

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
DECEMBER 02, 2021**

**TIMBER CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**THURSDAY, DECEMBER 02, 2021 AT 2:00 P.M.**  
**THE OFFICES OF MERITUS DISTRICTS**  
**LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607**

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

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

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

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

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

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

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

*Dear Board Members:*

The Regular Meeting of Timber Creek Community Development District will be held on **December 02, 2021 at 2:00 p.m.** at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. **Please let us know at least 24 hours in advance if you are planning to call into the meeting.** Following is the Agenda for the Meeting:

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

**Access Code: 4863181**

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

**2. PUBLIC COMMENT ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

- A. Discussion on Landscaping True-Up Letter – Cornerstone.....Tab 01
- B. General Matters of the District

**4. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting November 04, 2021 .....Tab 02
- B. Consideration of Operation and Maintenance Expenditures October 2021 .....Tab 03
- C. Review of Financial Statements Month Ending October 31, 2021.....Tab 04

**5. VENDOR/STAFF REPORTS**

- A. District Counsel
- B. District Engineer
- C. District Manager.....Tab 05

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

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

**8. ADJOURNMENT**

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

Sincerely

*Bryan Radcliff,*  
District Manager

October 1, 2021

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

To Whom it Concerns:

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

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

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

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

Sincerely,

Eric Schultz  
General Manager  
Cornerstone

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

# **TIMBER CREEK**

**COMMUNITY DEVELOPMENT DISTRICT**



## **Cornerstone**

14620 BELLAMY BROTHERS BLVD.

DADE CITY, FL 33525

PHONE: 866-617-2245 | FAX: 866-929-6998

[WWW.FLCORNERSTONE.COM](http://WWW.FLCORNERSTONE.COM)

### **LANDSCAPE MAINTENANCE SERVICE AGREEMENT**

DATE: SEPTEMBER 20, 2021



## MAINTENANCE SERVICE:

SCOPE OF WORK	FREQUENCY
<b><u>Maintenance:</u></b> Mowing, Edging, Pruning (under 12ft), Weeding, Debris Clean-Up	40
<b><u>Irrigation:</u></b> Monthly Wet Checks, 145 Zones	12
<b><u>Fertilization/ Turf:</u></b> 6 Applications per year at turf areas (St. Augustine Turf Only)	6
<b><u>Ornamental:</u></b> 4 Applications per year at shrubs and trees	4

## SERVICE PRICING:

DESCRIPTION	MONTHLY	ANNUAL
TOTAL SERVICE PRICING:	\$3,150.00	\$37,800.00
Maintenance		
Irrigation		
Fertilization/ Turf		
Ornamental(s)		

## PRACTICAL SPECIFICATIONS FOR CONTRACT LANDSCAPE MANAGEMENT

**Scope of Work:**

Contractor shall furnish all horticultural supervision, labor, material, equipment, and transportation required to maintain the landscape throughout the contract period, as specified herein.

The scope of our services shall be based exclusively on those items approved and initialed on Page Two (2) of our Proposal document – “Service Proposal”

**Lawn Care:****Mowing and Edging:**

Mowing shall be performed with commercial grade mower types to provide a quality cut. All turf shall be mowed at a height of 3-4”. Based on the agreed upon mowing visits, all turf shall be mowed more frequently during the active growing season of May through September and less frequently during the slow growing season of November through April.

Should the Owner / Client request additional mowing, a separate proposal can be provided at the time service is requested.

In accordance with Green Industries Best Management Practices, clippings shall be left on the lawn if no visible clumps remain on the grass surface 24 hours after mowing. Edges shall be trimmed to maintain a neat appearance.

**Fertilization:**

Lawns shall be fertilized as warranted with a commercial fertilizer. The number of applications will be dependent on the type of nitrogen used and the type of turfgrass. Only professional grade fertilizers will be used and have no less than 50% slow-release formulations. Contractor will follow Green Industries Best Management Practices set forth by the University of Florida and enforced by local officials.

**Disease Control:**

Disease control is maintained through proper fertilization, mowing and water management. If a disease situation does occur, Contractor will use treatments to stop or slow progression of disease.

**Insect Control:**

Contractor will provide control of turf damaging insects using Federal and State registered insect control products as needed to prevent or mitigate turf damage. These treatments do not include the prevention of fire ant infestation which is available at added cost.

Disease caused by infestation of nematodes (microscopic round worms that feed on roots) is not included. Currently, there is no effective nematode control product registered for use on

landscapes. Contractor will recommend additional treatments and procedures to minimize damage should nematodes become a problem. These treatments will be provided at additional cost. Nematode control is available for some sports turf locations and will be quoted separately if required.

**Weed control:**

Contractor will use proper fertilization, mowing and watering practices to promote the growth of weed resistant turf. Additionally, applications of pre and post emergence weed controls will be applied at times if warranted to control weeds without damaging desirable turf.

Recent changes in Federal regulations have resulted in our loss of ability to selectively control some weeds including crabgrass when they are present in St Augustine. The only control of these weeds is to treat infested turf with non-selective products such as Roundup. These treatments require the re-sodding which will be quoted at additional charge.

Due to the unavailability or restrictions above placed on effective control products, the eradication of carpet grass, wild bermudagrass, torpedo grass, and several sedges are not included in this contract.

Chemical weed control will be rotated on a six-week cycle and can only be applied safely when temperatures are below 90 degrees and wind drift is minimum.

**Ground Cover Area/ Shrub Areas:**

**Edging:**

Edge ground cover as needed to keep within bounds and away from obstacles.

**Pruning:**

Shrubs shall be pruned only as necessary to maintain the natural form of the plant, to maintain growth within space limitations, and to eliminate damage or diseased wood. This excludes pruning necessitated by storm damage, disease, neglected overgrowth or winterkill.

Pruning Frequency in this contract is TEN (10) occurrences.

All trimming and pruning shall be subject to all applicable State, Federal, and ANSI Regulations.

**Weed Control:**

Keep beds reasonably free of broadleaf or grassy weeds, preferably with pre-emergent and/or

selective post-emergent/contact herbicides.

Pre-emergent: This type of control should be used only if a known weed problem warrants its use.

Post-emergent: Control broadleaf weeds with selective herbicides. The chosen chemical will be recommended and legally approved for the specific weed problem.

**Fertilization:**

Apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material.

**Fungicide:**

Apply recommended, legally approved fungicides to control disease-causing damage to ornamentals if warranted.

**Pesticide:**

Apply recommended, legally approved pesticides to control insects causing damage to ornamentals if warranted.

**Control of Imported Pests:**

Certain locations in Florida have a record of accidental introduction of pests from other countries. These imported pests can be very damaging and difficult or impossible to control with available products. Where such pests become a problem Contractor will recommend the most cost-effective alternatives for pest mitigation. Such recommendations may include plant replacement or intensified treatment schedules that may require additional cost to the customer.

**Tree Care:**

**Pruning:**

Height limitation for tree pruning covered in the specification is twelve (12) feet. On trees over 12 feet in height only low-hanging branches that present a hazard to pedestrian or vehicular traffic will be raised. Trees under 12 feet are scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Evergreen trees under 12 feet shall be thinned out and shaped only if necessary to minimize wind and storm damage. Trees over twelve (12) feet in overall height requiring canopy pruning, thinning, etc. shall be quoted at the Owners / Clients request and expense.

**Staking:**

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk

caliper of 4" or substantial root development stability, removal will be discussed with client / owner.

Palms:

Palm Fronds under twelve (12) feet shall be removed periodically when fronds are brown or damaged. Cuts will be made as close to the trunk as possible. Careful procedures shall be followed to prevent damage to any portion of the palm, especially in the bud (heart) of the palm. Inflorescences, Seed pods, and fruit shall be removed on a periodic cycle, as necessary. Palms over twelve (12) feet in overall height will be pruned separately at Client / Owners request and expense.

Palms will be pruned to the 3 o'clock and 9 o'clock position (horizontal) and will be pruned in accordance with ANSI Z-300 Palm Tree Pruning Standards.

Mulched Areas:

Mulched areas will be inspected on our days of service. Weeds and grasses shall be controlled with recommended, legally approved herbicides only if necessary. In those areas with excessive mulch build-up alternatives will be discussed with the client.

Safety Border: unless otherwise agreed upon, a 6-inch safety border will be sprayed with non-selective herbicide around all areas where grass meets a permanent structure. This border is intended to prevent damage to these structures. If the Owner / Client does not want this safety border, Cornerstone Solutions Group will not be held responsible for damages to these areas.

Irrigation System:

Watering shall be scheduled with automatic controllers to supply quantities and frequencies consistent with seasonal requirements of the plant materials in the landscape. In some circumstances, water scheduling may be limited by local watering restrictions.

Where practical, watering shall be done at night or early morning if the system is automatic, unless notified otherwise by the owner.

Any damages to the irrigation system caused by the Contractor while carrying out maintenance operations shall be repaired without charge. Where practical, repairs shall be made within one watering period.

Faulty equipment, vandalism or accidental damage caused by others shall be reported promptly to owner. Cost of labor and material to perform repair is an extra and shall be paid for by the owner upon authorization.

Whenever possible, owner's representative shall be instructed on how to turn off system in

case of emergency. Our office is to be advised at once or by next business day.

If the Contractor is required to make emergency repairs or adjustments on other than regularly scheduled visits, a minimum charge of \$150.00 per emergency call will apply. Emergency Call charges will apply after 4 PM on weekdays, weekends, and Holidays

Irrigation Monitoring and Inspections:

Cornerstone Solutions Group will perform a routine inspection of the irrigation system at frequency agreed upon on Page two (2) of our proposal document. Irrigation Inspection frequency of this contract is twelve (12) occurrences. Monitoring and Inspection shall include the following:

1. Activate each irrigation zone from the controller.
2. Visually inspect zone for leaks and sufficient coverage
3. Adjust coverage as necessary
4. Repair any damage resulting from Cornerstone maintenance operations at no cost to Owner / Client.
5. Adjust control system to watering needs based on environmental conditions.
6. Inspect control valves and valve boxes
7. Provide a written report summarizing findings and deficiencies from irrigation inspection.

Debris Cleanup:

All landscape areas shall be inspected on days of service and excess debris removed. Gardening debris, generated from our work, shall be removed from paved areas on days of service. This excludes leaf fall pickup from parking areas, sidewalks, pools, etc. and / or debris dumped from tenants or other parties. Those items shall be quoted at the Owners / Clients request and expense.

## GENERAL TERMS AND CONDITIONS

**I. Contractor Responsibility:**

The contractor shall recognize and perform in accordance with the written terms, specifications, and drawings, contained or referred to herein. Contractor reserves the right to renegotiate the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the Agreement is signed.

➤ Work Force

All employees shall be competent and qualified, and shall be U.S. citizens or legal residents, and authorized to work in the United States.

➤ Materials

All materials shall conform to bid specifications. Contractor will meet all Agricultural licensing and reporting requirements.

➤ Product Control & Pest Control

Contractor shall be responsible for selecting control materials from a list of products approved for specific use by the US Environmental Protection Agency and affirmed for that use by the appropriate State or Tribal Government. Control products are approved on crop (plant species) and site (Residential Sports or Golf) specific bases. As for any uncontrollable pest, where no effective product has been discovered and approved for the specific plant and site use, or where approval of effective control products has been cancelled by regulating authorities, the Contractor will not be accountable for the control or repair of any damage associated with the uncontrollable pest. Furthermore, where new pest problems develop that are not controllable by the reasonable legal use of available approved pest control materials, the Contractor will not be responsible for control or repair of damage caused by such uncontrollable pests.

➤ Biohazards

Contractor shall not be responsible for policing, picking up, removing, or disposing of certain materials that may be biohazards on the Owner/Client's property. This includes, but is not limited to, items such as hypodermic needles (Sharps (needles) will not be handled by the Contractor's employees at any time), condoms, feminine hygiene products, clothing or materials used in the process of cleaning up bodily fluids.

Contractor shall only be obligated to report/communicate any observations of potential biohazards to the Owner/Client for their appropriate removal by others, unless previously arranged by the Owner/Client and Contractor

➤ License and Permits

Contractor to maintain a Landscape Contractor's license, if so, required by State or local law, and will comply with all other license and permit requirements of the city, State and Federal Governments, as well as all other requirements of law.

➤ Taxes

Contractor agrees to pay taxes applicable to its work under this contract, including sales tax on material supplied where applicable.

➤ Insurance

Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Owner/Client.

➤ Liability

It is understood and agreed that the Contractor is not liable for any damage of any kind whatsoever that is not caused by the negligence of the Contractor, its agents, or employees.

➤ Subcontracts

Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

➤ Invoicing

Contractor will submit monthly service invoices for the amount set forth under the prices and terms shown in Section III of this Agreement. Any services rendered, that are in addition to or beyond the scope of work required by this Agreement shall be separately billed.

**II. Owners/Client Responsibility:**

➤ Utilities

All utilities shall be provided by the Owner/Client.

➤ Access to Jobsite

Owner/Client shall furnish access to all parts of jobsite where Contractor is to perform work as required by this Agreement or other functions related thereto, during normal business hours and other reasonable periods of time, and in the case of after-hours emergencies.

➤ Payment

Owner/Client shall review invoices submitted by Contractor and payment shall be due

15 days following the date of the invoice and delinquent if not paid by that date. Contractor may cancel Agreement by giving 10 business days written notice for nonpayment, after the payment is delinquent.

➤ Notice of Defect

Owner/Client shall give Contractor at least 10 business days written notice to correct any problem or defect discovered in the performance of the work required under this Agreement. Contractor will not accept any deduction or offset unless such written notice is given, and Contractor agrees to the offset.

**III. Other Terms:**

➤ Drought

Drought in the recent growing seasons coupled with changes in insect species and control products available for use has made guaranteed insect control more difficult and more dependent on timely and consistent irrigations.

The Contractor will notify the Owner/Client representative in writing if either or both conditions listed below have not been met.

The two (2) following irrigation conditions are required by the Owner/Client:

1. Irrigation is made available at the time of treatment to water the lawn as directed on the product label. (State regulations supersede local water restrictions and allow for the irrigation to comply with label recommendation even at times and on days when local regulation prohibits irrigation.)
2. Sufficient and suitable irrigation water is available on a timely basis to prevent drought damage of turfgrasses. Deficiencies arising from any of the following conditions are grounds to terminate any plant replacement:
  - Water bans created by state or local rules.
  - Failure of irrigation systems beyond Contractor's Control
  - Failure of Owner/Clients or homeowners to maintain irrigation systems in effective working condition.
  - Refusal to irrigate for needs of plants.
  - Power failures beyond Contractor's control.
  - Unavailability of sufficient and suitable water for irrigation of any reason.

➤ Assignment

The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees, and legal representative to the other party with respect to

All covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other party.

➤ Termination

This agreement may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This agreement may be terminated by the Owner/Client for non-performance by Contractor, upon thirty (30) days written notice.

This agreement may be terminated by Contractor for non-payment by Owner/Client, upon ten (10) business days written notice as stated above. Either party shall be entitled to cure any deficiencies of performance or payment within ten (10) business days of being notified of deficiency(s). If the Owner/Client makes payment in full within ten (10) business days of receipt of the written notice, the grounds for termination shall be deemed cured.

If Contractor corrects the deficiency identified in the written notice within ten (10) business days of receipt of the notice, or if the deficiency is of such a nature that it cannot reasonably be corrected within ten (10) business days and the Contractor commences a good faith effort to correct the deficiency within ten (10) business days of receipt of notice, the grounds for the termination shall be deemed cured.

➤ Warranty

Cornerstone Solutions Group agrees to warranty irrigation, drainage, and lighting for 1 year, trees and palms for 6 months, shrubs and ground covers for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following: (1) Warranty is not valid on anything installed by a contractor other than Cornerstone Solutions Group or its direct subcontractors. (2) Warranty is not valid on relocated materials, annuals, or any existing lighting, drainage, or irrigation systems. (3) Warranty is not valid on any plant material or sod without automatic irrigation. (4) Warranty does not cover damage from pests or disease encountered on site, acts of God, or damage caused by others. (5) Failure of water or power source not caused by the direct actions of Cornerstone Solutions Group will void any warranty.

The above warranty periods shall commence on the dates of completion at Installation, not the date of commencement for the landscape maintenance agreement herein.

➤ Payment

All labor necessary to accomplish the work outlined in this agreement shall be provided for Thirty-Seven Thousand Eight Hundred Dollars (\$37,800.00) per year, payable in 12 monthly installments of Three Thousand One Hundred Fifty Dollars (\$3,150.00). Billing periods (start date) October 1, 2021.

Upon acceptance, this agreement is for an initial term of twelve (12) months starting on the date entered below. Either Owner / Client or Cornerstone Solutions Group may

terminate this agreement at any time during the twelve (12) month term with thirty (30) day certified mail notice for cause. In the event neither party terminates this agreement, it will automatically renew on its anniversary date with a five (5) percent increase per year.

You will receive your first invoice within 30 days of our service commencement date and can expect to receive them monthly thereafter by the 10th of each month. All billings are due and payable 15 days following the date of the invoice. A service charge of 1.5% per month will be added to all balances not paid within 30 days of invoice. This represents an annual rate of 18%. Should it become necessary for Cornerstone Solutions Group to pursue collections of outstanding invoices, Timber Creek Community Development District, agrees to pay attorney's fees, court costs, interest and all expenses incurred in said collections.

For the convenience of Owner/Client only, the monthly charge under this agreement is an average of the total charge for all work to be performed under the agreement divided by the number of calendar months included in the payment period of the agreement. In the event this agreement is terminated early by either party, the Contractor shall be entitled to recover his unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount more than the monthly charges paid by the Owner/Client through the date of termination. This is because substantial portions of the work for the year, may be performed in the early months of each year of the agreement including potentially significant mobilization costs in start-up and the cost of the work will not be fully recovered by the Contractor until all monthly payments under the agreement have been received.

I have read, understand, and agree to the foregoing agreement, including the general terms and conditions, and hereby accept it on behalf of the Owner/Client.

**Client Approval**

**Client/Owner:**

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

**Contractor:**

Cornerstone  
14620 Bellamy Brothers Blvd  
Dade City, FL

By: _____	By: _____
Signature	Signature
_____	_____
Print Name & Title	Scott Stinson (Director of Field Services)
_____	Authorized Cornerstone Representative
Date: _____	Date: September 20, 2021

**TIMBER CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**November 4, 2021 Minutes of Regular Meeting**

**Minutes of the Regular Meeting**

The Regular Meeting of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, November 4, 2021 at 2:00 p.m.** at the Offices at Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

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

Brian Lamb called the Regular Meeting of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, November 4, 2021 at 2:00 p.m.**

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

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

**Staff Members Present:**

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

There were no audience members in attendance.

**2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**

There were no audience questions or comments on agenda items.

**3. BUSINESS ITEMS**

**A. Discussion on Landscaping True-Up Letter – Cornerstone**

The Board reviewed the landscaping true-up letter from Cornerstone. Mr. Lamb recommended authorizing staff to negotiate the final terms for the payment with Cornerstone and appoint a member of the Board to work with staff on this item.

MOTION TO: Appoint Supervisor Evans to work with staff to negotiate with Cornerstone.  
MADE BY: Supervisor Dister  
SECONDED BY: Supervisor Coffey  
DISCUSSION: None further  
RESULT: Called to Vote: Motion PASSED  
4/0 - Motion Passed Unanimously

**B. Discussion on Board of Supervisor Compensation**

Mr. Lamb asked the Board about receiving the supervisor compensation. Supervisor Evans, Supervisor Dister, and Supervisor Motko accepted the supervisor compensation for the meetings. Supervisor Coffey did not accept supervisor compensation for meetings.

**C. General Matters of the District**

There were no general matters of the District to discuss.

**4. CONSENT AGENDA ITEMS**

- A. Consideration of Minutes of the Public Hearing & Regular Meeting Aug. 5, 2021**
- B. Consideration of Operations and Maintenance Expenditures July 2021**
- C. Consideration of Operations and Maintenance Expenditures August 2021**
- D. Consideration of Operations and Maintenance Expenditures September 2021**
- C. Review of Financial Statements for Month Ending September 30, 2021**

The Board reviewed the Consent Agenda items.

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

**5. VENDOR AND STAFF REPORTS**

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

There were no additional reports from staff.

**6. SUPERVISOR REQUESTS**

Supervisor Coffey stated that she would like to resign from the Board.

MOTION TO:	Accept Laura Coffey's resignation.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Evans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

Mr. Lamb asked the Board if they would like to appoint someone to fill vacant Seat 3, which expires in November 2024.

MOTION TO:	Appoint Ryan Motko to Seat 3.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

District management will coordinate with Supervisor Motko for his Oath of Office and forms.

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

There were no audience comments.

**8. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
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**

**Title:**

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

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

**Title:**

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

Official District Seal

*Recorded by Records Administrator*

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

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

## 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	10960	\$ 2,168.60		District Management Services - October 2021
Sitex Aquatics	5449B	380.00		Lake Maintenance - October 2021
Tree Farm 2, Inc	10 126521	3,150.00		Common Area & Cul De Sac - October 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 5,698.60</b>		

<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		

<b>Utilities</b>				
BOCC	6143684734 092721	\$ 284.89		Water Service thru 09/17/2021
Spectrum	091950801100721	137.96		Internet/Phone Service thru 11/05/2021
Tampa Electric	211018485063 100621	2,622.39		Electric Service thru 09/30/2021
Tampa Electric	221007623665 100621	18.52		Electric Service thru 09/30/2021
Tampa Electric	221007683099 100621	1,064.82		Electric Service thru 09/30/2021
Tampa Electric	221007683412 100621	76.14		Electric Service thru 09/30/2021
Tampa Electric	221007708326 100621	73.11		Electric Service thru 09/30/2021
Tampa Electric	221007724737 100621	22.66	<b>\$ 3,877.64</b>	Electric Service thru 09/30/2021
<b>Utilities Sub-Total</b>		<b>\$ 4,300.49</b>		

<b>Regular Services</b>				
Action Security, INC	18814	\$ 3,050.00		Service Call - 09/29/2021
Action Security, Inc	18883	125.00		Service Agreement - 10/01/2021
Action Security, Inc	18908	280.00	<b>\$ 3,455.00</b>	Service Call - 10/06/2021
DEO	85409	175.00		Application - 10/01/2021
MHD Communications	23798	330.00		Battery Backup - 09/30/2021
Neptune Multi Services LLC	5366	650.00		Trash Pickup - 09/22/2021

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Solitude Lake Management	PI A00675796	135.50		Fountain Repair - 09/20/2021
Solitude Lake Management	PI A00676255	189.00	<b>\$ 324.50</b>	Fountain Repair - 09/21/2021
Spearem Enterprises	4986	600.00		Cleaning - 10/01/2021
Spearem Enterprises	5006	80.00	<b>\$ 680.00</b>	Replaced Light Bulbs - 10/07/2021
Stantec	1841452	196.50		Engineering Service - 10/07/2021
Straley Robin Vericker	20361	342.00		Professional Services thru 09/15/2021
Tampa Bay Times	176840 092921	495.00		Meeting Schedule - 09/29/2021
<b>Regular Services Sub-Total</b>		<b>\$ 6,648.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 16,647.09</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

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

# INVOICE

INVOICE NO.: 10960

DATE: 10/01/2021

DUE DATE: 10/01/2021

### BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		2,000.00
	Website Administration		150.00
	Postage August		12.30
42	Copies BW August	0.15	6.30
SUBTOTAL			2,168.60
NEW CHARGES			
TOTAL			2,168.60





Invoice

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

Date	Invoice #
10/1/2021	5449B

Bill To

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

P.O. No.	Terms	Project

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

53900 / 4307



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 #
10/1/2021	10-126521

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 - October		3,150.00	8/31/2021	3,150.00

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

Total 3,150.00

Payments/Credits 0.00

Balance Due 3,150.00



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	09/27/2021	10/18/2021

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	08/18/2021	4451	09/17/2021	4680	22900 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$4.69
Purchase Water Pass-Thru	\$69.16
Water Base Charge	\$16.30
Water Usage Charge	\$38.98
Sewer Base Charge	\$39.43
Sewer Usage Charge	\$116.33
<b>Total Service Address Charges</b>	<b>\$284.89</b>

#### Summary of Account Charges

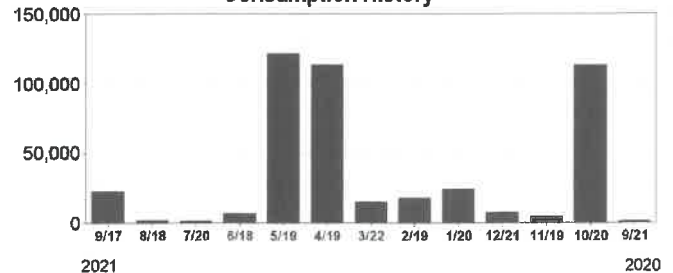
Previous Balance	\$77.33
Net Payments - Thank You	\$-77.33
<b>Total Account Charges</b>	<b>\$284.89</b>
<b>AMOUNT DUE</b>	<b>\$284.89</b>

#### Important Message

Customers may experience a temporary change in taste and odor in drinking water due to a treatment change. This does not impact the quality of the drinking water, which will continue to meet all regulations. More information at [HCFLGov.net/Water](http://HCFLGov.net/Water).

BOCC Approved Rate Increases Are Effective Oct. 1, 2021. Residential Customers using 7,000 gallons of water monthly will have an average bill increase of 4.78%. Visit [HCFLGov.net/Water](http://HCFLGov.net/Water), Water Rates & Fees tab for details.

#### Consumption History



Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734

Received  
OCT 05 2021

#### 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

863 8

DUE DATE	10/18/2021
AMOUNT DUE	\$284.89
AMOUNT PAID	

October 7, 2021  
Invoice Number: 091950801100721  
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 10/06/21 through 11/05/21  
details on following pages*

Previous Balance	137.96
Payments Received - Thank You	-137.96
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	117.97
Spectrum Business™ Voice	19.99
Current Charges	\$137.96
<b>Total Due by 10/23/21</b>	<b>\$137.96</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.

**Save on streaming TV service.** Call **1-866-531-1577** today to get 60+ top HD channels with no cable box needed for only \$19.99!

**Pick the best cell phone plan for your business -** unlimited data for \$45/mo or by the Gig data for \$14 per gig. **Call today 1-855-208-9216.**



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

October 7, 2021

**TIMBER CREEK CDD**

Invoice Number: 091950801100721  
Account Number: 0050919508-01  
Service At: 10224 OPALINE SKY CT S  
RIVERVIEW, FL 33578-7610

**Total Due by 10/23/21 \$137.96**

Amount you are enclosing \$

**Received**  
OCT 15 2021

**Please Remit Payment To:**

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



Statement Date: 10/06/2021

Account: 211018485063

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



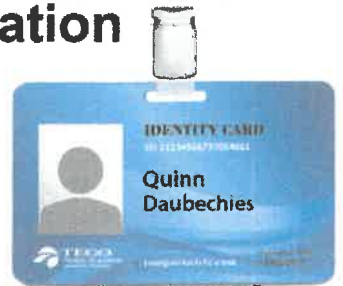
Current month's charges:	\$2,622.39
Total amount due:	\$2,622.39
Payment Due By:	10/27/2021

## Your Account Summary

Previous Amount Due	\$2,622.39
Payment(s) Received Since Last Statement	-\$2,622.39
<b>Current Month's Charges</b>	<b>\$2,622.39</b>
<b>Total Amount Due</b>	<b>\$2,622.39</b>

## Safety tip: ask for identification

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

## Save Energy. Save Money.

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

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018485063

Current month's charges:	\$2,622.39
Total amount due:	\$2,622.39
Payment Due By:	10/27/2021

**Amount Enclosed**

\$

678543993199

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

Received  
OCT 13 2021

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

**Account:** 211018485063  
**Statement Date:** 10/06/2021  
**Current month's charges due** 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	76 kWh @ \$0.02734/kWh	\$2.08
Fixture & Maintenance Charge	4 Fixtures	\$49.96
Lighting Pole / Wire	4 Poles	\$86.12
Lighting Fuel Charge	76 kWh @ \$0.04187/kWh	\$3.18
Storm Protection Charge	76 kWh @ \$0.00354/kWh	\$0.27
Florida Gross Receipt Tax		\$0.14

### Lighting Charges

**\$141.75**

## Details of Charges – Service from 09/01/2021 to 09/30/2021

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

**Rate Schedule: Lighting Service**

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

Lighting Energy Charge	1330 kWh @ \$0.02734/kWh	\$36.36
Fixture & Maintenance Charge	70 Fixtures	\$874.30
Lighting Pole / Wire	70 Poles	\$1507.10
Lighting Fuel Charge	1330 kWh @ \$0.04187/kWh	\$55.69
Storm Protection Charge	1330 kWh @ \$0.00354/kWh	\$4.71
Florida Gross Receipt Tax		\$2.48

### Lighting Charges

**\$2,480.64**

## Total Current Month's Charges

**\$2,622.39**

## Important Messages

### Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit [tampaelectric.com/energyplanner](http://tampaelectric.com/energyplanner) to learn more about Energy Planner and to view the current rates and the winter schedule.

### Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at [tampaelectricblog.com/stay-alert](http://tampaelectricblog.com/stay-alert) to learn more about this latest scam.

Statement Date: 10/06/2021

Account: 221007623665

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



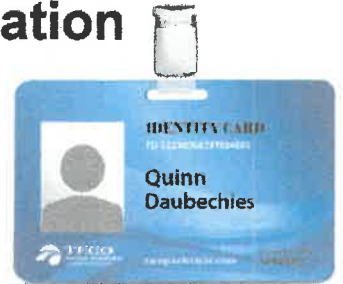
Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/27/2021

## Your Account Summary

Previous Amount Due	\$94.06
Payment(s) Received Since Last Statement	-\$94.06
<b>Current Month's Charges</b>	<b>\$18.52</b>
<b>Total Amount Due</b>	<b>\$18.52</b>

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Current month's charges:	\$18.52
Total amount due:	\$18.52
Payment Due By:	10/27/2021

**Amount Enclosed** \$ \_\_\_\_\_  
668667480156

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

Received  
OCT 13 2021

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

**Account:** 221007623665  
**Statement Date:** 10/06/2021  
**Current month's charges due** 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

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

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

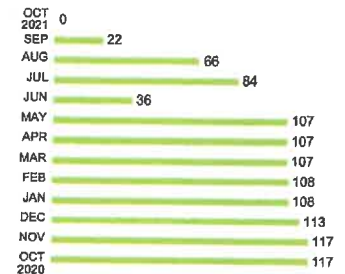
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	09/30/2021	39,395		39,395		0 kWh	1	30 Days

Basic Service Charge  
Florida Gross Receipt Tax  
**Electric Service Cost**

\$18.06  
\$0.46

**\$18.52**
**Total Current Month's Charges**
**\$18.52**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)


## Important Messages

### Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit [tampaelectric.com/energyplanner](http://tampaelectric.com/energyplanner) to learn more about Energy Planner and to view the current rates and the winter schedule.

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Statement Date: 10/06/2021  
Account: 221007683099

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



Current month's charges:	\$1,064.82
Total amount due:	\$1,064.82
Payment Due By:	10/27/2021

## Your Account Summary

Previous Amount Due	\$949.89
Payment(s) Received Since Last Statement	-\$949.89
<b>Current Month's Charges</b>	<b>\$1,064.82</b>
<b>Total Amount Due</b>	<b>\$1,064.82</b>

## Safety tip: ask for identification

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### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$1,064.82
Total amount due:	\$1,064.82
Payment Due By:	10/27/2021

**Amount Enclosed** \$ \_\_\_\_\_  
668667480157

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: 10/06/2021  
 Current month's charges due 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

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

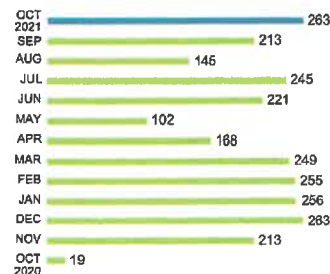
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	09/30/2021	79,725		71,847		7,878 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	7,878 kWh @ \$0.06076/kWh	\$478.67
Fuel Charge	7,878 kWh @ \$0.04255/kWh	\$335.21
Storm Protection Charge	7,878 kWh @ \$0.00251/kWh	\$19.77
Florida Gross Receipt Tax		\$21.84
<b>Electric Service Cost</b>		<b>\$873.55</b>

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



## Details of Charges – Service from 09/01/2021 to 09/30/2021

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	135 kWh @ \$0.02734/kWh	\$3.69
Fixture & Maintenance Charge	5 Fixtures	\$73.55
Lighting Pole / Wire	5 Poles	\$107.65
Lighting Fuel Charge	135 kWh @ \$0.04187/kWh	\$5.65
Storm Protection Charge	135 kWh @ \$0.00354/kWh	\$0.48
Florida Gross Receipt Tax		\$0.25

**Lighting Charges** **\$191.27**

**Total Current Month's Charges**

**\$1,064.82**

Statement Date: 10/06/2021

Account: 221007683412

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



Current month's charges: \$76.14  
Total amount due: \$76.14  
Payment Due By: 10/27/2021

**Your Account Summary**

Previous Amount Due	\$85.38
Payment(s) Received Since Last Statement	-\$85.38
<b>Current Month's Charges</b>	<b>\$76.14</b>
<b>Total Amount Due</b>	<b>\$76.14</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: \$76.14  
Total amount due: \$76.14  
Payment Due By: 10/27/2021

**Amount Enclosed** \$

668667480158

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

**Received**

OCT 13 2021

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

**Account:** 221007683412  
**Statement Date:** 10/06/2021  
**Current month's charges due** 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

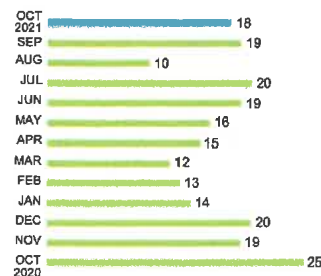
Service for: 10224 OPALINE SKY CT, WELL, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	09/30/2021	9,665		9,134		531 kWh	1	30 Days

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	531 kWh @ \$0.06076/kWh	\$32.26
Fuel Charge	531 kWh @ \$0.04255/kWh	\$22.59
Storm Protection Charge	531 kWh @ \$0.00251/kWh	\$1.33
Florida Gross Receipt Tax		\$1.90
<b>Electric Service Cost</b>		<b>\$76.14</b>
<b>Total Current Month's Charges</b>		<b>\$76.14</b>

## Important Messages

### Adjust for Winter Pricing

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Statement Date: 10/06/2021  
Account: 221007708326

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

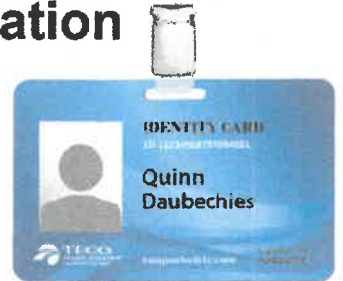
Current month's charges: \$73.11  
Total amount due: \$73.11  
Payment Due By: 10/27/2021

**Your Account Summary**

Previous Amount Due	\$74.10
Payment(s) Received Since Last Statement	-\$74.10
<b>Current Month's Charges</b>	<b>\$73.11</b>
<b>Total Amount Due</b>	<b>\$73.11</b>

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

**Save Energy. Save Money.**

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

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007708326

Current month's charges: \$73.11  
Total amount due: \$73.11  
Payment Due By: 10/27/2021

**Amount Enclosed** \$

668667480159

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

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

Received  
OCT 13 2021

**Account:** 221007708326  
**Statement Date:** 10/06/2021  
**Current month's charges due** 10/27/2021



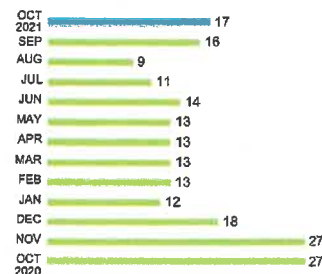
## Details of Charges – Service from 09/01/2021 to 09/30/2021

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	09/30/2021	6,563		6,060		503 kWh	1	30 Days

### Tampa Electric Usage History

 Kilowatt-Hours Per Day  
(Average)


Basic Service Charge		\$18.06
Energy Charge	503 kWh @ \$0.06076/kWh	\$30.56
Fuel Charge	503 kWh @ \$0.04255/kWh	\$21.40
Storm Protection Charge	503 kWh @ \$0.00251/kWh	\$1.26
Florida Gross Receipt Tax		\$1.83
<b>Electric Service Cost</b>		<b>\$73.11</b>
<b>Total Current Month's Charges</b>		<b>\$73.11</b>

## Important Messages

### Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit [tampaelectric.com/energyplanner](http://tampaelectric.com/energyplanner) to learn more about Energy Planner and to view the current rates and the winter schedule.

### Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at [tampaelectricblog.com/stay-alert](http://tampaelectricblog.com/stay-alert) to learn more about this latest scam.

Statement Date: 10/06/2021

Account: 221007724737

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



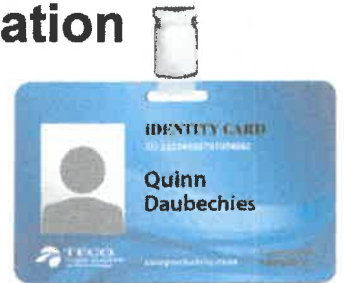
Current month's charges:	\$22.66
Total amount due:	\$22.66
Payment Due By:	10/27/2021

**Your Account Summary**

Previous Amount Due	\$22.66
Payment(s) Received Since Last Statement	-\$22.66
<b>Current Month's Charges</b>	<b>\$22.66</b>
<b>Total Amount Due</b>	<b>\$22.66</b>

**Safety tip: ask for identification**

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



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

**Save Energy. Save Money.**

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

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



**WAYS TO PAY YOUR BILL**



See reverse side for more information

Account: 221007724737

Current month's charges:	\$22.66
Total amount due:	\$22.66
Payment Due By:	10/27/2021
<b>Amount Enclosed</b>	<b>\$</b>

668667480160

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

**Received**

OCT 13 2021

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

**Account:** 221007724737  
**Statement Date:** 10/06/2021  
**Current month's charges due** 10/27/2021



## Details of Charges – Service from 09/01/2021 to 09/30/2021

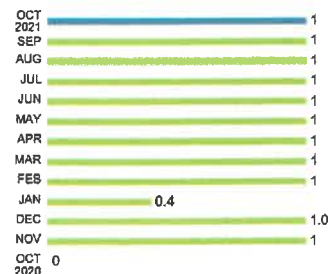
Service for: 10251 TUCKER JONES RD, RIVERVIEW, FL 33578

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	09/30/2021	403		365		38 kWh	1	30 Days

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



Basic Service Charge		\$18.06
Energy Charge	38 kWh @ \$0.06076/kWh	\$2.31
Fuel Charge	38 kWh @ \$0.04255/kWh	\$1.62
Storm Protection Charge	38 kWh @ \$0.00251/kWh	\$0.10
Florida Gross Receipt Tax		\$0.57
<b>Electric Service Cost</b>		<b>\$22.66</b>

**Total Current Month's Charges**

**\$22.66**

## Important Messages

### Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit [tampaelectric.com/energyplanner](http://tampaelectric.com/energyplanner) to learn more about Energy Planner and to view the current rates and the winter schedule.

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October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at [tampaelectricblog.com/stay-alert](http://tampaelectricblog.com/stay-alert) to learn more about this latest scam.

**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
18814	09/29/2021	\$3,050.00	10/27/2021	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 9/14 & 9/20/2021 Provided service per customer request, to checkout connection problem to system to look at transactions after report of resident cards not working at the gates. Inspected equipment, finding no internet. Communicated findings with customer. After Spectrum replaced router, returned to check connection as still was unable to connect. Extensive troubleshooting with Spectrum, as they were unable to access their new router. Continued with laptop and local troubleshooting to find surge damage that took out spectrum router and caused defective DKS panel and network device. Replaced and was able to receive data and leave system ready for connection. Will return to assist Spectrum on site to program port forwarding.	4	115.00	460.00
<b>DoorKing Access Control Panel</b> Does not include memory chip	1	2,225.00	2,225.00
<b>TCP/IP Convertor</b>	1	265.00	265.00
<b>Trip charge</b>	2	50.00	100.00

FL Contractor ES12001404

**BALANCE DUE**

**\$3,050.00**

Thank you, we appreciate your business!

*on m.*  
 53900/4605

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

## Invoice



**BILL TO**

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
18883	10/01/2021	\$125.00	10/01/2021	Due on receipt	

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

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

**BALANCE DUE**

**\$125.00**

Thank you, we appreciate your business!

53900/4602

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
18908	10/06/2021	\$280.00	11/03/2021	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> 9/21/2021 Provided service after Spectrum unable to access new router to port forward. Met with tech who tried to setup port forwarding on their router. Was unable to ping public IP address provided from Spectrum router and verified by technician. Verified IP address but found port not open. Will return to reset modem and change IP infrastructure in order to get the network device working.	2	115.00	230.00
<b>Trip charge</b>	1	50.00	50.00

FL Contractor ES12001404

BALANCE DUE

**\$280.00**

Thank you, we appreciate your business!

5390014602

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85409			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**Timber Creek Community Development District**

Mr. Brian Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

- |                                       |                               |
|---------------------------------------|-------------------------------|
| <b>2. Telephone:</b>                  | (813) 397-5120                |
| <b>3. Fax:</b>                        | (813) 873-7070                |
| <b>4. Email:</b>                      | brian.lamb@merituscorp.com    |
| <b>5. Status:</b>                     | Independent                   |
| <b>6. Governing Body:</b>             | Elected                       |
| <b>7. Website Address:</b>            | timbercreekcdd.com            |
| <b>8. County(ies):</b>                | Hillsborough                  |
| <b>9. Function(s):</b>                | Community Development         |
| <b>10. Boundary Map on File:</b>      | 02/14/2018                    |
| <b>11. Creation Document on File:</b> | 02/14/2018                    |
| <b>12. Date Established:</b>          | 02/14/2018                    |
| <b>13. Creation Method:</b>           | Local Ordinance               |
| <b>14. Local Governing Authority:</b> | Hillsborough County           |
| <b>15. Creation Document(s):</b>      | County Ordinance 18-9         |
| <b>16. Statutory Authority:</b>       | Chapter 190, Florida Statutes |
| <b>17. Authority to Issue Bonds:</b>  | Yes                           |
| <b>18. Revenue Source(s):</b>         | Assessments                   |
| <b>19. Most Recent Update:</b>        | 10/06/2020                    |

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/5/2021

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
1. \_\_\_\_ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
  2. \_\_\_\_ This special district is in compliance with the reporting requirements of the Department of Financial Services.
  3. \_\_\_\_ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_ Denied: \_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management,



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

Date	Invoice
09/30/2021	23798
Account	
Timber Creek CDD	

Bill To:
Timber Creek CDD Attn: District Invoices 10224 Opaline Sky Court Riverview, FL United States

Ship To
Timber Creek CDD 10224 Opaline Sky Court Riverview, FL United States

Terms	Due Date	PO Number	Reference
NET15	10/15/2021		

Service Request Number 188539					
Summary		Battery Backup Solution			
Billing Method		Actual Rates			
Resolution					
Company Name		Timber Creek CDD			
Contact Name		District Invoices			
Services		Work Type	Hours	Rate	Amount
Billable Services					
Professional Services Technician		PS - Travel	0.75	150.00	\$112.50
Professional Services Technician		PS - Onsite - Business Hours	1.00	150.00	\$150.00
Total Services:					\$262.50
Products & Other Charges			Quantity	Price	Amount
Billable Products & Other Charges					
2U Wall Mount: 2U Wall Mount Bracket			1.00	\$67.50	\$67.50
Total Products & Other Charges:					\$67.50
We appreciate your business! MHD Communications accepts checks and all major credit cards.  A late payment charge of 5% per month will be applied to all unpaid balances.			Invoice Subtotal:		\$330.00
			Sales Tax:		\$0.00
			Invoice Total:		\$330.00
			Payments:		\$0.00
			Credits:		\$0.00
			Balance Due:		\$330.00

53900 / 4602

**Invoice Time Detail**

**Invoice Number:** 23798  
**Company:** Timber Creek CDD

**Charge To: Timber Creek CDD / Battery Backup Solution Location: Main**

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
09/17/2021	Bryant, Jacob	<b>Service Ticket:</b> 188539 <b>Summary:</b> Battery Backup Solution Travel time to Timber Creek CDD	Y	0.75	150.00	112.50
09/17/2021	Bryant, Jacob	<b>Service Ticket:</b> 188539 <b>Summary:</b> Battery Backup Solution Installed vertical rack to fit battery back up	Y	1.00	150.00	150.00

**Subtotal: 262.50**

**Invoice Time Total:** **Billable Hours:** 1.75



## 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:** 005366  
**Date:** 09/22/2021  
**Terms:** NET 0  
**Due Date:** 09/22/2021

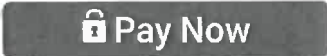
**Bill To:** Timber Creek CDD Riverview FL  
teresa.farlow@merituscorp.com  
Timber Creek CDD  
  
Riverview FL

Description	Quantity	Rate	Amount
Trash Pick up Pick up date August 6, August 13, August 20, August 27 2021	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

53400 / 4303



# INVOICE

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00675796  
Invoice Date: 09/20/21

PROPERTY: Timber Creek  
CDD

**SOLD TO:** Timber Creek CDD  
Meritus  
2005 Pan Am Cir Suite 300  
Tampa, FL 33607

CUSTOMER ID	CUSTOMER PO	Payment Terms	
13350		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
			10/20/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Service Fee	Each	82.00	82.00
0.5	Fountain Repair Service: Labor	Hour	107.00	53.50
Troubleshoot fountain, sending quotes for pump, motor and control box.				

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

Subtotal	135.50
Sales Tax	0.00
Total Invoice	135.50
Payment Received	0.00
<b>TOTAL</b>	<b>135.50</b>

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com

5390014605  
49



# INVOICE

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00676255

Invoice Date: 09/21/21

PROPERTY: Timber Creek  
CDD

SOLD TO: Timber Creek CDD  
Meritus  
2005 Pan Am Cir Suite 300  
Tampa, FL 33607

CUSTOMER ID	CUSTOMER PO	Payment Terms	
13350		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Maria Gaid			10/21/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Fountain Repair	Each	189.00	189.00

## PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

www.solitudelakemanagement.com

Subtotal	189.00
Sales Tax	0.00
Total Invoice	189.00
Payment Received	0.00
<b>TOTAL</b>	<b>189.00</b>

www.aeratorsaquatics4lakesnponds.com

53900/4605

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



# INVOICE

## BILL TO

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

**INVOICE #** 4986  
**DATE** 10/01/2021  
**DUE DATE** 10/16/2021  
**TERMS** Net 15

DESCRIPTION	QTY	RATE	AMOUNT
<b>Labor</b> Clubhouse and Restroom Cleaning provided for the week of: 9-62021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of 9-13-2021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of 9-20-2021	1	131.25	131.25
<b>Labor</b> Cleaning provided for the week of: 9-27-2021	1	131.25	131.25
<b>Machine Time</b> 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**

53900/9602

**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 #** 5006**DATE** 10/07/2021**DUE DATE** 10/22/2021**TERMS** Net 15

ACTIVITY	QTY	RATE	AMOUNT
<b>Labor</b> Replaced light bulbs located at Mail Pavilion .	1	80.00	80.00

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****\$80.00**

53900/4602

**INVOICE**

Page 1 of 1

Invoice Number	1841452
Invoice Date	October 7, 2021
Purchase Order	215614652
Customer Number	149266
Project Number	215614652

**Bill To**

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

**Please Remit To**

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

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

Project Manager  
Current Invoice Total (USD)

Stewart, Tonja L  
196.50

For Period Ending

**September 24, 2021**

Process certificate of completion (2018 Bond Series)

**Top Task 2021 2021 FY General Consulting****Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	1.50	131.00	196.50
<b>Subtotal Professional Services</b>	<b>1.50</b>		<b>196.50</b>

Top Task Subtotal	2021 FY General Consulting	196.50
-------------------	----------------------------	--------

**Total Fees & Disbursements**

196.50

**INVOICE TOTAL (USD)****196.50****Due upon receipt or in accordance with terms of the contract**

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

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

Thank you.

51300/3103

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 120

Tampa, FL 33607

September 21, 2021

Client: 001498

Matter: 000001

Invoice #: 20361

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2021

## SERVICES

Date	Person	Description of Services	Hours	
9/13/2021	VT	REVIEW FILE REGARDING STATUS OF SERIES 2018 PROJECT COMPLETION RESOLUTION, SEND CORRESPONDENCE TO T. STEWART AND REVIEW CORRESPONDENCE FROM M. CAMPBELL RE: STATUS OF 2018 PROJECT.	0.4	
9/14/2021	VT	REVIEW FILE AND MAKE REVISIONS TO COMPLETION RESOLUTION FOR 2018 PROJECT.	0.8	
Total Professional Services			1.2	\$342.00

## PERSON RECAP

Person	Hours
VT Vanessa T. Steinerts	1.2

Amount  
\$342.00

51900 / 3107

September 21, 2021  
Client: 001498  
Matter: 000001  
Invoice #: 20361

Page: 2

---

Total Services	\$342.00	
Total Disbursements	\$0.00	
Total Current Charges		\$342.00

<b>PAY THIS AMOUNT</b>	<b>\$342.00</b>
------------------------	-----------------

*Please Include Invoice Number on all Correspondence*

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/29/21		TIMBER CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/29/2021		Deirdre Almeida	176840
Total Amount Due			Ad Number
\$495.00			0000184840

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/21	09/29/21	0000184840	Times	Legals CLS	Meeting Schedule	1	2x59 L	\$493.00
09/29/21	09/29/21	0000184840	Tampabay.com	Legals CLS	Meeting Schedule	1	2x59 L	\$0.00
					AffidavitMaterial			\$2.00

495

51300 / 4891

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

## ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/29/21		TIMBER CREEK CDD	
Billing Date		Sales Rep	Customer Account
09/29/2021		Deirdre Almeida	176840
Total Amount Due			Ad Number
\$495.00			0000184840

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TIMBER CREEK CDD

C/O MERITUS

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

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

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 9/29/21** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**Signature Affiant**

Sworn to and subscribed before me this 09/29/2021

**Signature of Notary Public**

Personally known ☒ or produced identification ☐

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

**NOTICE OF REGULAR BOARD MEETING SCHEDULE  
FISCAL YEAR 2022  
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Timber Creek Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

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

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

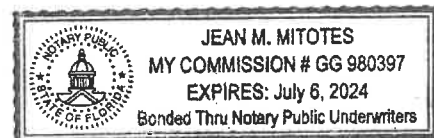
The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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

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

Brian Lamb  
District Manager  
Run Date: 09/29/2021

0000184840



# Timber Creek Community Development District

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2021



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

# Timber Creek CDD

## Balance Sheet

As of 10/31/2021

(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	121,181	0	0	0	0	0	121,181
Bank-Investment Revenue 2018 (8000)	0	14,918	0	0	0	0	14,918
Bank-Investment Interest 2018 (8001)	0	169,922	0	0	0	0	169,922
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	125,000	0	0	0	0	125,000
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	1,227	0	0	0	1,227
Bank-Investment Interest 2020 (5001)	0	0	9,125	0	0	0	9,125
Bank-Investment Sinking 2020 (5002)	0	0	0	0	0	0	0
Bank-Investment Reserve 2020 (5003)	0	0	5,000	0	0	0	5,000
Bank-Investment Prepayment (5004)	0	0	0	0	0	0	0
Bank-Investment Acqui & Construction 2020 (5005)	0	0	0	14	0	0	14
Bank-Investment Cost of 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	0	0	0	0	0	0	0
Deposits	4,820	0	0	0	0	0	4,820
Construction Work-In-Progress	0	0	0	0	6,774,838	0	6,774,838
Amount Available-Debt Service	0	0	0	0	0	311,222	311,222
Amount To Be Provided-Debt Service	0	0	0	0	0	7,003,778	7,003,778
<b>Total Assets</b>	<b>126,017</b>	<b>543,235</b>	<b>15,352</b>	<b>14</b>	<b>6,774,838</b>	<b>7,315,000</b>	<b>14,774,457</b>
<b>Liabilities</b>							
Accounts Payable	4,024	0	0	0	0	0	4,024
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	4,090	0	0	0	0	0	4,090
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	6,950,000	6,950,000

# Timber Creek CDD

## Balance Sheet

As of 10/31/2021

(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	8,314	0	0	0	0	7,315,000	7,323,314
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	(12,792)	3,893	200	0	0	0	(8,699)
Total Fund Equity & Other Credits	117,703	543,235	15,352	14	6,774,838	0	7,451,143
Total Liabilities & Fund Equity	126,017	543,235	15,352	14	6,774,838	7,315,000	14,774,457

**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
001 - General Fund  
From 10/1/2021 Through 10/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	242,675	2,023	(240,652)	(99)%
Total Revenues	242,675	2,023	(240,652)	(99)%
Expenditures				
Legislative				
Supervisor Fees	6,000	0	6,000	100 %
Financial & Administrative				
District Management	27,000	2,000	25,000	93 %
District Engineer	4,000	197	3,804	95 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,200	0	8,200	100 %
Auditing Services	5,500	0	5,500	100 %
Postage, Phone, Faxes, Copies	150	19	131	88 %
Public Officials Insurance	2,663	0	2,663	100 %
Legal Advertising	2,000	0	2,000	100 %
Bank Fees	200	0	200	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	1,800	150	1,650	92 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	3,500	361	3,139	90 %
Utility Services				
Street Lights	43,700	0	43,700	100 %
Other Electric Services	8,000	3,878	4,122	52 %
Water Utility Service	8,000	68	7,932	99 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,400	650	1,750	73 %
Other Physical Environment				
Mulch	6,000	0	6,000	100 %
Janitorial Service	6,300	0	6,300	100 %
Pool Maintenance	9,000	900	8,100	90 %
Waterway Management System	4,560	380	4,180	92 %
Irrigation Maintenance	5,000	0	5,000	100 %
General, Property & Casualty Insurance	13,624	0	13,624	100 %
Club Facility Maintenance	6,300	1,388	4,912	78 %
Landscape Maintenance	44,000	3,150	40,850	93 %
Miscellaneous Repairs & Maintenance	5,000	0	5,000	100 %
Plant Replacement Program	1,000	0	1,000	100 %
Landscape Maintenance Other	8,603	0	8,603	100 %

**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
001 - General Fund  
From 10/1/2021 Through 10/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Total Expenditures	<u>242,675</u>	<u>14,814</u>	<u>227,861</u>	<u>94 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>(12,792)</u>	<u>(12,792)</u>	<u>0 %</u>
Fund Balance, Beginning of Period Fund Balance-Unreserved	<u>0</u>	<u>116,582</u>	<u>116,582</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0</u>	<u>116,582</u>	<u>116,582</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0</u>	<u>103,790</u>	<u>103,790</u>	<u>0 %</u>

## Timber Creek CDD

### Statement of Revenues and Expenditures

201 - Debt Service Fund -- Series 2018

From 10/1/2021 Through 10/31/2021

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	464,688	3,890	(460,798)	(99)%
Interest Earnings				
Interest Earnings	0	2	2	0 %
Total Revenues	<u>464,688</u>	<u>3,893</u>	<u>(460,795)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	334,688	0	334,688	100 %
Principal Payments	<u>130,000</u>	<u>0</u>	<u>130,000</u>	<u>100 %</u>
Total Expenditures	<u>464,688</u>	<u>0</u>	<u>464,688</u>	<u>100 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>3,893</u>	<u>3,893</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>176,624</u></u>	<u><u>176,624</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 10/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	23,125	200	(22,925)	(99)%
Interest Earnings				
Interest Earnings	0	0	0	0 %
Total Revenues	23,125	200	(22,925)	(99)%
Expenditures				
Debt Service Payments				
Interest Payments	18,125	0	18,125	100 %
Principal Payments	5,000	0	5,000	100 %
Total Expenditures	23,125	0	23,125	100 %
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	200	200	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	15,352	15,352	0 %

**Timber Creek CDD**  
**Statement of Revenues and Expenditures**  
302 - Capital Projects Fund - Series 2020  
From 10/1/2021 Through 10/31/2021  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(0)	0	0 %
Total Other Financing Sources	0	(0)	0	0 %
Excess Revenues Over (Under) Expenditures	0	0	0	0 %
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: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

Bank Balance	121,319.25
Less Outstanding Checks/Vouchers	137.96
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	121,181.29
Balance Per Books	<u>121,181.29</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: 10/31/2021  
Reconciliation Date: 10/31/2021  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
445	10/22/2021	System Generated Check/Voucher	137.96	Bright House Networks
Outstanding Checks/Vouchers			137.96	

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

**Detail**

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 10/31/2021

Reconciliation Date: 10/31/2021

Status: Locked

**Cleared Checks/Vouchers**

Document Number	Document Date	Document Description	Document Amount	Payee
431	10/1/2021	System Generated Check/Voucher	2,168.60	Meritus Districts
432	10/1/2021	System Generated Check/Voucher	900.00	Zebra Cleaning Team, Inc.
433	10/8/2021	System Generated Check/Voucher	284.89	BOCC - Hillsborough County Water Resource Services
434	10/8/2021	System Generated Check/Voucher	175.00	Florida Department of Economic Opportunity
435	10/19/2021	System Generated Check/Voucher	3,455.00	Action Security, Inc.
436	10/19/2021	System Generated Check/Voucher	330.00	MHD Communications
437	10/19/2021	System Generated Check/Voucher	650.00	Neptune Multi Services LLC
438	10/19/2021	System Generated Check/Voucher	380.00	Sitex Aquatics
439	10/19/2021	System Generated Check/Voucher	680.00	Spearem Enterprises, LLC
440	10/19/2021	System Generated Check/Voucher	196.50	Stantec Consulting Services Inc.
441	10/19/2021	System Generated Check/Voucher	342.00	Straley Robin Vericker
442	10/19/2021	System Generated Check/Voucher	495.00	Times Publishing Company
443	10/19/2021	System Generated Check/Voucher	3,877.64	Tampa Electric
444	10/19/2021	System Generated Check/Voucher	3,150.00	DBA Cornestone Solutions Group
446	10/22/2021	System Generated Check/Voucher	324.50	Solitude Lake Management
Cleared Checks/Vouchers			17,409.13	

Timber Creek CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 10/31/2021  
Reconciliation Date: 10/31/2021  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR146	10/27/2021	Tax Distribution - 10.27.21	6,113.11	
Cleared Deposits			6,113.11	



District Management Services, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Timber Creek

Date: Monday, November 15, 2021

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
------------------	------------------	----------------------	----------------------

**LANDSCAPE MAINTENANCE**

TURF	5	5	0	
TURF FERTILITY	10	10	0	
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	5	0	
WEED CONTROL - BED AREAS	5	2	-3	
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	
CLEANLINESS	5	4	-1	
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

VIGOR/APPEARANCE	7	5	-2	
INSECT/DISEASE CONTROL	7	5	-2	
DEADHEADING/PRUNING	3	3	0	

**SCORE**

100	92	-8	92%
-----	----	----	-----

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

Manager's Signature: GS

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