Account Summary

Previous Amount Due	\$78.05
Payment(s) Received Since Last Statement	-\$78.05
<b>Current Month's Charges</b>	<b>\$82.76</b>
<b>Total Amount Due</b>	<b>\$82.76</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: 221007683412

Current month's charges:	\$82.76
Total amount due:	\$82.76
Payment Due By:	03/29/2022

**Amount Enclosed** \$

619284987839

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:** 221007683412  
**Statement Date:** 03/08/2022  
**Current month's charges due** 03/29/2022



## Details of Charges – Service from 02/02/2022 to 03/02/2022

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	03/02/2022	12,510		11,961		549 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	549 kWh @ \$0.07014/kWh	\$38.51
Fuel Charge	549 kWh @ \$0.03057/kWh	\$16.78
Storm Protection Charge	549 kWh @ \$0.00315/kWh	\$1.73
Clean Energy Transition Mechanism	549 kWh @ \$0.00402/kWh	\$2.21
Florida Gross Receipt Tax		\$2.07

**Electric Service Cost**

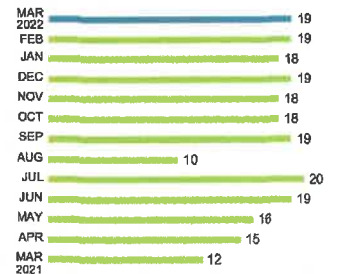
**\$82.76**

**Total Current Month's Charges**

**\$82.76**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





Statement Date: 03/08/2022

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:	\$3,109.67
Payment Due By:	03/29/2022

## Your Account Summary

Previous Amount Due	\$3,104.87
Payment(s) Received Since Last Statement	-\$3,104.87
<b>Current Month's Charges</b>	<b>\$3,109.67</b>
<b>Total Amount Due</b>	<b>\$3,109.67</b>

# One Less Worry :)

Paperless Billing -  
Contact free;  
worry free!

**Sign up for free today!**



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

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



## SCAM AWARE TIP:

Remember, we will never call to ask for  
your credit or debit card info.

[tampaelectricblog.com/scamalert](http://tampaelectricblog.com/scamalert)

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:	\$3,109.67
Payment Due By:	03/29/2022

**Amount Enclosed** \$

678544068235

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:** 03/08/2022  
**Current month's charges due** 03/29/2022



### Details of Charges – Service from 02/02/2022 to 03/02/2022

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 02/02/2022 to 03/02/2022

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**

00000052-0001935-Page 17 of 40

## Important Messages

**Fuel increase will raise outdoor lighting bills**

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills effective April 2022. Even with this increase, the typical residential bill will remain among the lowest in Florida and below the national average. Visit [tampaelectric.com/ratecommunications](https://tampaelectric.com/ratecommunications) to view the outdoor lighting rates.

Statement Date: 03/08/2022

Account: 221007724737

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



Current month's charges:	\$26.54
Total amount due:	\$26.54
Payment Due By:	03/29/2022

## Your Account Summary

Previous Amount Due	\$26.73
Payment(s) Received Since Last Statement	-\$26.73
<b>Current Month's Charges</b>	<b>\$26.54</b>
<b>Total Amount Due</b>	<b>\$26.54</b>

# One Less Worry :)

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## SCAM AWARE TIP:

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[tampaelectricblog.com/scamalert](http://tampaelectricblog.com/scamalert)

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: 221007724737

Current month's charges:	\$26.54
Total amount due:	\$26.54
Payment Due By:	03/29/2022

**Amount Enclosed** \$

630396078657

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:** 03/08/2022  
**Current month's charges due** 03/29/2022



## Details of Charges – Service from 02/02/2022 to 03/02/2022

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	03/02/2022	623		582		41 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	41 kWh @ \$0.07014/kWh	\$2.88
Fuel Charge	41 kWh @ \$0.03057/kWh	\$1.25
Storm Protection Charge	41 kWh @ \$0.00315/kWh	\$0.13
Clean Energy Transition Mechanism	41 kWh @ \$0.00402/kWh	\$0.16
Florida Gross Receipt Tax		\$0.66

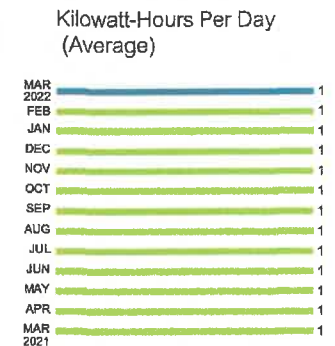
**Electric Service Cost**

**\$26.54**

**Total Current Month's Charges**

**\$26.54**

### Tampa Electric Usage History



Statement Date: 03/08/2022

Account: 221007708326

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



Current month's charges:	\$77.01
Total amount due:	\$77.01
Payment Due By:	03/29/2022

**Your Account Summary**

Previous Amount Due	\$75.48
Payment(s) Received Since Last Statement	-\$75.48
<b>Current Month's Charges</b>	<b>\$77.01</b>
<b>Total Amount Due</b>	<b>\$77.01</b>

Received  
MAR 14 2022

**One Less  
Worry :)**

Paperless Billing -  
Contact free;  
worry free!

**Sign up for free today!**



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

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



**SCAM AWARE TIP:**

Remember, we will never call to ask for  
your credit or debit card info.

[tampaelectricblog.com/scamalert](http://tampaelectricblog.com/scamalert)

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: 221007708326

Current month's charges:	\$77.01
Total amount due:	\$77.01
Payment Due By:	03/29/2022

**Amount Enclosed**

\$

630396078656

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:** 03/08/2022  
**Current month's charges due** 03/29/2022



**Details of Charges – Service from 02/02/2022 to 03/02/2022**

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	03/02/2022	9,229		8,732		497 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	497 kWh @ \$0.07014/kWh	\$34.86
Fuel Charge	497 kWh @ \$0.03057/kWh	\$15.19
Storm Protection Charge	497 kWh @ \$0.00315/kWh	\$1.57
Clean Energy Transition Mechanism	497 kWh @ \$0.00402/kWh	\$2.00
Florida Gross Receipt Tax		\$1.93

**Electric Service Cost**

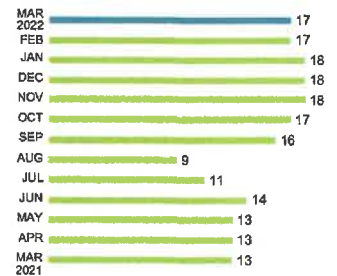
**\$77.01**

**Total Current Month's Charges**

**\$77.01**

**Tampa Electric Usage History**

Kilowatt-Hours Per Day  
(Average)



March 7, 2022  
Invoice Number: 091950801030722  
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

**Summary** *Services from 03/06/22 through 04/05/22  
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	122.97
Spectrum Business™ Voice	19.99
Current Charges	\$142.96
<b>Total Due by 03/23/22</b>	<b>\$142.96</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 03072022 NNNNNY 01 000254 0001

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



Received  
MAR 14 2022

*[Handwritten signature]*

**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.

**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.

- Digital Receiver decreases from \$103.00 to \$97.00.
- 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) increases 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.

**IMPORTANT BILLING UPDATE.** Your current Promotional Discount is about to expire. As a valued customer, we are pleased to provide you with a new Promotional Discount off of our standard rates. The new Promotional Discount will be effective with your next statement.

**STOP OVERPAYING FOR TV SERVICE.** Add Spectrum Business TV Essentials for only \$19.99/mo and get unbeatable entertainment for less. **Call 1-855-297-5172!**

March 7, 2022

**TIMBER CREEK CDD**

Invoice Number: 091950801030722  
Account Number: 0050919508-01  
Service At: 10224 OPALINE SKY CT S  
RIVERVIEW, FL 33578-7610

**Total Due by 03/23/22** **\$142.96**  
**Amount you are enclosing** \$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195





Invoice Number:  
Account Number:  
Security Code:

TIMBER CREEK CDD  
091950801030722  
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 03072022 NNNNNY 01 000254 0001

**Charge Details**

Previous Balance		137.96
Payments Received - Thank You	02/24	-137.96
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 03/07/22 will appear on your next bill.

Services from 03/06/22 through 04/05/22

**Spectrum Business™ Internet**

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Business WiFi	7.99
Promotional Discount	-105.00
	<b>\$122.97</b>

**Spectrum Business™ Internet Total** **\$122.97**

**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**

<b>Current Charges</b>	<b>\$142.96</b>
<b>Total Due by 03/23/22</b>	<b>\$142.96</b>

**Messages continued from page 1**

**STOP OVERPAYING FOR MOBILE PHONE SERVICE.** Get Spectrum Mobile for your business and enjoy unlimited data, talk and text for \$29.99/mo per line with 2+ lines. Taxes are included! Call 1-855-795-1449.

**Billing Information**

**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 \$1.03, 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).

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

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.





**IPFS CORPORATION**

(IPFS)

P.O. BOX 412086  
 KANSAS CITY, MO 64141-2086  
 PHONE: (800)584-9969 - FAX: (770)225-2866  
 ipfs.com

**NOTICE OF PAYMENT DUE**

DATE MAILED	ACCOUNT NUMBER	DUE DATE
03/14/22	<b>GAA-B96886</b>	04/01/22

FOR ANY QUESTIONS, PLEASE CALL: (800)584-9969

**IMPORTANT**

To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

**Go Green!**

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at [ipfs.com](http://ipfs.com) to learn more.

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

CURRENT BALANCE	PAYMENT DUE
\$7,718.22	\$1,321.56

**PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES LISTED BELOW**

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

**Make payments, view account information or register for eForms at [ipfs.com](http://ipfs.com).**  
**First time users please use access code L99JFCF8 to register.**

DETACH HERE

Written notations on this coupon will NOT be received.  
 To ensure proper credit, include coupon with payment.

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

**PAYMENT COUPON**

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
6	<b>GAA-B96886</b>	04/01/22

PAYMENT DUE: **\$1,321.56**

OUTSTANDING FEES DUE: **\$0.00**

PAST DUE AMOUNT: **\$0.00**

**PAYMENT DUE** **\$1,321.56**

IF RECEIVED AFTER 04/06/22 **\$66.08**

A LATE FEE WILL APPLY  
 PLEASE PAY THIS AMOUNT **\$1,387.64**

For overnight or priority delivery, please mail to:

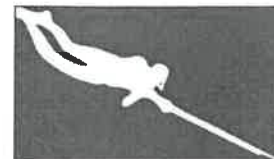
IPFS Corporation  
 1055 BROADWAY  
 11TH FLOOR  
 KANSAS CITY, MO 64105

**Make payments, view account information or register for eForms at [IPFS.COM](http://IPFS.COM).** First time users please use access code **L99JFCF8** to register. For questions, please call (800)584-9969.

MAKE CHECK PAYABLE AND REMIT TO:  
**IPFS CORPORATION**  
**P.O. Box 730223**  
**Dallas, TX 75373-0223**

**GAA0B968868 00001387649**

**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 # 5205**

**DATE 03/10/2022**

**DUE DATE 03/25/2022**

**TERMS Net 15**

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Ordered, Delivered and Installed Three Dog Waste Stations at following locations: Corner of Miracle Mile, one on the east side of Opaline Sky and the other on the east side of Cloudburst. COST INCLUDES LABOR ONLY FOR INSTALLATION, MATERIAL BILLED FOR PREVIOUS INVOICE.	1	375.00	375.00

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".

**BALANCE DUE**

**\$375.00**

539001 4608



## 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:** 0053122  
**Date:** 03/07/2022  
**Terms:** NET 0  
**Due Date:** 03/07/2022


**Bill To:** Timber Creek CDD  
teresa.farlow@merituscorp.com  
Ruskin fl

Description	Quantity	Rate	Amount
Trash pick up February 4,11,18,25 2022 10 hrs	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   

539001 9309



**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 #
3/15/2022	10-133300

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	Trim limbs hanging over the pool deck and clean up dead wood around the pool deck. To include removal of all debris from property and disposal fees		2,105.00	3/15/2022	2,105.00

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>	\$2,105.00
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$2,105.00</b>

53900 / 4608  
60



Thanks For Your Business!

# INVOICE

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

DATE: MARCH 8, 2022  
INVOICE #4772

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
		March pool cleaning		\$1100.00

SUBTOTAL

SALES TAX

TOTAL

\$1100.00

Comments:

53900 / 4305

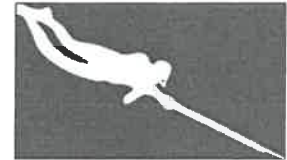
**Spearem Enterprises, LLC**

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

727-364-3349

spearem.jmb@gmail.com

**INVOICE****INVOICE # 5223****DATE 03/15/2022****DUE DATE 03/30/2022****TERMS Net 15****BILL TO**

Timber Creek CDD

Meritus

2005 Pan Am Circle, Suite

300

Tampa , FL 33607

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Installation of Message Board, Labor and Mobilization only. Message Board billed for on invoice 5205.	1	150.00	150.00

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.

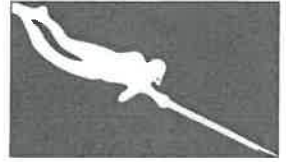
Whether actual or consequential, or any claim arising out of or relating to "Acts of God".

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

**BALANCE DUE****\$150.00** *on M.**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 5217  
DATE 03/15/2022  
TERMS Net 15  
DUE DATE 03/30/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Clubhouse provided Restroom Cleaning provided for the week of: 2-22-2022	1	131.25	131.25
Labor Cleaning provided for the week of 2-28-	1	131.25	131.25
Labor Cleaning provided for the week of 3-7-2022	1	131.25	131.25
Labor Cleaning provided for the week of: 3-14-2022	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 / 9304

**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#75298

**DATE**  
3/23/2022

**CUSTOMER ID**  
C2316

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
4/22/2022

**BILL TO**

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

Services provided for the Month of: March 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- January	23	Ea	0.15	3.45
Copies - Copies Color	6	Ea	0.50	3.00
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
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
Postage - Postage- January	1	Ea	5.83	5.83
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
<b>Subtotal</b>				4,287.28

<b>Subtotal</b>	\$4,287.28
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$4,287.28

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





Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	03/24/2022	04/14/2022

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	02/18/2022	5577	03/21/2022	5766	18900 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$57.08
Water Base Charge	\$17.30
Water Usage Charge	\$32.00
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$101.87
<b>Total Service Address Charges</b>	<b>\$255.08</b>

#### Summary of Account Charges

Previous Balance	\$381.26
Net Payments - Thank You	\$-381.26
<b>Total Account Charges</b>	<b>\$255.08</b>
<b>AMOUNT DUE</b>	<b>\$255.08</b>

#### Important Message

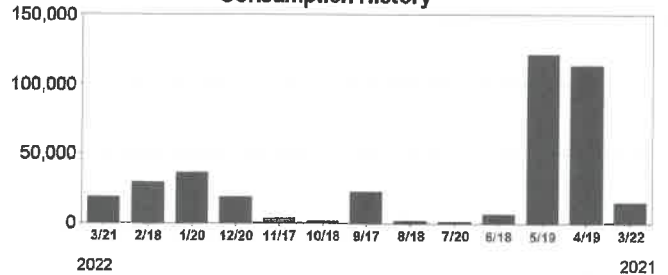
Bill Payment System Updates Coming April 28. Water Resources Department is making system changes to enhance data security and improve services. Customers will get instructions on how to re-register their online accounts in April.

Worried about wasting water from an inefficient irrigation system? If you would like your system evaluated, call Paula Staples, UF/IFAS Extension Hillsborough County, at 813-744-5519 X 54142, to see if a free evaluation can help you conserve water.

Received

MAR 28 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](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

4,427 8

<b>DUE DATE</b>	04/14/2022
<b>AMOUNT DUE</b>	\$255.08
<b>AMOUNT PAID</b>	

65

0061436847349

00000255083

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Sitex Aquatics	6038B	\$ 380.00		Monthly Lake Maintenance - April 2022
Zebra Cleaning Team Inc.	4807	1,100.00		Pool Cleaning - April 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,480.00</b>		
<b>Variable Contract</b>				
Supervisor: Kelly Evans	KE 040722	\$ 200.00		Supervisor Fee - 04/07/2022
Supervisor: Nick Dister	ND 040722	200.00		Supervisor Fee - 04/07/2022
Supervisor: Ryan Motko	RM 040722	200.00		Supervisor Fee - 04/07/2022
<b>Variable Contract Sub-Total</b>		<b>\$ 600.00</b>		
<b>Utilities</b>				
Tampa Electric	211018485063 040622	\$ 3,124.88		Electric Service thru 03/31/2022
Tampa Electric	221007623665 040622	220.10		Electric Service thru 03/31/2022
Tampa Electric	221007683099 040622	1,129.48		Electric Service thru 03/31/2022
Tampa Electric	221007683412 04062022	89.01		Electric Service thru 03/31/2022
Tampa Electric	221007708326 040622	82.42		Electric Service thru 03/31/2022
Tampa Electric	221007724737 040622	26.64	<b>\$ 4,672.53</b>	Electric Service thru 03/31/2022
<b>Utilities Sub-Total</b>		<b>\$ 4,672.53</b>		
<b>Regular Services</b>				
Action Security, Inc.	20089	\$ 125.00		Monthly Billing Service Agreement - 4/1/2022
IPFS	GAA B96886 041122	1,321.56		Professional Services- 5/1/2022
Neptune Multi Services LLC	53133	650.00		Trash Pickup thru 3/25/2022
Spearem Enterprises	5259	600.00		Cleaning Services thru 4/11/2022
Spectrum	091950801040722	197.96		Communications Services thru 05/05/2022
Stantec	1909709	134.00		Professional services - 2002 FY General

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
				Consulting - 3/25/2022
Straley Robin Vericker	21218	561.50		Professional Services thru 03/15/2022
Zebra Cleaning Team Inc.	4777	108.80		Cleaning Services - Life Ring 3/14/2022
<b>Regular Services Sub-Total</b>		<b>\$ 3,698.82</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 10,451.35</b>		

Approved (with any necessary revisions noted):

---

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Invoice

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

Date	Invoice #
4/1/2022	6038B

Bill To

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways-April	380.00	380.00
		<b>Balance Due</b>	<b>\$380.00</b>

539001 4307  
68



*Thanks For Your Business!*

# INVOICE

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

DATE: APRIL 11, 2022  
INVOICE #4807

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		\$1100.00

SUBTOTAL

SALES TAX

TOTAL

\$1100.00

Comments:

53900/ 9305

**TIMBER CREEK CDD**

**MEETING DATE:** April 7, 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 040722

**TIMBER CREEK CDD**

**MEETING DATE:** April 7, 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 040722

**TIMBER CREEK CDD**

**MEETING DATE:** April 7, 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

Rm040722





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 211018485063

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



Current month's charges:	\$3,124.88
Total amount due:	\$3,124.88
Payment Due By:	04/27/2022

### Your Account Summary

Previous Amount Due	\$3,109.67
Payment(s) Received Since Last Statement	-\$3,109.67
<b>Current Month's Charges</b>	<b>\$3,124.88</b>
<b>Total Amount Due</b>	<b>\$3,124.88</b>

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## Yard project?

### Avoid damage and fines

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**WAIT** two  
business days



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:	\$3,124.88
Total amount due:	\$3,124.88
Payment Due By:	04/27/2022

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

684716908253

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 INVOICE

tampaelectric.com



**Account:** 211018485063  
**Statement Date:** 04/06/2022  
**Current month's charges due** 04/27/2022



### Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$2.34
Fixture & Maintenance Charge	4 Fixtures	\$60.32
Lighting Pole / Wire	4 Poles	\$102.20
Lighting Fuel Charge	76 kWh @ \$0.04060/kWh	\$3.09
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		\$0.16

#### Lighting Charges

**\$168.92**

### Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$40.95
Fixture & Maintenance Charge	70 Fixtures	\$1055.60
Lighting Pole / Wire	70 Poles	\$1788.50
Lighting Fuel Charge	1330 kWh @ \$0.04060/kWh	\$54.00
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		\$2.80

#### Lighting Charges

**\$2,955.96**

### Total Current Month's Charges

**\$3,124.88**



## ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [i](#) [n](#)

Statement Date: 04/06/2022  
Account: 221007623665

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

Current month's charges:	\$220.10
Total amount due:	\$220.10
Payment Due By:	04/27/2022

### Your Account Summary

Previous Amount Due	\$219.30
Payment(s) Received Since Last Statement	-\$219.30
<b>Current Month's Charges</b>	<b>\$220.10</b>
<b>Total Amount Due</b>	<b>\$220.10</b>

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

## Yard project?

### Avoid damage and fines

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**WAIT** two  
business days



**Start  
DIGGING!**

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



See reverse side for more information

Account: 221007623665

Current month's charges:	\$220.10
Total amount due:	\$220.10
Payment Due By:	04/27/2022

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

666198438388

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 INVOICE

tampaelectric.com



Account: 221007623665  
Statement Date: 04/06/2022  
Current month's charges due 04/27/2022



## Details of Charges – Service from 03/03/2022 to 03/31/2022

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	03/31/2022	50,564		48,938		1,626 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	1,626 kWh @ \$0.07035/kWh	\$114.39
Fuel Charge	1,626 kWh @ \$0.04126/kWh	\$67.09
Storm Protection Charge	1,626 kWh @ \$0.00315/kWh	\$5.12
Clean Energy Transition Mechanism	1,626 kWh @ \$0.00402/kWh	\$6.54
Florida Gross Receipt Tax		\$5.50

**Electric Service Cost**

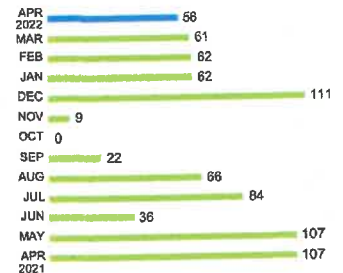
**\$220.10**

**Total Current Month's Charges**

**\$220.10**

## Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)







## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221007683099

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



Current month's charges:	\$1,129.48
Total amount due:	\$1,129.48
Payment Due By:	04/27/2022

### Your Account Summary

Previous Amount Due	\$1,029.67
Payment(s) Received Since Last Statement	-\$1,029.67
<b>Current Month's Charges</b>	<b>\$1,129.48</b>
<b>Total Amount Due</b>	<b>\$1,129.48</b>

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## Yard project?

### Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$1,129.48
Total amount due:	\$1,129.48
Payment Due By:	04/27/2022

**Amount Enclosed**

\$

666198438389

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 INVOICE

tampaelectric.com



Account: 221007683099  
Statement Date: 04/06/2022  
Current month's charges due 04/27/2022



### Details of Charges – Service from 03/03/2022 to 03/31/2022

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

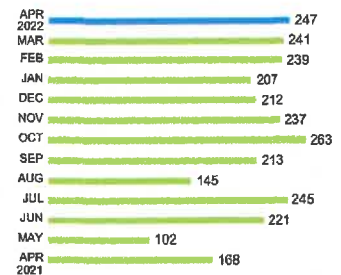
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	03/31/2022	21,501		14,337		7,164 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	7,164 kWh @ \$0.07035/kWh	\$503.99
Fuel Charge	7,164 kWh @ \$0.04126/kWh	\$295.59
Storm Protection Charge	7,164 kWh @ \$0.00315/kWh	\$22.57
Clean Energy Transition Mechanism	7,164 kWh @ \$0.00402/kWh	\$28.80
Florida Gross Receipt Tax		\$22.37
<b>Electric Service Cost</b>		<b>\$894.78</b>

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



### Details of Charges – Service from 03/03/2022 to 03/31/2022

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 @ \$0.03079/kWh	\$4.16
Fixture & Maintenance Charge	5 Fixtures	\$95.60
Lighting Pole / Wire	5 Poles	\$127.75
Lighting Fuel Charge	135 kWh @ \$0.04060/kWh	\$5.48
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		\$0.28

**Lighting Charges** **\$234.70**

#### Total Current Month's Charges

**\$1,129.48**



## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221007683412

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

Current month's charges:	\$89.01
Total amount due:	\$89.01
Payment Due By:	04/27/2022

### Your Account Summary

Previous Amount Due	\$82.76
Payment(s) Received Since Last Statement	-\$82.76
<b>Current Month's Charges</b>	<b>\$89.01</b>
<b>Total Amount Due</b>	<b>\$89.01</b>

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## Yard project?

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**CALL**



**WAIT** two  
business days



**Start**  
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### WAYS TO PAY YOUR BILL



mail



phone



online



pay agent

See reverse side for more information

Account: 221007683412

Current month's charges:	\$89.01
Total amount due:	\$89.01
Payment Due By:	04/27/2022

**Amount Enclosed**

\$

666198438390

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 INVOICE

tampaelectric.com



Account: 221007683412  
Statement Date: 04/06/2022  
Current month's charges due 04/27/2022



### Details of Charges – Service from 03/03/2022 to 03/31/2022

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	03/31/2022	13,060		12,510		550 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	550 kWh @ \$0.07035/kWh	\$38.69
Fuel Charge	550 kWh @ \$0.04126/kWh	\$22.69
Storm Protection Charge	550 kWh @ \$0.00315/kWh	\$1.73
Clean Energy Transition Mechanism	550 kWh @ \$0.00402/kWh	\$2.21
Florida Gross Receipt Tax		\$2.23

#### Electric Service Cost

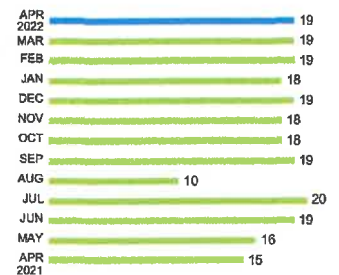
**\$89.01**

### Total Current Month's Charges

**\$89.01**

#### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)







## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022  
Account: 221007708326

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

Current month's charges:	\$82.42
Total amount due:	\$82.42
Payment Due By:	04/27/2022

### Your Account Summary

Previous Amount Due	\$77.01
Payment(s) Received Since Last Statement	-\$77.01
<b>Current Month's Charges</b>	<b>\$82.42</b>
<b>Total Amount Due</b>	<b>\$82.42</b>

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worry free!



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

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

## Yard project?

### Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



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: 221007708326

Current month's charges:	\$82.42
Total amount due:	\$82.42
Payment Due By:	04/27/2022

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

666198438391

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 INVOICE

tampaelectric.com



Account: **221007708326**  
 Statement Date: **04/06/2022**  
 Current month's charges due **04/27/2022**



## Details of Charges – Service from 03/03/2022 to 03/31/2022

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	03/31/2022	9,725	9,229		496 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	496 kWh @ \$0.07035/kWh	\$34.89
Fuel Charge	496 kWh @ \$0.04126/kWh	\$20.46
Storm Protection Charge	496 kWh @ \$0.00315/kWh	\$1.56
Clean Energy Transition Mechanism	496 kWh @ \$0.00402/kWh	\$1.99
Florida Gross Receipt Tax		\$2.06

### Electric Service Cost

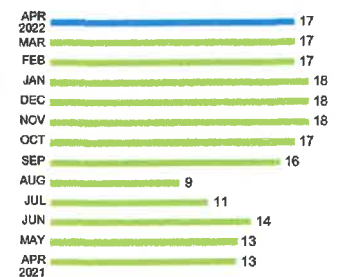
**\$82.42**

## Total Current Month's Charges

**\$82.42**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/06/2022

Account: 221007724737

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



Current month's charges:	\$26.64
Total amount due:	\$26.64
Payment Due By:	04/27/2022

### Your Account Summary

Previous Amount Due	\$26.54
Payment(s) Received Since Last Statement	-\$26.54
<b>Current Month's Charges</b>	<b>\$26.64</b>
<b>Total Amount Due</b>	<b>\$26.64</b>

# One Less Worry :)

Paperless Billing -  
Contact free;  
worry free!



**Sign up for free today!**

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

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

## Yard project?

### Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)



**WAIT** two  
business days



**Start**  
**DIGGING!**

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: 221007724737

Current month's charges:	\$26.64
Total amount due:	\$26.64
Payment Due By:	04/27/2022

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

666198438392

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 INVOICE

tampaelectric.com



Account: 221007724737  
Statement Date: 04/06/2022  
Current month's charges due 04/27/2022



### Details of Charges – Service from 03/03/2022 to 03/31/2022

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	03/31/2022	661		623		38 kWh	1	29 Days

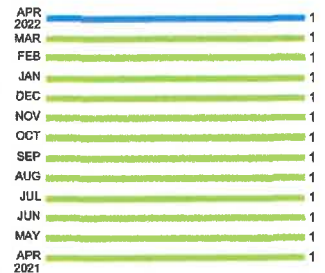
Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	38 kWh @ \$0.07035/kWh	\$2.67
Fuel Charge	38 kWh @ \$0.04126/kWh	\$1.57
Storm Protection Charge	38 kWh @ \$0.00315/kWh	\$0.12
Clean Energy Transition Mechanism	38 kWh @ \$0.00402/kWh	\$0.15
Florida Gross Receipt Tax		\$0.67
<b>Electric Service Cost</b>		<b>\$26.64</b>

**Total Current Month's Charges**

**\$26.64**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



**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
20089	04/01/2022	\$125.00	04/01/2022	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 / 191102  
4605

**IPFS CORPORATION**  
(IPFS)

P.O. BOX 412086  
KANSAS CITY, MO 64141-2086  
PHONE: (800)584-9969 - FAX: (770)225-2866  
ipfs.com

**NOTICE OF PAYMENT DUE**

DATE MAILED	ACCOUNT NUMBER	DUE DATE
04/11/22	<b>GAA-B96886</b>	05/01/22

FOR ANY QUESTIONS, PLEASE CALL: (800)584-9969

**IMPORTANT**

To protect your account please make sure that your payment is made on or before the payment due date shown.

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

**Go Green!**

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at [ipfs.com](http://ipfs.com) to learn more.

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

CURRENT BALANCE	PAYMENT DUE
\$6,396.66	\$1,321.56

**PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES LISTED BELOW**

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

**Make payments, view account information or register for eForms at [ipfs.com](http://ipfs.com).**  
**First time users please use access code L99JFCF8 to register.**

DETACH HERE

Written notations on this coupon will NOT be received.  
To ensure proper credit, include coupon with payment.

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

**PAYMENT COUPON**

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
7	<b>GAA-B96886</b>	05/01/22

For overnight or priority delivery, please mail to:

IPFS Corporation  
1055 BROADWAY  
11TH FLOOR  
KANSAS CITY, MO 64105

**Make payments, view account information or register for eForms at IPFS.COM.** First time users please use access code **L99JFCF8** to register. For questions, please call (800)584-9969.

PAYMENT DUE: **\$1,321.56**

OUTSTANDING FEES DUE: **\$0.00**

PAST DUE AMOUNT: **\$0.00**

**PAYMENT DUE** **\$1,321.56**

IF RECEIVED AFTER 05/06/22 **\$66.08**

A LATE FEE WILL APPLY  
PLEASE PAY THIS AMOUNT **\$1,387.64**

MAKE CHECK PAYABLE AND REMIT TO:

**IPFS CORPORATION**  
**P.O. Box 730223**  
**Dallas, TX 75373-0223**

**GAA0B968868 00001387649**





## 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: 0053133  
Date: 03/28/2022  
Terms: NET 0  
Due Date: 03/28/2022

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

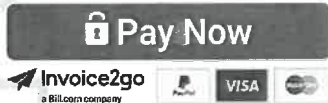
Description	Quantity	Rate	Amount
Trash Pick up March 4,11,18,25, 2022	10	\$65.00	\$650.00

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

**Balance Due**

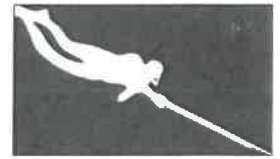
**\$650.00**

53900 / 4304



## Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335  
Land O' Lakes, FL 34638  
+1 8139979520  
spearem.jmb@gmail.com



## INVOICE

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

INVOICE 5259  
DATE 04/10/2022  
TERMS Net 15  
DUE DATE 04/25/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Clubhouse provided Restroom Cleaning provided for the week of: 3-21-2022	1	131.25	131.25
Labor Cleaning provided for the week of 3-28-2022	1	131.25	131.25
Labor Cleaning provided for the week of 4-4--2022	1	131.25	131.25
Labor Cleaning provided for the week of: 4-11-2022	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**

01/01

53900 / 9304



April 7, 2022  
Invoice Number: 091950801040722  
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

**Summary** *Services from 04/06/22 through 05/05/22  
details on following pages*

Previous Balance	142.96
Payments Received - Thank You	-142.96
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	29.99
<b>Current Charges</b>	<b>\$197.96</b>
<b>Total Due by 04/23/22</b>	<b>\$197.96</b>

**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.

**STOP OVERPAYING FOR TV SERVICE.** Add Spectrum Business TV Essentials for only \$19.99/mo and get unbeatable entertainment for less. **Call 1-855-297-5172!**

**STOP OVERPAYING FOR MOBILE PHONE SERVICE.** Get Spectrum Mobile for your business and enjoy unlimited data, talk and text for \$29.99/mo per line with 2+ lines. Taxes are included! **Call 1-855-795-1449.**



**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 04072022 NNNNNY 01 000262 0001

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



Received  
APR 14 2022

April 7, 2022

**TIMBER CREEK CDD**

Invoice Number: 091950801040722  
Account Number: 0050919508-01  
Service At: 10224 OPALINE SKY CT S  
RIVERVIEW, FL 33578-7610

<b>Total Due by 04/23/22</b>	<b>\$197.96</b>
Amount you are enclosing	\$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
PO BOX 7195  
PASADENA, CA 91109-7195



Invoice Number:  
Account Number:  
Security Code:

TIMBER CREEK CDD  
091950801040722  
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 04072022 NNNNNY 01 000262 0001

## Charge Details

Previous Balance		142.96
Payments Received - Thank You	03/24	-142.96
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 04/07/22 will appear on your next bill.

Services from 04/06/22 through 05/05/22

## Spectrum Business™ Internet

Spectrum Business Internet Ultra	199.99
Static IP 1	19.99
Business WiFi	7.99
Promotional Discount	-60.00
	<b>\$167.97</b>

Spectrum Business™ Internet Total **\$167.97**

## Spectrum Business™ Voice

Phone Number 813-609-4080	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
	<b>\$29.99</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 **\$29.99**

<b>Current Charges</b>	<b>\$197.96</b>
<b>Total Due by 04/23/22</b>	<b>\$197.96</b>

## Billing Information

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

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.



**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.

**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 \$1.40, Florida State CST \$1.34, Florida Local CST \$1.31, Florida CST \$0.69, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.03.

**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.

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

## 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**.



**INVOICE**

Page 1 of 1

Invoice Number	1909709
Invoice Date	April 6, 2022
Purchase Order	215614652
Customer Number	149266
Project Number	215614652

**Bill To**

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

**Please Remit To**

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

**Project Timber Creek CDD/District Eng Svcs**

Project Manager

Stewart, Tonja L

For Period Ending

**March 25, 2022**

Current Invoice Total (USD)

134.00

Initiate stormwater legislation documents

**Top Task 2022 2022 FY General Consulting****Professional Services**

Category/Employee		Current Hours	Rate	Current Amount
	Olszewski, Cynthia (Cyndi)	0.50	132.00	66.00
	Nurse, Vanessa M	0.50	136.00	68.00
	<b>Subtotal Professional Services</b>	<u>1.00</u>		<u>134.00</u>

Top Task Subtotal 2022 FY General Consulting

134.00

**Total Fees & Disbursements**

134.00

**INVOICE TOTAL (USD)****134.00****Due upon receipt or in accordance with terms of the contract**

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

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

Thank you.

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 120

Tampa, FL 33607

March 23, 2022

Client: 001498

Matter: 000001

Invoice #: 21218

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/17/2022	VTS	REVIEW OFFICIAL RECORDS AND SEND CORRESPONDENCE TO DISTRICT MANAGER RE: PERIMETER WALL.	0.6	\$171.00
2/23/2022	LB	REVIEW STATUS OF SEATS DUE FOR LANDOWNER'S ELECTION IN 2022.	0.1	\$16.00
2/28/2022	VTS	REVIEW CORRESPONDENCE FROM B. RADCLIFFE RE: EASEMENT REQUEST.	0.1	\$28.50
3/2/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.1	\$35.00
3/3/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$140.00
3/3/2022	VTS	PREPARE FOR AND ATTEND BOARD MEETING.	0.6	\$171.00
Total Professional Services			1.9	\$561.50

March 23, 2022

Client: 001498

Matter: 000001

Invoice #: 21218

Page: 2

Total Services	\$561.50
Total Disbursements	\$0.00
Total Current Charges	\$561.50
Previous Balance	\$761.50
Less Payments	(\$761.50)
<b>PAY THIS AMOUNT</b>	<b>\$561.50</b>

5140013107

*Please Include Invoice Number on all Correspondence*



Thanks For Your Business!

# INVOICE

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

DATE: MARCH 14, 2022  
INVOICE #4777

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
		Life ring		\$108.80

SUBTOTAL

SALES TAX

TOTAL

\$108.80

Comments: The life ring was broken in half, and we had to replace it.

539001 4605

# Timber Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2022



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

# Timber Creek CDD

## Balance Sheet

As of 4/30/2022

(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
<b>Assets</b>							
Cash-Operating Account	221,683	0	0	0	0	0	221,683
Bank-Investment Revenue 2018 (8000)	0	311,489	0	0	0	0	311,489
Bank-Investment Interest 2018 (8001)	0	167,344	0	0	0	0	167,344
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	10,955	0	0	0	10,955
Bank-Investment Interest 2020 (5001)	0	0	9,125	0	0	0	9,125
Bank-Investment Sinking 2020 (5002)	0	0	5,000	0	0	0	5,000
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 Issurance 2020 (5006)	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Other Receivable	16	0	0	0	0	0	16
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	2,357	0	0	0	0	0	2,357
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
<b>Total Assets</b>	<b>228,876</b>	<b>712,229</b>	<b>30,080</b>	<b>14</b>	<b>6,774,838</b>	<b>7,190,000</b>	<b>14,936,038</b>
<b>Liabilities</b>							
Accounts Payable	9,796	0	0	0	0	0	9,796
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	200	0	0	0	0	0	200
Revenue Bonds Payable Series 2018	0	0	0	0	0	6,825,000	6,825,000



# Timber Creek CDD

## Balance Sheet

As of 4/30/2022

(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	10,003	0	0	0	0	7,190,000	7,200,003
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	88,378	172,886	14,928	0	0	0	276,193
Total Fund Equity & Other Credits	218,873	712,229	30,080	14	6,774,838	0	7,736,034
Total Liabilities & Fund Equity	228,876	712,229	30,080	14	6,774,838	7,190,000	14,936,038

**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
001 - General Fund  
From 10/1/2021 Through 4/30/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	242,675	243,209	534	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	615	615	0 %
<b>Total Revenues</b>	<b>242,675</b>	<b>243,824</b>	<b>1,149</b>	<b>0 %</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	6,000	3,800	2,200	37 %
Financial & Administrative				
District Management	27,000	26,900	100	0 %
District Engineer	4,000	331	3,670	92 %
Disclosure Report	8,400	12,700	(4,300)	(51)%
Trustees Fees	8,200	337	7,863	96 %
Auditing Services	5,500	2,058	3,442	63 %
Postage, Phone, Faxes, Copies	150	152	(2)	(1)%
Public Officials Insurance	2,663	1,080	1,583	59 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	200	0	200	100 %
Dues, Licenses & Fees	175	241	(66)	(38)%
Office Supplies	100	107	(7)	(7)%
Website Administration	1,800	600	1,200	67 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	3,500	3,469	32	1 %
Utility Services				
Street Lights	43,700	24,119	19,581	45 %
Other Electric Services	8,000	6,094	1,906	24 %
Water Utility Service	8,000	1,634	6,366	80 %
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	3,100	3,200	51 %
Pool Maintenance	9,000	6,755	2,245	25 %
Waterway Management System	4,560	2,660	1,900	42 %
Irrigation Maintenance	5,000	50	4,950	99 %
General, Property & Casualty Insurance	13,624	9,914	3,710	27 %
Club Facility Maintenance	6,300	6,607	(307)	(5)%
Landscape Maintenance	44,000	27,900	16,100	37 %
Miscellaneous Repairs & Maintenance	5,000	7,166	(2,166)	(43)%

**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
001 - General Fund  
From 10/1/2021 Through 4/30/2022  
(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	3,380	5,223	61 %
Total Expenditures	242,675	155,643	87,032	36 %
Excess Revenues Over (Under) Expenditures	0	88,180	88,180	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	204,762	204,762	0 %

**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
201 - Debt Service Fund -- Series 2018  
From 10/1/2021 Through 4/30/2022  
(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	467,793	3,105	1 %
Interest Earnings				
Interest Earnings	0	15	15	0 %
Total Revenues	<u>464,688</u>	<u>467,808</u>	<u>3,120</u>	<u>1 %</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>172,886</u>	<u>172,886</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>345,618</u></u>	<u><u>345,618</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 4/30/2022  
(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	24,053	928	4 %
Interest Earnings				
Interest Earnings	0	1	1	0 %
Total Revenues	23,125	24,053	928	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	14,928	14,928	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	30,080	30,080	0 %

**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
302 - Capital Projects Fund - Series 2020  
From 10/1/2021 Through 4/30/2022  
(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: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Bank Balance	223,992.40
Less Outstanding Checks/Vouchers	2,359.00
Plus Deposits in Transit	50.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	221,683.40
Balance Per Books	<u>221,683.40</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Timber Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
537	3/10/2022	System Generated Check/Voucher	200.00	Ryan Motko
559	4/14/2022	System Generated Check/Voucher	200.00	Ryan Motko
560	4/21/2022	System Generated Check/Voucher	125.00	Action Security, Inc.
565	4/28/2022	System Generated Check/Voucher	600.00	Spearem Enterprises, LLC
566	4/28/2022	System Generated Check/Voucher	134.00	Stantec Consulting Services Inc.
567	4/28/2022	System Generated Check/Voucher	1,100.00	Zebra Cleaning Team, Inc.
Outstanding Checks/Vouchers			2,359.00	



Timber Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 04/30/2022  
Reconciliation Date: 4/30/2022  
Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR175	4/15/2022	Clubhouse Rental - CK#224281528 - \$50.00	50.00	
Outstanding Deposits			50.00	

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

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
546	3/24/2022	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
550	3/31/2022	System Generated Check/Voucher	255.08	BOCC - Hillsborough County Water Resource Services
551	3/31/2022	System Generated Check/Voucher	4,287.28	Meritus Districts
554	4/6/2022	Series 2020 FY22 Tax Dist ID 569	59.93	Timber Creek CDD
555	4/6/2022	Series 2018 FY22 Tax Dist ID 569	1,165.48	Timber Creek CDD
552	4/7/2022	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
553	4/7/2022	System Generated Check/Voucher	561.50	Straley Robin Vericker
556	4/14/2022	System Generated Check/Voucher	1,321.56	IPFS Corporation
557	4/14/2022	System Generated Check/Voucher	200.00	Kelly Ann Evans
558	4/14/2022	System Generated Check/Voucher	200.00	Nicholas J. Dister
561	4/21/2022	System Generated Check/Voucher	197.96	Charter Communications
562	4/21/2022	System Generated Check/Voucher	380.00	Sitex Aquatics
563	4/21/2022	System Generated Check/Voucher	4,672.53	Tampa Electric
564	4/21/2022	System Generated Check/Voucher	108.80	Zebra Cleaning Team, Inc.
Cleared Checks/Vouchers			14,710.12	

Timber Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR168	3/28/2022	Clubhouse Rental - 2.28.2022 _ Tamara Gonzalez	50.00	
CR170	3/28/2022	Clubhouse Deposit CK#176 -\$200 - 3.28.2022 _ Tamara Gonzalez	200.00	
CR169	4/6/2022	Tax Distribution - 4/6/2022	1,831.35	
CR175-1	4/21/2022	Clubhouse Deposit 4.15.22 CK#2224281529 - \$200.00	200.00	
Cleared Deposits			2,281.35	



District Management Services, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Timber Creek

Date: Wednesday May 25 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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**LANDSCAPE MAINTENANCE**

TURF	5	4	-1	<u>Good overall</u>
TURF FERTILITY	10	8	-2	<u>Good overall some Zoyzia issues</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>Multiple Plumbago plants did not</u> <u>recover from the cold weather</u>
WEED CONTROL - BED AREAS	5	4	-1	<u>Improvement noticed</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>Good</u>
DEADHEADING/PRUNING	3	3	0	<u>Good</u>

**SCORE**

100	92	-8	92%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_





# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	15	-5	Filmentous algae & duckweed noticed.
INVASIVE MATERIAL (SUBMERSED)	20	19	-1	Marginal submersed material in 1 pond
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good

<b>AMENITIES</b>				
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	Mens bathroom sink was vandilized & repaired
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

<b>MONUMENTS AND SIGNS</b>				
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: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	0	-40	Good
RECREATIONAL AREAS	30	20	-10	Plumbago plants died from the cold weather
SUBDIVISION MONUMENTS	30	30	0	NA
<b>HARDSCAPE ELEMENTS</b>				
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
<b>LIGHTING ELEMENTS</b>				
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
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
<b>SCORE</b>	700	640	-60	91%

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_

Timber Creek May 2022.



Amenity Center.



Pool is clean & blue.





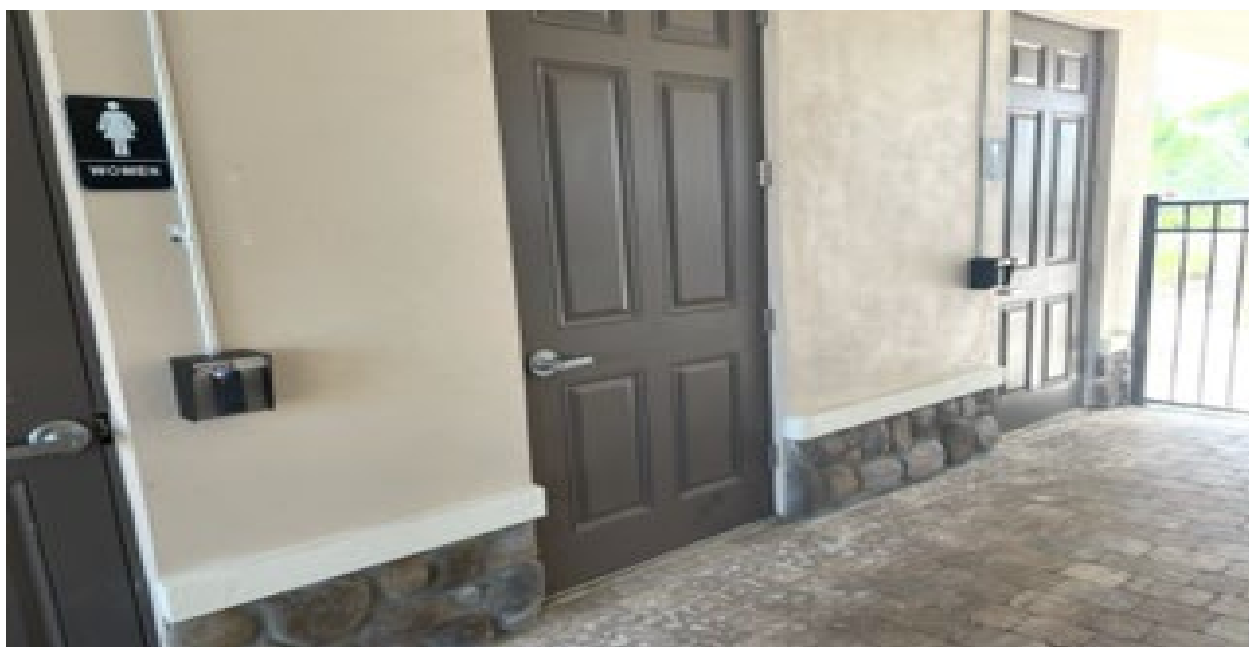
Lounges & chairs look good.



Broken exit sign was replaced.



Mailbox pavilion is clean & looks good.



Bathrooms know have key card access.



Bathroom sink was vandalized & repaired.



Plants behind parking lot look good.



Zoyzia turf fertility looks good.



BB court is clean & looks good.



South entrance / exit of the Amenity Center looks good.



Heading East out of the South exit looks good.



N.W. Amenity Center entrance looks good.



S.E sidewalk view of the Amenity Center looks good.



Playground is clean & looks good.



S.W entrance on Miracle Mile & Tucker Jones



S.E entrance on Miracle Mile & Tucker Jones.



N.W. entrance on Miracle Mile & Tucker Jones.





N.E entrance on Miracle Mile & Tucker Jones.



N.W entrance on Miracle Mile has missing plants due to construction. Cornerstone submitted an estimate for plant replacement for all entrances.



Missing plants on the N.E entrance on Miracle Mile.



Missing Plants on the S.E entrance on Miracle Mile.



Missing Plants on the S.W entrance on Miracle Mile.



Construction completed on the South end of Miracle Mile.



Mailbox pavilion looks good.



Zoyzia turf fertility needs improvement next to dog park.



Zoyzia turf and plants look good in front of the dog park.



The Plumbago plants have died due to the cold weather.



Plumbago die back.



Lights on during the daytime. D.M was notified.



Dog park is clean & looks good.



South side of the dog park is well maintained.



Ferns next to sidewalk are well maintained.



Ponds look good overall.





Pond looks good.



Pond has slight Filamentous algae but looks good overall.