

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 22, 2022**

TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 22, 2022 AT 2:00 P.M.
THE OFFICES OF MERITUS DISTRICTS
LOCATED AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607

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

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

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

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

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

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

Timber Creek Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Timber Creek Community Development District will be held on **August 22, 2022 at 2:00 p.m. at the Offices of Meritus located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. Please let us know at least 24 hours in advance if you are planning to call into the meeting.** Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. CONSIDERATION OF RESOLUTION 2022-05; AMENDING RESOLUTION APPROVING PROPOSED FY 2023 BUDGET & SETTING PUBLIC HEARING.....Tab 01**
- 4. RECESS TO PUBLIC HEARINGS**
- 5. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
 - A. Open Public Hearing on Final Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-06; Adopting Fiscal Year 2023 Budget.....Tab 02
 - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2022-07; Levying O&M Assessments.....Tab 03
 - E. Close Public Hearing on Levying O&M Assessments
- 7. RETURN TO REGULAR MEETING**
- 8. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-08; Setting FY 2023 Meeting Schedule.....Tab 04
 - B. General Matters of the District
- 9. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting June 02, 2022 Tab 05
 - B. Consideration of Operation and Maintenance Expenditures May 2022 Tab 06
 - C. Consideration of Operation and Maintenance Expenditures June 2022 Tab 07
 - D. Consideration of Operation and Maintenance Expenditures July 2022..... Tab 08
 - E. Review of Financial Statements Month Ending July 31, 2022..... Tab 09
- 10. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Manager..... Tab 10
 - i. Community Inspection Reports
 - C. District Engineer
- 11. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 12. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 13. ADJOURNMENT**

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

Sincerely
Bryan Radcliff, District Manager

RESOLUTION 2022-05

A RESOLUTION OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2022/2023; AMENDING RESOLUTION 2022-02 BY AMENDING THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL ADOPTION OF THE FISCAL YEAR 2022/2023 FINAL BUDGET; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Timber Creek Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a proposed budget for each fiscal year; and,

WHEREAS, the proposed budget, including the non-ad valorem assessments, for Fiscal Year 2022/2023 was prepared and considered by the Board and was approved by the Board on June 2, 2022; and,

WHEREAS, the Board has postponed the public hearing date as set forth in Resolution 2022-02; and

WHEREAS, the original public hearing date scheduled for August 4, 2022 is now required to be amended and notice of the rescheduled public hearing shall be advertised and/or mailed, as legally required.

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

Section 1. Resolution 2022-02 is hereby amended; and the rescheduled public hearing date has been advertised and/or mailed, as legally required.

Section 2. A public hearing is hereby scheduled for **August 22, 2022, at 2:00 p.m. at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607**, for the purpose of receiving public comments on the proposed Fiscal Year 2022/2023 Final Budget.

PASSED, ADOPTED and EFFECTIVE on August 22, 2022.

ATTEST:

**TIMBER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Name: _____
Secretary/Assistant Secretary

By: _____
Name: _____
Chair /Vice Chair of the Board of Supervisors

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Timber Creek Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023.”

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$771,094.80, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$282,394.80
Debt Service Funds (Series 2018)	\$464,325.00
Debt Service Funds (Series 2020)	\$ 24,375.00
Total All Funds*	\$771,094.80

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

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

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

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

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

Passed and Adopted on August 22, 2022.

Attested By:

**Timber Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

2023

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET



August 4, 2022

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Timber Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	242,675.00	242,602.67	72.33	242,675.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$242,675.00	\$242,602.67	\$72.33	\$242,675.00	\$0.00
RESERVES					
Miscellaneous	0.00	315.00	(315.00)	0.00	0.00
TOTAL RESERVES	\$0.00	\$315.00	(\$315.00)	\$0.00	\$0.00
TOTAL REVENUES	\$242,675.00	\$242,917.67	(\$242.67)	\$242,675.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	6,000.00	3,200.00	2,800.00	6,000.00	0.00
TOTAL LEGISLATIVE	\$6,000.00	\$3,200.00	\$2,800.00	\$6,000.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Management	27,000.00	23,450.00	3,550.00	27,000.00	0.00
District Engineer	4,000.00	196.50	303.50	500.00	(3,500.00)
Disclosure Report	8,400.00	12,000.00	(7,800.00)	4,200.00	(4,200.00)
Trustees Fees	8,200.00	0.00	6,900.00	6,900.00	(1,300.00)
Auditing Services	5,500.00	2,058.00	3,442.00	5,500.00	0.00
Postage, Phone, Faxes, Copies	150.00	140.24	9.76	150.00	0.00
Public Officials Insurance	2,663.00	864.32	1,798.68	2,663.00	0.00
Legal Advertising	2,000.00	0.00	2,000.00	2,000.00	0.00
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	175.00	241.08	8.92	250.00	75.00
Office Supplies	100.00	106.63	43.37	150.00	50.00
ADA Website Compliance	1,800.00	475.00	1,325.00	1,800.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,688.00	\$41,031.77	\$11,781.23	\$52,813.00	(\$8,875.00)
LEGAL COUNSEL					
District Counsel	3,500.00	2,017.00	1,983.00	4,000.00	500.00
TOTAL DISTRICT COUNSEL	\$3,500.00	\$2,017.00	\$1,983.00	\$4,000.00	\$500.00
UTILITY SERVICES					
Street Lights	43,700.00	19,864.66	23,835.34	43,700.00	0.00
Other Electric Services	8,000.00	5,676.08	5,323.92	11,000.00	3,000.00
Water Utility Services	8,000.00	1,524.66	1,475.34	3,000.00	(5,000.00)
TOTAL UTILITY SERVICES	\$59,700.00	\$27,065.40	\$30,634.60	\$57,700.00	(\$2,000.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,400.00	2,990.00	10.00	3,000.00	600.00
TOTAL GARBAGE COLLECTION	\$2,400.00	\$2,990.00	\$10.00	\$3,000.00	\$600.00
OTHER PHYSICAL ENVIRONMENT					
Mulch & Tree Trimming	6,000.00	0.00	3,000.00	3,000.00	(3,000.00)
On-Site P/T Staff	0.00	0.00	0.00	0.00	0.00
Field Manager	0.00	0.00	6,000.00	6,000.00	6,000.00
Janitorial Service	6,300.00	1,850.00	3,150.00	5,000.00	(1,300.00)
Pool Maintenance	9,000.00	5,654.87	7,245.13	12,900.00	3,900.00
Waterway Management System	4,560.00	2,280.00	2,280.00	4,560.00	0.00
Irrigation Maintenance	5,000.00	50.00	950.00	1,000.00	(4,000.00)
General Liability & Property Casualty Insurance	13,624.00	8,808.88	4,815.12	13,624.00	0.00
Club Facility Maintenance	6,300.00	5,507.76	4,492.24	10,000.00	3,700.00
Landscape Maintenance	44,000.00	27,900.00	9,900.00	37,800.00	(6,200.00)
Gate Service and Maintenance	0.00	0.00	750.00	750.00	750.00
Miscellaneous Repairs & Maintenance	5,000.00	6,017.08	3,982.92	10,000.00	5,000.00
Plant Replacement Program	1,000.00	0.00	1,000.00	1,000.00	0.00
Landscape Maintenance - Other	8,603.00	3380.00	0.00	6000.00	(2,603.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$109,387.00	\$61,448.59	\$47,565.41	\$111,634.00	\$2,247.00
TOTAL EXPENDITURES	\$242,675.00	\$137,752.76	\$94,774.24	\$235,147.00	(\$7,528.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$105,164.91	(\$95,016.91)	\$7,528.00	\$7,528.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	242,675.00	242,675.00	0.00	282,394.80	39,719.80
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$242,675.00	\$242,675.00	\$0.00	\$282,394.80	\$39,719.80
RESERVES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$242,675.00	\$242,675.00	\$0.00	\$282,394.80	\$39,719.80
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	6,000.00	6,000.00	0.00	8,000.00	2,000.00
TOTAL LEGISLATIVE	\$6,000.00	\$6,000.00	\$0.00	\$8,000.00	\$2,000.00
FINANCIAL & ADMINISTRATIVE					
District Management	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	4,000.00	500.00	(3,500.00)	4,000.00	0.00
Disclosure Report	8,400.00	4,200.00	(4,200.00)	4,200.00	(4,200.00)
Trustees Fees	8,200.00	6,900.00	(1,300.00)	6,900.00	(1,300.00)
Auditing Services	5,500.00	5,500.00	0.00	5,700.00	200.00
Postage, Phone, Faxes, Copies	150.00	150.00	0.00	150.00	0.00
Public Officials Insurance	2,663.00	2,663.00	0.00	3,007.00	344.00
Legal Advertising	2,000.00	2,000.00	0.00	2,000.00	0.00
Bank Fees	200.00	200.00	0.00	200.00	0.00
Dues, Licenses & Fees	175.00	250.00	75.00	250.00	75.00
Office Supplies	100.00	150.00	50.00	500.00	400.00
ADA Website Compliance	1,800.00	1,800.00	0.00	1,800.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,688.00	\$52,813.00	(\$8,875.00)	\$57,207.00	(\$4,481.00)
LEGAL COUNSEL					
District Counsel	3,500.00	4,000.00	500.00	3,500.00	0.00
TOTAL DISTRICT COUNSEL	\$3,500.00	\$4,000.00	\$500.00	\$3,500.00	\$0.00
UTILITY SERVICES					
Street Lights	43,700.00	43,700.00	0.00	43,700.00	0.00
Other Electric Services	8,000.00	11,000.00	3,000.00	11,000.00	3,000.00
Water Utility Services	8,000.00	3,000.00	(5,000.00)	4,000.00	(4,000.00)
TOTAL UTILITY SERVICES	\$59,700.00	\$57,700.00	(\$2,000.00)	\$58,700.00	(\$1,000.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,400.00	3,000.00	600.00	2,500.00	100.00
TOTAL GARBAGE COLLECTION	\$2,400.00	\$3,000.00	\$600.00	\$2,500.00	\$100.00
OTHER PHYSICAL ENVIRONMENT					
Mulch & Tree Trimming	6,000.00	3,000.00	(3,000.00)	6,000.00	0.00
On-Site P/T Staff	0.00	0.00	0.00	20,000.00	20,000.00
Field Manager	0.00	6,000.00	6,000.00	12,000.00	12,000.00
Janitorial Service	6,300.00	5,000.00	(1,300.00)	7,200.00	900.00
Pool Maintenance	9,000.00	12,900.00	3,900.00	12,900.00	3,900.00
Waterway Management System	4,560.00	4,560.00	0.00	4,560.00	0.00
Irrigation Maintenance	5,000.00	1,000.00	(4,000.00)	5,000.00	0.00
General Liability & Property Casualty Insurance	13,624.00	13,624.00	0.00	15,385.00	1,761.00
Club Facility Maintenance	6,300.00	10,000.00	3,700.00	10,539.80	4,239.80
Landscape Maintenance	44,000.00	37,800.00	(6,200.00)	37,800.00	(6,200.00)
Gate Service and Maintenance	0.00	750.00	750.00	1,500.00	1,500.00
Miscellaneous Repairs & Maintenance	5,000.00	10,000.00	5,000.00	10,000.00	5,000.00
Plant Replacement Program	1,000.00	1,000.00	0.00	1,000.00	0.00
Landscape Maintenance - Other	8,603.00	6,000.00	(2,603.00)	8,603.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$109,387.00	\$111,634.00	\$2,247.00	\$152,487.80	\$43,100.80
TOTAL EXPENDITURES	\$242,675.00	\$235,147.00	(\$7,528.00)	\$282,394.80	\$39,719.80
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$7,528.00	\$7,528.00	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	464,325
TOTAL REVENUES	\$	464,325

EXPENDITURES

Series 2018 May Bond Interest Payment	\$	164,663
Series 2018 November Bond Principal Payment	\$	135,000
Series 2018 November Bond Interest Payment	\$	164,663
TOTAL EXPENDITURES	\$	464,325
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	6,690,000
Principal Payment Applied Toward Series 2018 Bonds	\$	135,000
Bonds Outstanding - Period Ending 11/1/2023	\$	6,555,000

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	24,375
TOTAL REVENUES	\$	24,375

EXPENDITURES

Series 2020 May Bond Principal Payment	\$	5,000
Series 2020 May Bond Interest Payment	\$	9,750
Series 2020 November Bond Interest Payment	\$	9,625
TOTAL EXPENDITURES	\$	24,375
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	360,000
Principal Payment Applied Toward Series 2020 Bonds	\$	5,000
Bonds Outstanding - Period Ending 11/1/2023	\$	355,000

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2018 - PHASES 1, 2A & 2B, PHASE 2C (4 LOTS)									
Single Family 40'	1.00	226	\$1,250.00	\$618.73	\$1,868.73	\$1,250.00	\$709.19	\$1,959.19	\$90.46
Single Family 50'	1.25	137	\$1,562.50	\$773.42	\$2,335.92	\$1,562.50	\$886.49	\$2,448.99	\$113.07
Subtotal		363							
SERIES 2020 - PHASE 2C									
Single Family 50'	1.25	16	\$1,595.75	\$773.42	\$2,369.17	\$1,595.75	\$886.49	\$2,482.24	\$113.07
Subtotal		16							
TOTAL		379							

Notations:

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

RESOLUTION 2022-07

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A** (“**FY 2022-2023 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2022-2023 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2022-2023 Budget;

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. To the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022

2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
 - iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Direct Bill for Certain O&M Assessments.**
- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. O&M Assessments directly collected by the District are due in full on October 1, 2022; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
 - iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.
- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

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

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

Passed and Adopted on August 22, 2022.

Attested By:

**Timber Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

2023

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET



August 4, 2022

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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August 4, 2022

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Timber Creek Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2020 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	242,675.00	242,602.67	72.33	242,675.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$242,675.00	\$242,602.67	\$72.33	\$242,675.00	\$0.00
RESERVES					
Miscellaneous	0.00	315.00	(315.00)	0.00	0.00
TOTAL RESERVES	\$0.00	\$315.00	(\$315.00)	\$0.00	\$0.00
TOTAL REVENUES	\$242,675.00	\$242,917.67	(\$242.67)	\$242,675.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	6,000.00	3,200.00	2,800.00	6,000.00	0.00
TOTAL LEGISLATIVE	\$6,000.00	\$3,200.00	\$2,800.00	\$6,000.00	\$0.00
FINANCIAL & ADMINISTRATIVE					
District Management	27,000.00	23,450.00	3,550.00	27,000.00	0.00
District Engineer	4,000.00	196.50	303.50	500.00	(3,500.00)
Disclosure Report	8,400.00	12,000.00	(7,800.00)	4,200.00	(4,200.00)
Trustees Fees	8,200.00	0.00	6,900.00	6,900.00	(1,300.00)
Auditing Services	5,500.00	2,058.00	3,442.00	5,500.00	0.00
Postage, Phone, Faxes, Copies	150.00	140.24	9.76	150.00	0.00
Public Officials Insurance	2,663.00	864.32	1,798.68	2,663.00	0.00
Legal Advertising	2,000.00	0.00	2,000.00	2,000.00	0.00
Bank Fees	200.00	0.00	200.00	200.00	0.00
Dues, Licenses & Fees	175.00	241.08	8.92	250.00	75.00
Office Supplies	100.00	106.63	43.37	150.00	50.00
ADA Website Compliance	1,800.00	475.00	1,325.00	1,800.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,688.00	\$41,031.77	\$11,781.23	\$52,813.00	(\$8,875.00)
LEGAL COUNSEL					
District Counsel	3,500.00	2,017.00	1,983.00	4,000.00	500.00
TOTAL DISTRICT COUNSEL	\$3,500.00	\$2,017.00	\$1,983.00	\$4,000.00	\$500.00
UTILITY SERVICES					
Street Lights	43,700.00	19,864.66	23,835.34	43,700.00	0.00
Other Electric Services	8,000.00	5,676.08	5,323.92	11,000.00	3,000.00
Water Utility Services	8,000.00	1,524.66	1,475.34	3,000.00	(5,000.00)
TOTAL UTILITY SERVICES	\$59,700.00	\$27,065.40	\$30,634.60	\$57,700.00	(\$2,000.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,400.00	2,990.00	10.00	3,000.00	600.00
TOTAL GARBAGE COLLECTION	\$2,400.00	\$2,990.00	\$10.00	\$3,000.00	\$600.00
OTHER PHYSICAL ENVIRONMENT					
Mulch & Tree Trimming	6,000.00	0.00	3,000.00	3,000.00	(3,000.00)
On-Site P/T Staff	0.00	0.00	0.00	0.00	0.00
Field Manager	0.00	0.00	6,000.00	6,000.00	6,000.00
Janitorial Service	6,300.00	1,850.00	3,150.00	5,000.00	(1,300.00)
Pool Maintenance	9,000.00	5,654.87	7,245.13	12,900.00	3,900.00
Waterway Management System	4,560.00	2,280.00	2,280.00	4,560.00	0.00
Irrigation Maintenance	5,000.00	50.00	950.00	1,000.00	(4,000.00)
General Liability & Property Casualty Insurance	13,624.00	8,808.88	4,815.12	13,624.00	0.00
Club Facility Maintenance	6,300.00	5,507.76	4,492.24	10,000.00	3,700.00
Landscape Maintenance	44,000.00	27,900.00	9,900.00	37,800.00	(6,200.00)
Gate Service and Maintenance	0.00	0.00	750.00	750.00	750.00
Miscellaneous Repairs & Maintenance	5,000.00	6,017.08	3,982.92	10,000.00	5,000.00
Plant Replacement Program	1,000.00	0.00	1,000.00	1,000.00	0.00
Landscape Maintenance - Other	8,603.00	3380.00	0.00	6000.00	(2,603.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	\$109,387.00	\$61,448.59	\$47,565.41	\$111,634.00	\$2,247.00
TOTAL EXPENDITURES	\$242,675.00	\$137,752.76	\$94,774.24	\$235,147.00	(\$7,528.00)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$105,164.91	(\$95,016.91)	\$7,528.00	\$7,528.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS - SERVICE CHARGES					
Operations & Maintenance Assmts-Tax Roll	242,675.00	242,675.00	0.00	282,394.80	39,719.80
TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES	\$242,675.00	\$242,675.00	\$0.00	\$282,394.80	\$39,719.80
RESERVES					
Miscellaneous	0.00	0.00	0.00	0.00	0.00
TOTAL RESERVES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL REVENUES	\$242,675.00	\$242,675.00	\$0.00	\$282,394.80	\$39,719.80
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	6,000.00	6,000.00	0.00	8,000.00	2,000.00
TOTAL LEGISLATIVE	\$6,000.00	\$6,000.00	\$0.00	\$8,000.00	\$2,000.00
FINANCIAL & ADMINISTRATIVE					
District Management	27,000.00	27,000.00	0.00	27,000.00	0.00
District Engineer	4,000.00	500.00	(3,500.00)	4,000.00	0.00
Disclosure Report	8,400.00	4,200.00	(4,200.00)	4,200.00	(4,200.00)
Trustees Fees	8,200.00	6,900.00	(1,300.00)	6,900.00	(1,300.00)
Auditing Services	5,500.00	5,500.00	0.00	5,700.00	200.00
Postage, Phone, Faxes, Copies	150.00	150.00	0.00	150.00	0.00
Public Officials Insurance	2,663.00	2,663.00	0.00	3,007.00	344.00
Legal Advertising	2,000.00	2,000.00	0.00	2,000.00	0.00
Bank Fees	200.00	200.00	0.00	200.00	0.00
Dues, Licenses & Fees	175.00	250.00	75.00	250.00	75.00
Office Supplies	100.00	150.00	50.00	500.00	400.00
ADA Website Compliance	1,800.00	1,800.00	0.00	1,800.00	0.00
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	\$61,688.00	\$52,813.00	(\$8,875.00)	\$57,207.00	(\$4,481.00)
LEGAL COUNSEL					
District Counsel	3,500.00	4,000.00	500.00	3,500.00	0.00
TOTAL DISTRICT COUNSEL	\$3,500.00	\$4,000.00	\$500.00	\$3,500.00	\$0.00
UTILITY SERVICES					
Street Lights	43,700.00	43,700.00	0.00	43,700.00	0.00
Other Electric Services	8,000.00	11,000.00	3,000.00	11,000.00	3,000.00
Water Utility Services	8,000.00	3,000.00	(5,000.00)	4,000.00	(4,000.00)
TOTAL UTILITY SERVICES	\$59,700.00	\$57,700.00	(\$2,000.00)	\$58,700.00	(\$1,000.00)
GARBAGE/SOLID WASTE CONTROL SERVICES					
Garbage Collection	2,400.00	3,000.00	600.00	2,500.00	100.00
TOTAL GARBAGE COLLECTION	\$2,400.00	\$3,000.00	\$600.00	\$2,500.00	\$100.00
OTHER PHYSICAL ENVIRONMENT					
Mulch & Tree Trimming	6,000.00	3,000.00	(3,000.00)	6,000.00	0.00
On-Site P/T Staff	0.00	0.00	0.00	20,000.00	20,000.00
Field Manager	0.00	6,000.00	6,000.00	12,000.00	12,000.00
Janitorial Service	6,300.00	5,000.00	(1,300.00)	7,200.00	900.00
Pool Maintenance	9,000.00	12,900.00	3,900.00	12,900.00	3,900.00
Waterway Management System	4,560.00	4,560.00	0.00	4,560.00	0.00
Irrigation Maintenance	5,000.00	1,000.00	(4,000.00)	5,000.00	0.00
General Liability & Property Casualty Insurance	13,624.00	13,624.00	0.00	15,385.00	1,761.00
Club Facility Maintenance	6,300.00	10,000.00	3,700.00	10,539.80	4,239.80
Landscape Maintenance	44,000.00	37,800.00	(6,200.00)	37,800.00	(6,200.00)
Gate Service and Maintenance	0.00	750.00	750.00	1,500.00	1,500.00
Miscellaneous Repairs & Maintenance	5,000.00	10,000.00	5,000.00	10,000.00	5,000.00
Plant Replacement Program	1,000.00	1,000.00	0.00	1,000.00	0.00
Landscape Maintenance - Other	8,603.00	6,000.00	(2,603.00)	8,603.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$109,387.00	\$111,634.00	\$2,247.00	\$152,487.80	\$43,100.80
TOTAL EXPENDITURES	\$242,675.00	\$235,147.00	(\$7,528.00)	\$282,394.80	\$39,719.80
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$7,528.00	\$7,528.00	\$0.00	\$0.00

*** EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

*** EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Postage, Phone, Fax, Copies

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

Miscellaneous Administration

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Pool Maintenance

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

Clubhouse Maintenance

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

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	464,325
TOTAL REVENUES	\$	464,325

EXPENDITURES

Series 2018 May Bond Interest Payment	\$	164,663
Series 2018 November Bond Principal Payment	\$	135,000
Series 2018 November Bond Interest Payment	\$	164,663
TOTAL EXPENDITURES	\$	464,325
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	6,690,000
Principal Payment Applied Toward Series 2018 Bonds	\$	135,000
Bonds Outstanding - Period Ending 11/1/2023	\$	6,555,000

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	24,375
TOTAL REVENUES	\$	24,375

EXPENDITURES

Series 2020 May Bond Principal Payment	\$	5,000
Series 2020 May Bond Interest Payment	\$	9,750
Series 2020 November Bond Interest Payment	\$	9,625
TOTAL EXPENDITURES	\$	24,375
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	360,000
Principal Payment Applied Toward Series 2020 Bonds	\$	5,000
Bonds Outstanding - Period Ending 11/1/2023	\$	355,000

TIMBER CREEK

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS⁽¹⁾

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Total Increase / (Decrease) in Annual Assmt
SERIES 2018 - PHASES 1, 2A & 2B, PHASE 2C (4 LOTS)									
Single Family 40'	1.00	226	\$1,250.00	\$618.73	\$1,868.73	\$1,250.00	\$709.19	\$1,959.19	\$90.46
Single Family 50'	1.25	137	\$1,562.50	\$773.42	\$2,335.92	\$1,562.50	\$886.49	\$2,448.99	\$113.07
Subtotal		363							
SERIES 2020 - PHASE 2C									
Single Family 50'	1.25	16	\$1,595.75	\$773.42	\$2,369.17	\$1,595.75	\$886.49	\$2,482.24	\$113.07
Subtotal		16							
TOTAL		379							

Notations:

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

RESOLUTION 2022-08

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2022

ATTEST:

**TIMBER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023**

FISCAL YEAR 2022/2023

October 06, 2022	2:00 p.m.
November 03, 2022	2:00 p.m.
December 01, 2022	2:00 p.m.
January 05, 2023	2:00 p.m.
February 02, 2023	2:00 p.m.
March 02, 2023	2:00 p.m.
April 06, 2023	2:00 p.m.
May 04, 2023	2:00 p.m.
June 01, 2023	2:00 p.m.
July 06, 2023	2:00 p.m.
August 03, 2023	2:00 p.m.
September 07, 2023	2:00 p.m.

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

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

June 2, 2022, Minutes of Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meetings of the Board of Supervisors for the Timber Creek Community Development District was held on **Thursday, June 2, 2022, at 2:00 p.m.** at the Offices at Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of the Timber Creek Community Development District to order on **Thursday, June 2, 2022, at 2:50 p.m.**

Board Members Present and Constituting a Quorum:

Nicholas Dister	Vice-Chair
Kelly Evans	Supervisor
Ryan Motko	Supervisor
Steve Luce	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Inframark
Bryan Radcliff	District Manager, Inframark
Heather Dilley	District Manager, Inframark
Gary Schwartz	Field Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Vanessa Steinarts	District Counsel, Straley Robin Vericker

There were no audience members in attendance.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

A resident from the HOA side had multiple complaints about the CDD.

- The benches need shade when sitting.
- Mailbox lighting goes on and off.
- Lights on the path are dimmed around the mailbox.
- Inquiring a faucet for the dog park.
- Suggested a security guard to be hired for the safety of the residents in the community due to recent home invasion and car theft.
- Holiday décor for the entrance of the community and added to the Budget.
- Access to the fountain on the D and R side of the community to have a path or bench to share amenities.
- The gate to the pool is still broken and needs to be repaired.
- Add a workout station on the extra space in the dog park since there is extra space.
- Refrigerator and microwave along with chairs in the amenity center.
- Concerns with parking around mailbox and overnight parking that is occurring for weeks.

- Suggest a towing company.

A resident expressed her concern with having people from the public that are not associated in the community avoid coming into the community and provide fobs for entrance since the residents pay their CDD fees.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to the public hearing.

4. PUBLIC HEARINGS ON ADOPTING RECREATION CENTER POLICIES & RATES

A. Open the Public Hearings on Adopting Recreation Center Policies & Rates

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

B. Staff Presentations

Supervisor Kelly suggested to change the closing time for the clubhouse from 11pm to 10 pm and how the non-user fees work and calculated. Mr. Radcliff stated that he took the average of the two assessments which can be adjusted. Mr. Radcliff suggested to have a public hearing to address the fees.

C. Public Comments

There were no public comments.

D. Consideration of Resolution 2022-01; Adopting Recreation Center Policies & Rates

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2022-01.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

E. Close Public Hearing on Adopting Recreation Center Policies & Rates

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

5. RETURN AND PROCEED TO THE REGULAR MEETING

Mr. Lamb directed the Board to return and proceed to the regular meeting.

6. BUSINESS ITEMS

A. Consideration of Resolution 2022-02; Approving FY 2023 Proposed Budget & Setting Public Hearing

The Board reviewed and discussed the resolution and Mr. Lamb announced the set date for the public hearing on August 4th meeting at 2 pm along with adjustments made until the meeting approaches. Mr. Radcliff stated he is making improvements.

MOTION TO:	Approval to start the Budget process with Resolution 2022-02.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

B. Announcement of Qualified Electors

Mr. Lamb announced there are currently 497 qualified electors.

C. Consideration of Resolution 2022-03; Announcing Landowners Election

The Board reviewed the resolution and Mr. Lamb announced the landowner's election set date for November 3rd at 2 pm along with available sampled proxy and ballots. The seats available are seat 1, 2 and 3.

MOTION TO: Approve Resolution 2022-03.
MADE BY: Supervisor Dister
SECONDED BY: Supervisor Evans
DISCUSSION: None further
RESULT: Called to Vote: Motion PASSED
4/0 - Motion Passed Unanimously

D. General Matters of the District

There are no general matters of the District.

7. CONSENT AGENDA ITEMS

- A. Consideration of Minutes of the Regular Meeting April 07, 2022**
- B. Consideration of Operation and Maintenance Expenditures March 2022**
- C. Consideration of Operation and Maintenance Expenditures April**
- D. Review of Financial Statements Month Ending April 30, 2022**

The Board reviewed the Consent Agenda items.

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

8. VENDOR AND STAFF REPORTS

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

There were no reports from Counsel or the Engineer.

- C. District Manager**
 - i. Community Inspection Report***

The Board reviewed the management reports.

9. SUPERVISOR REQUESTS

There were no supervisors request at this time.

10. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM

There were no audience comments.

11. ADJOURNMENT

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

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

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

Signature

Printed Name

Title:

- ☐ **Chairman**
☐ **Vice Chairman**

Recorded by Records Administrator

Signature

Date

Official District Seal

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	76827	\$ 4,786.88		District Management Services - April 2022
Sitex Aquatics	6157B	380.00		Monthly Waterway Maintenance - May 2022
Tree Farm 2, Inc	10 135828	3,150.00		Landscape Maintenance - 5/01/2022
Zebra Cleaning Team Inc.	4836 2	1,100.00		Pool Cleaning Service - May 2022
Monthly Contract Sub-Total		\$ 9,416.88		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	6143684734 042622	\$ 109.51		Water Service thru 4/19/2022
Tampa Electric	211018485063 050622	3,124.88		Electric Service thru 05/02/2022
Tampa Electric	221007623665 050622	116.88		Electric Service thru 05/02/2022
Tampa Electric	221007683099 050622	1,145.88		Electric Service thru 05/02/2022
Tampa Electric	221007683412 050622	99.21		Electric Service thru 05/02/2022
Tampa Electric	221007708326 050622	91.42		Electric Service thru 05/02/2022
Tampa Electric	221007724737 050622	29.04	\$ 4,607.31	Electric Service thru 05/02/2022
Utilities Sub-Total		\$ 4,716.82		
Regular Services				
Action Security, Inc.	20142	\$ 5,866.00		Control Panel Maintenance (Pool Bathrooms Access) - 4/11/2022
Action Security, Inc.	20186	315.00		Pool Gate Maintenance (Support Spring) - 4/19/2022
Action Security, Inc.	20203	360.00		Playground Gate Maintenance (Magma Latch) - 4/20/2022

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Action Security, Inc.	20224	240.00		Pedestrian Gate Repair - 4/25/2022
Action Security, Inc.	20322	125.00		Service Agreement (Gate, Database and Access Equipment) - 5/01/2022
Action Security, Inc.	20415	165.00	\$ 7,071.00	Clubhouse Door and Gate Maintenance - 5/17/2022
Charles Aquatics, Inc.	45279	275.00		Fountain Maintenance Service - 5/11/2022
Davmar Montalvo	DM 051022	200.00		Clubhouse Deposit Reimbursement - 5/10/2022
IPFS	GAA B96886 051222	5,075.10		Professional Services - 05/12/2022
MHD Communications	25139	401.25		Professional Services Technician - 5/07/2022
Neptune Multi Services LLC	53146	780.00		Trash Pickup thru 4/29/2022
Simone Jhingoree	SJ 051022	200.00		Clubhouse Deposit Reimbursement - 5/10/2022
Spearem Enterprises	5295	125.00		Restroom Maintenance - 5/09/2022
Spearem Enterprises	5305	675.00	\$ 800.00	Cleaning Service thru 5/09/2022
Spectrum	091950801050722	197.96		Communications Service thru 06/05/22
Straley Robin Vericker	21410	890.00		Professional Services thru 04/15/2022
Tampa Bay Times	176840 042722	299.50		Advertising Services thru 04/27/2022
Tampa Bay Times	176840 050422	724.50	\$ 1,024.00	Advertising Services thru 05/04/2022
Tree Farm 2, Inc	10 135507	3,150.00		Landscape Maintenance - 4/01/2022
Tree Farm 2, Inc	10 135412	1,380.00	\$ 4,530.00	Landscape Maintenance Service - 4/30/2022
US Bank	6468968	2,693.75		Administration Fees thru 2/28/2022
Zebra Cleaning Team Inc.	4836	207.29		Chlorine Pump Maintenance Service - 5/18/2022
Regular Services Sub-Total		\$ 24,345.35		

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services				
Additional Services Sub-Total		\$ 0.00		

TOTAL:		\$ 38,479.05		
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#76827

DATE
4/29/2022

CUSTOMER ID
C2316

NET TERMS
Net 30

PO#

DUE DATE
5/29/2022

BILL TO

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

Services provided for the Month of: April 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- April	18	Ea	0.15	2.70
Postage - Postage- April	6	Ea	0.53	3.18
Copies - Color Copies- April	12	Ea	0.50	6.00
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Hourly Billing - Preparation for amenity staffing	1	Ea	500.00	500.00
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	2,250.00	2,250.00
Subtotal				4,786.88

Subtotal \$4,786.88

Tax \$0.00

Total Due \$4,786.88

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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



Invoice

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

Date	Invoice #
5/1/2022	6157B

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways-May	380.00	380.00
		Balance Due	\$380.00

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 #
5/1/2022	10-135828

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		3,150.00	4/1/2022	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

53900 / 4604



Thanks For Your Business!

INVOICE

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

DATE: MAY 15, 2022
INVOICE #4836 **2**

EXPIRATION DATE

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

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		may pool cleaning		\$1100.00

SUBTOTAL

SALES TAX

TOTAL

\$1100.00

Comments:

53900 / 4305



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	04/26/2022	05/17/2022

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	03/21/2022	5766	04/19/2022	5815	4900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$14.80
Water Base Charge	\$17.30
Water Usage Charge	\$4.17
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$26.41

Summary of Account Charges

Previous Balance	\$255.08
Net Payments - Thank You	\$-255.08
Total Account Charges	\$109.51

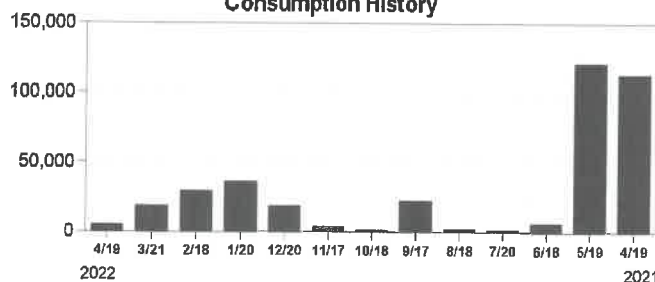
AMOUNT DUE	\$109.51
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Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at HCFLGov.net/WaterBill and select paper delivery.

Received
MAY 02 2022

Consumption History



Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734



Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

4,538.8

DUE DATE	05/17/2022
AMOUNT DUE	\$109.51
AMOUNT PAID	



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2022

Account: 211018485063

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

Current month's charges:	\$3,124.88
Total amount due:	\$3,124.88
Payment Due By:	05/27/2022

Your Account Summary

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



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
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:	\$3,124.88
Total amount due:	\$3,124.88
Payment Due By:	05/27/2022

Amount Enclosed

\$

682247793881

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

6822477938812110184850630000003124885



ACCOUNT INVOICE

tampaelectric.com



Account: 211018485063
Statement Date: 05/06/2022
Current month's charges due 05/27/2022



Details of Charges – Service from 04/01/2022 to 05/02/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	76 kWh @ \$0.03079/kWh	\$2.34
Fixture & Maintenance Charge	4 Fixtures	\$60.32
Lighting Pole / Wire	4 Poles	\$102.20
Lighting Fuel Charge	76 kWh @ \$0.04060/kWh	\$3.09
Storm Protection Charge	76 kWh @ \$0.01028/kWh	\$0.78
Clean Energy Transition Mechanism	76 kWh @ \$0.00033/kWh	\$0.03
Florida Gross Receipt Tax		\$0.16

Lighting Charges

\$168.92

Details of Charges – Service from 04/01/2022 to 05/02/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1330 kWh @ \$0.03079/kWh	\$40.95
Fixture & Maintenance Charge	70 Fixtures	\$1055.60
Lighting Pole / Wire	70 Poles	\$1788.50
Lighting Fuel Charge	1330 kWh @ \$0.04060/kWh	\$54.00
Storm Protection Charge	1330 kWh @ \$0.01028/kWh	\$13.67
Clean Energy Transition Mechanism	1330 kWh @ \$0.00033/kWh	\$0.44
Florida Gross Receipt Tax		\$2.80

Lighting Charges

\$2,955.96

Total Current Month's Charges

\$3,124.88

00000558-0001438-Page 29 of 38



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2022

Account: 221007623665

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



Current month's charges:	\$116.88
Total amount due:	\$116.88
Payment Due By:	05/27/2022

Your Account Summary

Previous Amount Due	\$220.10
Payment(s) Received Since Last Statement	-\$220.10
Current Month's Charges	\$116.88
Total Amount Due	\$116.88



DOWNED IS DANGEROUS!

If you see a downed power line,
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for more safety tips.

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Current month's charges:	\$116.88
Total amount due:	\$116.88
Payment Due By:	05/27/2022

Amount Enclosed \$

646445463173

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

6464454631732210076236650000000116886

Account: 221007623665
Statement Date: 05/06/2022
Current month's charges due 05/27/2022



Details of Charges – Service from 04/01/2022 to 05/02/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	05/02/2022	51,324		50,564		760 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	760 kWh @ \$0.07035/kWh	\$53.47
Fuel Charge	760 kWh @ \$0.04126/kWh	\$31.36
Storm Protection Charge	760 kWh @ \$0.00315/kWh	\$2.39
Clean Energy Transition Mechanism	760 kWh @ \$0.00402/kWh	\$3.06
Florida Gross Receipt Tax		\$2.92

Electric Service Cost

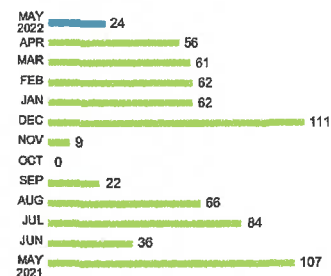
\$116.88

Total Current Month's Charges

\$116.88

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

Be prepared this storm season

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

Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit floridadisaster.org to learn more.

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2022
Account: 221007683099

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



Current month's charges:	\$1,145.88
Total amount due:	\$1,145.88
Payment Due By:	05/27/2022

Your Account Summary

Previous Amount Due	\$1,129.48
Payment(s) Received Since Last Statement	-\$1,129.48
Current Month's Charges	\$1,145.88
Total Amount Due	\$1,145.88



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$1,145.88
Total amount due:	\$1,145.88
Payment Due By:	05/27/2022
Amount Enclosed	\$

646445463174

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

6464454631742210076830990000001145881

Account: 221007683099
Statement Date: 05/06/2022
Current month's charges due 05/27/2022



Details of Charges – Service from 04/01/2022 to 05/02/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	05/02/2022	28,781		21,501		7,280 kWh	1	32 Days

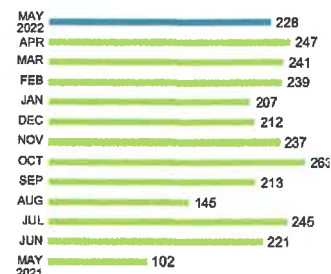
Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	7,280 kWh @ \$0.07035/kWh	\$512.15
Fuel Charge	7,280 kWh @ \$0.04126/kWh	\$300.37
Storm Protection Charge	7,280 kWh @ \$0.00315/kWh	\$22.93
Clean Energy Transition Mechanism	7,280 kWh @ \$0.00402/kWh	\$29.27
Florida Gross Receipt Tax		\$22.78

Electric Service Cost

\$911.18

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Details of Charges – Service from 04/01/2022 to 05/02/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	135 kWh @ \$0.03079/kWh	\$4.16
Fixture & Maintenance Charge	5 Fixtures	\$95.60
Lighting Pole / Wire	5 Poles	\$127.75
Lighting Fuel Charge	135 kWh @ \$0.04060/kWh	\$5.48
Storm Protection Charge	135 kWh @ \$0.01028/kWh	\$1.39
Clean Energy Transition Mechanism	135 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.28

Lighting Charges

\$234.70

Total Current Month's Charges

\$1,145.88



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2022
Account: 221007683412

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



Current month's charges:	\$99.21
Total amount due:	\$99.21
Payment Due By:	05/27/2022

Your Account Summary

Previous Amount Due	\$89.01
Payment(s) Received Since Last Statement	-\$89.01
Current Month's Charges	\$99.21
Total Amount Due	\$99.21



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683412

Current month's charges:	\$99.21
Total amount due:	\$99.21
Payment Due By:	05/27/2022
Amount Enclosed	\$

646445463175

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

646445463175221007683412000000099214

Account: 221007683412
Statement Date: 05/06/2022
Current month's charges due 05/27/2022



Details of Charges – Service from 04/01/2022 to 05/02/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	05/02/2022	13,675	13,060		615 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	615 kWh @ \$0.07035/kWh	\$43.27
Fuel Charge	615 kWh @ \$0.04126/kWh	\$25.37
Storm Protection Charge	615 kWh @ \$0.00315/kWh	\$1.94
Clean Energy Transition Mechanism	615 kWh @ \$0.00402/kWh	\$2.47
Florida Gross Receipt Tax		\$2.48
Electric Service Cost		\$99.21

Total Current Month's Charges

\$99.21

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Be prepared this storm season

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

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2022

Account: 221007708326

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



Current month's charges:	\$91.42
Total amount due:	\$91.42
Payment Due By:	05/27/2022

Your Account Summary

Previous Amount Due	\$82.42
Payment(s) Received Since Last Statement	-\$82.42
Current Month's Charges	\$91.42
Total Amount Due	\$91.42



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See reverse side for more information

Account: 221007708326

Current month's charges:	\$91.42
Total amount due:	\$91.42
Payment Due By:	05/27/2022

Amount Enclosed \$

646445463176

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

646445463176221007708326000000091428

Account: 221007708326
Statement Date: 05/06/2022
Current month's charges due 05/27/2022



Details of Charges – Service from 04/01/2022 to 05/02/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	05/02/2022	10,276	9,725		551 kWh	1	32 Days

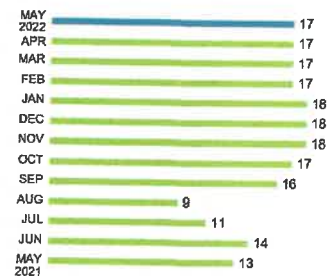
Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	551 kWh @ \$0.07035/kWh	\$38.76
Fuel Charge	551 kWh @ \$0.04126/kWh	\$22.73
Storm Protection Charge	551 kWh @ \$0.00315/kWh	\$1.74
Clean Energy Transition Mechanism	551 kWh @ \$0.00402/kWh	\$2.22
Florida Gross Receipt Tax		\$2.29
Electric Service Cost		\$91.42

Total Current Month's Charges

\$91.42

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/06/2022
Account: 221007724737

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

Current month's charges:	\$29.04
Total amount due:	\$29.04
Payment Due By:	05/27/2022

Your Account Summary

Previous Amount Due	\$26.64
Payment(s) Received Since Last Statement	-\$26.64
Current Month's Charges	\$29.04
Total Amount Due	\$29.04



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See reverse side for more information

Account: 221007724737

Current month's charges:	\$29.04
Total amount due:	\$29.04
Payment Due By:	05/27/2022

Amount Enclosed

\$

646445463177

Received

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

MAIL PAYMENT TO: MAY 12 2022
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6464454631772210077247370000000029044

Account: 221007724737
 Statement Date: 05/06/2022
 Current month's charges due 05/27/2022



Details of Charges – Service from 04/01/2022 to 05/02/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	05/02/2022	700		661		39 kWh	1	32 Days

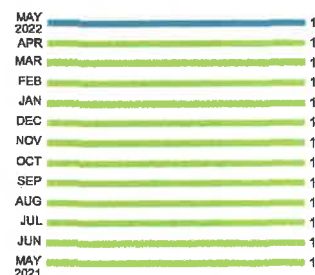
Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	39 kWh @ \$0.07035/kWh	\$2.74
Fuel Charge	39 kWh @ \$0.04126/kWh	\$1.61
Storm Protection Charge	39 kWh @ \$0.00315/kWh	\$0.12
Clean Energy Transition Mechanism	39 kWh @ \$0.00402/kWh	\$0.16
Florida Gross Receipt Tax		\$0.73
Electric Service Cost		\$29.04

Total Current Month's Charges

\$29.04

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00000059-0001426-Page 5 of 38

Important Messages

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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
20142	04/11/2022	\$5,866.00	06/14/2022	Due on receipt	

P.O. NUMBER

Approved Estimate # 2981

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

FL Contractor ES12001404

BALANCE DUE

\$5,866.00

Thank you, we appreciate your business!

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
20186	04/19/2022	\$315.00	05/17/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 4/7/2022 Provided service per customer request, to install support springs at pool pedestrian gates as needed. Inspected and installed two support springs at pool walk gates and tested. Left operational.	1	115.00	115.00
Miscellaneous support springs	2	75.00	150.00
Trip charge	1	50.00	50.00

FL Contractor ES12001404

BALANCE DUE

\$315.00

Thank you, we appreciate your business!

AM
AL
539001 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
20203	04/20/2022	\$360.00	05/18/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 4/8/2022 Provided service per customer request to address issue with playground pedestrian gate. Inspected equipment, replacing damaged magna latch found beyond repair. Tested and left operational.	1	115.00	115.00
Magnetic Gate Latch	1	195.00	195.00
Trip charge	1	50.00	50.00

FL Contractor ES12001404

BALANCE DUE

\$360.00

Thank you, we appreciate your business!

5390014605

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
20224	04/25/2022	\$240.00	05/23/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 4/12/2022 Provided service per customer request, to checkout problem of recently installed support spring vandalized. Inspected and replaced vandalized support spring on outside of pedestrian gate. Tested, verified and left operational.	1	115.00	115.00
Miscellaneous support spring	1	75.00	75.00
Trip charge	1	50.00	50.00

FL Contractor ES12001404

BALANCE DUE

\$240.00

Thank you, we appreciate your business!

21/5/22
5390014605

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
20322	05/01/2022	\$125.00	05/01/2022	Due on receipt	

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

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

BALANCE DUE

\$125.00

Thank you, we appreciate your business!

539001 9605

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
20415	05/17/2022	\$165.00	06/14/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 4/28/2022 Provided service to work and confirm relay numbers for Amenity center door, test access levels at doors and gates to ensure residents do not have access to clubhouse, but can access pool during daylight hours. Worked to label relays and access levels. Tested and verified.	1	115.00	115.00
Trip charge	1	50.00	50.00

FL Contractor ES12001404

BALANCE DUE

\$165.00

Thank you, we appreciate your business!

53900 / 4605

Charles Aquatics, Inc.

6869 Phillips Parkway Drive South
Jacksonville, FL 32256

904-997-0044

Invoice

Date	Invoice #
5/11/2022	45279

Due Date
5/11/2022


Bill To
Timber Creek CDD c/o Meritus Corp 2005 Pan Am Cir #120 Tampa, FL 33607

Vendor #

Qty	Description	Rate	Amount
1	Fountain Service Call: Replaced one 40mfd capacitor in control panel and intake screen was cleaned The timer was reset for the fountain to run 7am to 11pm All wire connection terminals were tightened in the control panel	275.00	275.00
Thank you for doing business with us!		Balance Due	\$275.00

53900/4605⁶⁸

DISTRICT CHECK REQUEST FORM

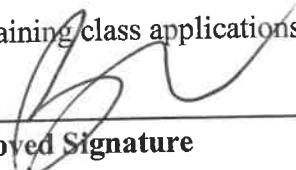
Today's Date May 10, 2022
District Name Timber Creek CDD
Check Amount \$200.00
Payable: Davmar Montalvo
Mailing Address 

Check Description

Clubhouse Deposit Return Fee

Special Instructions _____

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

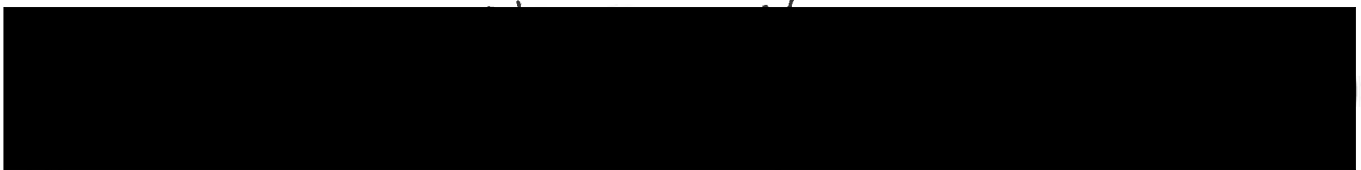
DM	_____
Fund	_____
G/L	_____
Object Cd	_____
CK #	_____
Date	_____

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

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

1. **TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Timber Creek community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to TIMBER CREEK CDD.
4. The undersigned, Simone T. Thurgood, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: [REDACTED]
Purpose: Clubhouse rental
Date of Event: 04/22/2022 Phone: [REDACTED]
Time of Event (ALL Events shall end by 11:00 p.m.): 6-10 PM (Clean up afterwards)
Extra Hours Required (\$25.00 per every (1) hour): _____
Number of Attendees (NOT TO EXCEED 40): 20
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
7. As further consideration for the District's permission to the Applicant, its agents, employees and



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CHECK PAYMENT FORM

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

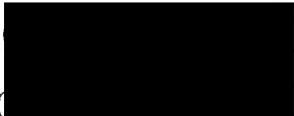
DATE: 04/20/2022

NAME OF ISSUER: Simone T. Thingore

ADDRESS:



HOME PHONE:



CELL PHONE:

DRIVER LICENSE NUMBER:



PLACE OF EMPLOYMENT:

WORK PHONE: () -

AMOUNT OF CHECK: \$ 200.00 (Deposit)
50.00 (Fee)

REASON FOR CHECK: Club house rental

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Applicant: _____

Signature _____

Print name _____

Date _____

**TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT

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

RECREATION CENTER POLICIES

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

Rental Fees and Security Deposits for residents are as follows:

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

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

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

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

Applicant Signature

Applicant Printed Name

Date

04/20/2022



THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT

The Money Superstore[®]

E9

AMSCOT CORPORATION
P.O. BOX 25137
TAMPA, FL
33622-5137

PAY TO THE
ORDER OF

Timber Creek CDD

86-490
1031

2224281528
04/15/2022

2224281528

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE
THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

\$\$\$50.00

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

PURCHASER'S SIGNATURE

⑆103104900⑆ 4297 2224281528⑈

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT

The Money Superstore[®]

E9

AMSCOT CORPORATION
P.O. BOX 25137
TAMPA, FL
33622-5137

PAY TO THE
ORDER OF

Timber Creek CDD

86-490
1031

2224281529
04/15/2022

2224281529

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE
THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

\$200.00

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

PURCHASER'S SIGNATURE

⑆103104900⑆ 4297 2224281529⑈

IPFS CORPORATION
(IPFS)

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

NOTICE OF PAYMENT DUE

DATE MAILED	ACCOUNT NUMBER	DUE DATE
05/12/22	GAA-B96886	06/01/22

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

IMPORTANT

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

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

Go Green!

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

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

CURRENT BALANCE	PAYMENT DUE
\$5,075.10	\$1,321.56

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES LISTED BELOW

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

Make payments, view account information or register for eForms at ipfs.com.
First time users please use access code L99JFCF8 to register.

DETACH HERE

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

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

For overnight or priority delivery, please mail to:

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

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

PAYMENT COUPON

PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
8	GAA-B96886	06/01/22

PAYMENT DUE: \$1,321.56

OUTSTANDING FEES DUE: \$0.00

PAST DUE AMOUNT: \$0.00

PAYMENT DUE \$1,321.56

IF RECEIVED AFTER 06/06/22 \$66.08

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

MAKE CHECK PAYABLE AND REMIT TO:

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

GAA0B968868 00001387649



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

Date	Invoice
04/22/2022	25139
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	05/07/2022		

Service Request Number	244407
Summary	Fwd: Timber Creek Cameras and security
Billing Method	Actual Rates
Detail	<p>Wed 4/20/2022/4:13 PM UTC-04/ Skyler Baker (time)- Found NVR disconnected from firewall; repatched NVR into LAN1 on firewall. Verified remote access to NVR.</p> <p>Worked with access control company to verify access to DKS panel.</p> <p>Mon 4/11/2022/1:51 PM UTC-04/ sherwoodmclub@gmail.com [This message originated from outside our organization. Do not click links or open attachments unless you know the content is safe]</p> <p>Good afternoon,</p> <p>Sorry we did not connect last Friday afternoon. You can reach me this afternoon with any questions.</p> <p>On Fri, Apr 8, 2022 at 3:39 PM MHD Communications Help Desk <helpdesk@mhdit.com> wrote:</p> <p>Fri 4/8/2022/3:34 PM UTC-04/ Nate Huitt (time)- Ken,</p> <p>I tried calling but couldn't reach you. It looks like the NVR is either offline or lost it's IP. I'd like to confirm it has power and then try to connect to a computer on the network to see if we can hit it. Please get back to us at your earliest convenience.</p> <p>Thank you, Nathan H.</p> <p>Fri 4/8/2022/2:47 PM UTC-04/ Nate Huitt (time)- -Worked with Jake to find IP for NVR: 192.168.1.240 -Attempted to connect to NVR from firewall - unsuccessful</p> <p>Fri 4/8/2022/11:29 AM UTC-04/ Justin Schmidt- For initial troubleshooting.</p> <p>Sent from my T-Mobile 4G LTE Device Get Outlook for Android</p> <p>[image]Justin Schmidt Director of Operations phone. 813.948.0202 x8814 email. justin.schmidt@mhdit.com</p>

5808 Breckenridge Pkwy, Suite G
Tampa, FL, 33610, USA
www.MHDcommunications.com
[image] [image] [image][image]

places the highest priority on the security and privacy of our Clients. Therefore, we have put our efforts into ensuring that this message is free of errors and viruses. Despite our efforts, you should always scan all emails for any threats with proper software, as the sender does not accept liability for any damage inflicted by viewing the content of this email.

[image]
From: JC Colton <jc.colton@mhdit.com>
Sent: Friday, April 8, 2022 10:13:56 AM
To: Justin Schmidt <justin.schmidt@mhdit.com>
Subject: FW: Timber Creek Cameras and security

[image]JC Colton
Sales Engineer
mobile. 813.597.8939 • phone. 813.948.0202 x8818
email. jc.colton@mhdit.com
5808 Breckenridge Pkwy, Suite G
Tampa, FL, 33610, USA
www.MHDcommunications.com

[image] [image] [image][image]
places the highest priority on the security and privacy of our Clients. Therefore, we have put our efforts into ensuring that this message is free of errors and viruses. Despite our efforts, you should always scan all emails for any threats with proper software, as the sender does not accept liability for any damage inflicted by viewing the content of this email.

[image]
From: Sherwood Manor <sherwoodmclub@gmail.com>
Sent: Friday, April 8, 2022 10:13 AM
To: JC Colton <jc.colton@mhdit.com>; Jeff Ruberg <jeff@actionsecurityfl.com>
Subject: Timber Creek Cameras and security

[This message originated from outside our organization. Do not click links or open attachments unless you know the content is safe]

Good morning,

Over at Timber Creek I need to make sure that security cameras and access codes for key cards are up and running.

Currently, I can not see any video footage on my cell phone and my laptop. In addition, I need to make sure residents only have access to the pool gates and not the clubhouse.

I believe there are items that need to be communicated between the two companies to make all of this happen.

Let me know if we need to have techs out at the site at the same time and I will make myself available.

Thank you

Ken

Resolution

Wed 4/20/2022/4:13 PM UTC-04/ Skyler Baker (time)-
Found NVR disconnected from firewall; repatched NVR into LAN1 on firewall.
Verified remote access to NVR.

Worked with access control company to verify access to DKS panel.

Company Name

Timber Creek CDD

Contact Name

Ken Hoefle

Services	Work Type	Hours	Rate	Amount
----------	-----------	-------	------	--------

Billable Services				
Professional Services Technician	PS - Travel	0.75	150.00	\$112.50
System Engineer	IT - Remote - Business Hours	0.75	185.00	\$138.75
Professional Services Technician	PS - Onsite - Business Hours	1.00	150.00	\$150.00
Total Services:				\$401.25
<p>We appreciate your business!</p> <p>MHD Communications accepts checks and all major credit cards.</p> <p>A late payment charge of 5% per month will be applied to all unpaid balances.</p>		Invoice Subtotal:	\$401.25	
		Sales Tax:	\$0.00	
		Invoice Total:	\$401.25	
		Payments:	\$0.00	
		Credits:	\$0.00	
		Balance Due:	\$401.25	

53900/4602

Invoice Time Detail

Invoice Number: 25139
 Company: Timber Creek CDD

Charge To: Timber Creek CDD / Fwd: Timber Creek Cameras and security Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
04/08/2022	Huitt, Nate	Service Ticket:244407 Summary:Fwd: Timber Creek Cameras and security -Worked with Jake to find IP for NVR: 192.168.1.240 -Attempted to connect to NVR from firewall - unsuccessful	Y	0.75	185.00	\$138.75
04/20/2022	Baker, Skyler	Service Ticket:244407 Summary:Fwd: Timber Creek Cameras and security	Y	0.75	150.00	\$112.50
04/20/2022	Baker, Skyler	Service Ticket:244407 Summary:Fwd: Timber Creek Cameras and security Found NVR disconnected from firewall; repatched NVR into LAN1 on firewall. Verified remote access to NVR. Worked with access control company to verify access to DKS panel.	Y	1.00	150.00	\$150.00

Subtotal: \$401.25

Invoice Time Total: Billable Hours: 2.50



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: 0053146
Date: 05/01/2022
Terms: NET 0
Due Date: 05/01/2022

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

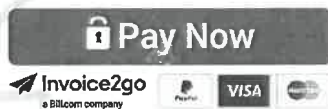
Description	Quantity	Rate	Amount
Trash pick up April 1,8,1522,29, 2022	12	\$65.00	\$780.00*

*Indicates non-taxable item

Subtotal \$780.00
 Total \$780.00
 Paid \$0.00

Balance Due

\$780.00



53400 / 4303

DISTRICT CHECK REQUEST FORM

Today's Date May 10, 2022

District Name Timber Creek CDD

Check Amount \$200.00

Payable: Simone Jhingoree

Mailing Address

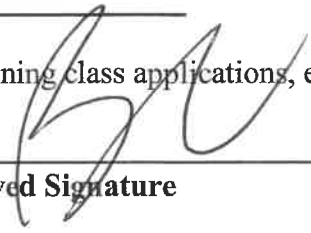


Check Description

Clubhouse Deposit Return Fee

Special Instructions _____

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM	_____
Fund	_____
G/L	_____
Object Cd	_____
CK # _____	Date _____

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

1. **TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Timber Creek community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (**see and initial**) attached. Please make checks (two, separate) payable to TIMBER CREEK CDD.
4. The undersigned, Davmar Montalvo, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: [REDACTED]
Purpose: Birthday
Date of Event: April 30th, 2022 Phone: [REDACTED]
Time of Event (ALL Events shall end by 11:00 p.m.): 1:00 pm - 6:00 AM
Extra Hours Required (\$25.00 per every (1) hour): 2 extra hour \$50
Number of Attendees (NOT TO EXCEED 40): 30
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
7. As further consideration for the District's permission to the Applicant, its agents, employees and

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COMMUNITY DEVELOPMENT DISTRICT**

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

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

Applicant: _____

Signature _____

Print name _____

Date _____

**TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

CHECK PAYMENT FORM

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

DATE: 2 / 23 / 22

NAME OF ISSUER: Daymar Montalvo Torres

ADDRESS: _____

HOME PHONE: (____) ____ - _____

CELL PHONE: _____

DRIVER LICENSE: _____

(Attach copy of license)

PLACE OF EMPLOYMENT: _____

WORK PHONE: (____) ____ - _____

AMOUNT OF CHECK: \$ 100

REASON FOR CHECK: Rent Clubhouse

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT

INTERNATIONAL MONEY ORDER

The Money Superstore™

FS

AMSCOT CORPORATION
P.O. BOX 25137
TAMPA, FL
33622-5137

PAY TO THE
ORDER OF

Timber Creek CDD

86-490
1031

2217570600

02/21/2022

\$100.00

2217570600

PURCHASER
**ONE HUNDRED AND 00/100 DOLLARS

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

Payable through BancFirst

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

PURCHASER'S SIGNATURE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

⑆103104900⑆ 4297 2217570600⑈

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT

INTERNATIONAL MONEY ORDER

The Money Superstore™

FS

AMSCOT CORPORATION
P.O. BOX 25137
TAMPA, FL
33622-5137

PAY TO THE
ORDER OF

Timber Creek CDD

86-490
1031

2217570601

02/21/2022

\$200.00

2217570601

PURCHASER
**TWO HUNDRED AND 00/100 DOLLARS

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

Payable through BancFirst

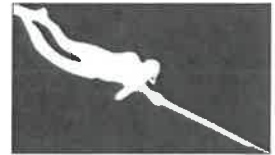
PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

PURCHASER'S SIGNATURE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

⑆103104900⑆ 4297 2217570601⑈

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



INVOICE

BILL TO

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

INVOICE # 5295

DATE 05/09/2022

DUE DATE 05/24/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor Reinstalled sink in restroom. ripped off the wall.	1	125.00	125.00

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

\$125.00

53900 / 9605

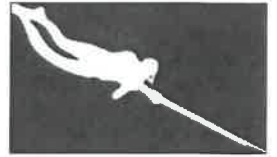
Spearem Enterprises, LLC

7842 Land O' Lakes Blvd. #335

Land O' Lakes, FL 34638

+1 8139979520

spearem.jmb@gmail.com



INVOICE

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

INVOICE 5305
DATE 05/09/2022
TERMS Net 15
DUE DATE 05/24/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Cleaning provided for the week of 4-18--2022	1	131.25	131.25
Labor Cleaning provided for the week of 4-25--2022	1	131.25	131.25
Labor Cleaning provided for the week of 5-2--2022	1	131.25	131.25
Labor Cleaning provided for the week of: 5-9--2022	1	131.25	131.25
Machine Time paper Goods: Toilet Paper, paper towels, hand soap	1	75.00	75.00
Fuel Surcharge Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.	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

\$675.00

53900/4304



May 7, 2022
Invoice Number: 091950801050722
Account Number: 0050919508-01
Security Code: 2302
Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary

Services from 05/06/22 through 06/05/22
details on following pages

Previous Balance	197.96
Payments Received - Thank You	-197.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	29.99
Current Charges	\$197.96
Total Due by 05/23/22	\$197.96

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.

Keep your employees and customers entertained with an affordable TV solution that is ideal for lobbies, back offices and waiting rooms. Call **1-877-413-0155** to get Spectrum Business TV Essentials today!

Call 1-855-246-2900 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.



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



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 07 05072022 NNNNNY 01 000259 0001

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

May 7, 2022

TIMBER CREEK CDD

Invoice Number: 091950801050722
Account Number: 0050919508-01
Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Total Due by 05/23/22	\$197.96
Amount you are enclosing	\$

Received

4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 07 05072022 NNNNNY 01 000259 0001

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195





Invoice Number:
Account Number:
Security Code:

TIMBER CREEK CDD
091950801050722
0050919508-01
2302

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 07 05072022 NNNNNY 01 000259 0001

Charge Details

Previous Balance	197.96
Payments Received - Thank You 04/29	-197.96
Remaining Balance	\$0.00

Payments received after 05/07/22 will appear on your next bill.

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

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

Phone Number 813-609-4080	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
	\$29.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$29.99**

Current Charges	\$197.96
Total Due by 05/23/22	\$197.96

Billing Information

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Sign up for Paperless Billing.

It's easy, convenient and secure.

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

It's easy – enroll in paperless billing visit SpectrumBusiness.net.

It's convenient – you can access your statement through SpectrumBusiness.net.

It's secure – we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

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

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

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

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

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF \$1.40, Florida State CST \$1.34, Florida Local CST \$1.31, Florida CST \$0.69, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.03.

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

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC

Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

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

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



Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

April 26, 2022

Client: 001498

Matter: 000001

Invoice #: 21410

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/6/2022	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022 RE SERIES 2018 BONDS AND SERIES 2020 BONDS.	0.2	\$33.00
4/7/2022	JMV	REVIEW MEMO FROM T. STEWART RE: STORMWATER SYSTEM ENGINEERING REPORTS; TELEPHONE CALL WITH T. STEWART.	0.8	\$284.00
4/7/2022	VTs	RECEIPT AND REVIEW OF STORMWATER NEEDS ANALYSIS REPORT DOCUMENTS; PREPARE FOR AND ATTEND BOARD MEETING.	0.9	\$274.50
4/8/2022	LB	PREPARE DRAFT RESOLUTION SETTING PUBLIC HEARING ON FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	0.4	\$66.00
4/12/2022	VTs	SEND CORRESPONDENCE TO B. CRUTCHFIELD RE: RULEMAKING PROCESS FOR AMENITY CENTER FEES.	0.2	\$61.00
4/13/2022	VTs	REVIEW RESOLUTION ADOPTING FISCAL YEAR 2022-2023 PROPOSED BUDGET; REVIEW QUARTERLY REPORT FOR SERIES 2018 BONDS AND SERIES 2020 BONDS.	0.4	\$122.00
4/13/2022	LB	FINALIZE RESOLUTION APPROVING FY 2022/2023 PRELIMINARY BUDGET AND SETTING PUBLIC HEARING ON SAME; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING RESOLUTION; FINALIZE QUARTERLY REPORT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT TRANSMITTING QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2022.	0.3	\$49.50
Total Professional Services			3.2	\$890.00

April 26, 2022

Client: 001498

Matter: 000001

Invoice #: 21410

Page: 2

Total Services	\$890.00	
Total Disbursements	\$0.00	
Total Current Charges		\$890.00
Previous Balance		\$561.50
Less Payments		(\$561.50)
PAY THIS AMOUNT		\$890.00

514001 3/07

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
04/27/22		TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account	
04/27/2022	Deirdre Bonett	176840	
Total Amount Due		Ad Number	
\$299.50		0000223135	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
04/27/22	04/27/22	0000223135	Times	Legals CLS	Rule Development	1	2x36 L	\$297.50
04/27/22	04/27/22	0000223135	Tampabay.com	Legals CLS	Rule Development	1	2x36 L	\$0.00
					AffidavitMaterial			\$2.00

299.50

513001

4891

RECEIVED
MAY 10 2022

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
04/27/22		TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account	
04/27/2022	Deirdre Bonett	176840	
Total Amount Due		Ad Number	
\$299.50		0000223135	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times
Published Daily

STATE OF FLORIDA
 COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Development** was published in said newspaper by print in the issues of: **4/27/22** or by publication on the newspaper's website, if authorized, on

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



 Signature Affiant

Sworn to and subscribed before me this **04/27/2022**



 Signature of Notary Public

Personally known _____ X _____ or produced identification

Type of identification produced _____

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

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

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

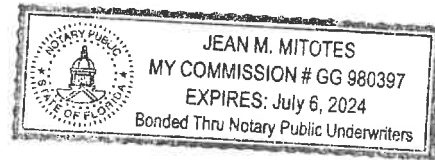
Specific legal authority for the adoption of the proposed Recreational Amenities Rules & Policies includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Recreational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

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

Timber Creek Community Development District
 Bryan Radcliff, District Manager

Run Date: April 27, 2022

0000223135



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	
05/ 4/22		TIMBER CREEK CDD	
Billing Date		Sales Rep	Customer Account
05/04/2022		Deirdre Bonett	176840
Total Amount Due			Ad Number
\$724.50			0000223144

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/04/22	05/04/22	0000223144	Times	Legals CLS	Rule Making	1	2x85 L	\$722.50
05/04/22	05/04/22	0000223144	Tampabay.com	Legals CLS	Rule Making	1	2x85 L	\$0.00
					AffidavitMaterial			\$2.00

724.50
as m.
51300 / 4891

Received
MAY 11 2022

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	
05/ 4/22		TIMBER CREEK CDD	
Billing Date		Sales Rep	Customer Account
05/04/2022		Deirdre Bonett	176840
Total Amount Due			Ad Number
\$724.50			0000223144

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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



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



Invoice

Date	Invoice #
4/1/2022	10-135507

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			3,150.00	4/1/2022	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

53900 / 4604



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Date	Invoice #
4/30/2022	10-135412

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
6	6 yards Mini Pine Bark Nuggets		55.00	4/6/2022	330.00
1	Labor and Disposal		550.00	4/6/2022	550.00
1	Rock removed by pool and replaced with mulch		500.00	4/6/2022	500.00

Cornerstone

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

Total	\$1,380.00
Payments/Credits	\$0.00
Balance Due	\$1,380.00



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

"Copy of Previously Printed Invoice"
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

6468968
240195000
03/25/2022
VALERIE BARRETO
407-835-3804

TIMBER CREEK COMNTY DEVEL DIST
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2020 (2020 ASSESSMENT AREA)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$2,693.75

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2020 (2020 ASSESSMENT AREA)**

Invoice Number:	6468968
Account Number:	240195000
Current Due:	\$2,693.75
Direct Inquiries To:	VALERIE BARRETO
Phone:	407-835-3804

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 240195000
Invoice # 6468968
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55102
"Copy of Previously Printed Invoice"

Invoice Number: 6468968
Invoice Date: 03/25/2022
Account Number: 240195000
Direct Inquiries To: VALERIE BARRETO
Phone: 407-835-3804

TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT REVENUE BOND,
SERIES 2020 (2020 ASSESSMENT AREA)

Accounts Included 240195000 240195001 240195002 240195003 240195004 240195005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,500.00	100.00%	\$2,500.00
Subtotal Administration Fees - In Advance 03/01/2022 - 02/28/2023				\$2,500.00
Incidental Expenses	2,500.00	0.0775		\$193.75
Subtotal Incidental Expenses				\$193.75
TOTAL AMOUNT DUE				\$2,693.75



Thanks For Your Business!

INVOICE

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

DATE: MAY 15, 2022
INVOICE #4836

EXPIRATION DATE

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

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		Chlorine pump roller assembly		\$110.00
		Chlorine pump roller housing		\$45.17
		Acid pump cam		\$52.12

SUBTOTAL

SALES TAX

TOTAL

\$207.29

Comments: Replaced the roller assembly and roller housing on the chlorine pump and the cam on the acid pump

53900 / 4305

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	77961	\$ 4,288.47		District Management Services - May 2022
Sitex Aquatics	6270B	380.00		Monthly Lake Maintenance - June 2022
Monthly Contract Sub-Total		\$ 4,668.47		
Variable Contract				
Supervisor: Kelly Evans	KE 060222	\$ 200.00		Supervisor Fee - 06/2/2022
Supervisor: Nick Dister	ND 060222	200.00		Supervisor Fee - 06/2/2022
Supervisor: Ryan Motko	RM 060222	200.00		Supervisor Fee - 06/2/2022
Variable Contract Sub-Total		\$ 600.00		
Utilities				
BOCC	6143684734 052522	\$ 155.99		Water Service thru 05/18/2022
Tampa Electric	211018485063 060722	3,124.88		Electric Service thru 06/01/2022
Tampa Electric	221007623665 060722	206.61		Electric Service thru 06/01/2022
Tampa Electric	221007683099 060722	1,064.69		Electric Service thru 06/01/2022
Tampa Electric	221007683412 060722	100.01		Electric Service thru 06/01/2022
Tampa Electric	221007708326 060722	82.58		Electric Service thru 06/01/2022
Tampa Electric	221007724737 060722	26.18	\$ 4,604.95	Electric Service thru 06/01/2022
Utilities Sub-Total		\$ 4,760.94		
Regular Services				
Action Security, Inc.	20520	\$ 125.00		Service Agreement for Gate, Access Equipment and Database Management - 06/01/2022
Action Security, Inc.	20584	185.00	\$ 310.00	Service Maintenance of Men's Bathroom - 6/10/22
Fields Consulting Group	2820	300.00		Printing & Reprod. of Sign Posts - 6/07/22

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Florida Department of Health	29 60 1991602 060222	275.00		Permit for Swimming Pools - Public Pool - 25000gal - 6/30/22
Owens Electric	20226106	1,364.00		Electrician Service & Maintenance - 5/30/22
Sheena Gibbs	SG 060822	200.00		Return of Clubhouse Rental Fee Deposit - 6/08/22
Spearem Enterprises	5339	635.00		Cleaning Service and Supplies thru 6/9/22
Spectrum	091950801060722	197.96		Communications Service thru 07/05/2022
Straley Robin Vericker	21511	813.00		Professional Services thru 05/15/2022
Tamara Gonzalez	TG 062822	200.00		Return of Clubhouse Rental Deposit - 6/28/22
Tree Farm 2, Inc	10 136402	3,150.00		Maintenance Service to Common Area and Cul de Sacs for 5/1/22
Regular Services Sub-Total		\$ 7,444.96		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 17,474.37		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#77961

DATE
5/26/2022

BILL TO

Timber Creek CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-2380
United States

CUSTOMER ID
C2316

NET TERMS
Net 30

PO#

DUE DATE
6/25/2022

Services provided for the Month of: May 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- May	18	Ea	0.15	2.70
Postage - Postage- May	9	Ea	0.53	4.77
Copies - Color Copies- May	12	Ea	0.50	6.00
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	700.00	700.00
Field Management - Field Management	1	Ea	1,200.00	1,200.00
District Management Services - District Management	1	Ea	2,250.00	2,250.00
Subtotal				4,288.47

Subtotal \$4,288.47

Tax \$0.00

Total Due \$4,288.47

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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



Invoice

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

Date	Invoice #
6/1/2022	6270B

Bill To

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways-June	380.00	380.00
		Balance Due	\$380.00

4307
105

TIMBER CREEK CDDMEETING DATE: June 2, 2022

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

KE 060222

TIMBER CREEK CDDMEETING DATE: June 2, 2022

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

ND 060222

TIMBER CREEK CDDMEETING DATE: June 2, 2022

DMS: _____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Jeff Hills		Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00

RM 060222



Hillsborough
County Florida

S-Page 1 of 1

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	05/25/2022	06/15/2022

Service Address: 10224 OPALINE SKY CT

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	04/19/2022	5815	05/18/2022	5912	9700 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$29.29
Water Base Charge	\$17.30
Water Usage Charge	\$10.29
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$52.28

Summary of Account Charges

Previous Balance	\$109.51
Net Payments - Thank You	\$-109.51
Total Account Charges	\$155.99

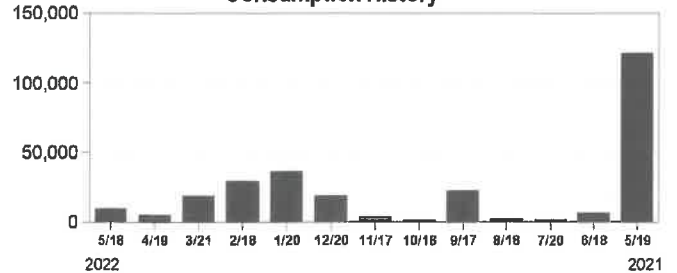
AMOUNT DUE	\$155.99
------------	----------

Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at HCFLGov.net/WaterBill and select paper delivery.

Cyber Security is important. Please safeguard your account information. We will never call, email, or text you to ask for account or log-in credentials. To pay or access your bill, use our trusted site HCFLGov.net/WaterBill or call (813) 276-8526.

Consumption History



Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

1,656 8

DUE DATE	06/15/2022
AMOUNT DUE	\$155.99
AMOUNT PAID	

Statement Date: 06/07/2022

Account: 211018485063

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

Current month's charges:	\$3,124.88
Total amount due:	\$3,124.88
Payment Due By:	06/28/2022

Your Account Summary

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

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See reverse side for more information

Account: 211018485063

Current month's charges:	\$3,124.88
Total amount due:	\$3,124.88
Payment Due By:	06/28/2022

Amount Enclosed \$ 682247808409

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

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

Account: 211018485063
Statement Date: 06/07/2022
Current month's charges due 06/28/2022



Details of Charges – Service from 05/03/2022 to 06/01/2022

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 @ \$0.03079/kWh	\$2.34
Fixture & Maintenance Charge	4 Fixtures	\$60.32
Lighting Pole / Wire	4 Poles	\$102.20
Lighting Fuel Charge	76 kWh @ \$0.04060/kWh	\$3.09
Storm Protection Charge	76 kWh @ \$0.01028/kWh	\$0.78
Clean Energy Transition Mechanism	76 kWh @ \$0.00033/kWh	\$0.03
Florida Gross Receipt Tax		\$0.16

Lighting Charges

\$168.92

Details of Charges – Service from 05/03/2022 to 06/01/2022

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 @ \$0.03079/kWh	\$40.95
Fixture & Maintenance Charge	70 Fixtures	\$1055.60
Lighting Pole / Wire	70 Poles	\$1788.50
Lighting Fuel Charge	1330 kWh @ \$0.04060/kWh	\$54.00
Storm Protection Charge	1330 kWh @ \$0.01028/kWh	\$13.67
Clean Energy Transition Mechanism	1330 kWh @ \$0.00033/kWh	\$0.44
Florida Gross Receipt Tax		\$2.80

Lighting Charges

\$2,955.96

Total Current Month's Charges

\$3,124.88

00000053-0001338-Page 5 of 38

Statement Date: 06/07/2022

Account: 221007623665

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



Current month's charges:	\$206.61
Total amount due:	\$206.61
Payment Due By:	06/28/2022

Your Account Summary

Previous Amount Due	\$116.88
Payment(s) Received Since Last Statement	-\$116.88
Current Month's Charges	\$206.61
Total Amount Due	\$206.61

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See reverse side for more information

Account: 221007623665

Current month's charges:	\$206.61
Total amount due:	\$206.61
Payment Due By:	06/28/2022

Amount Enclosed \$ 626692445138

Received

JUN 13 2022

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

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

Account: 221007623665
Statement Date: 06/07/2022
Current month's charges due 06/28/2022



Details of Charges – Service from 05/03/2022 to 06/01/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	06/01/2022	52,833		51,324		1,509 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	1,509 kWh @ \$0.07035/kWh	\$106.16
Fuel Charge	1,509 kWh @ \$0.04126/kWh	\$62.26
Storm Protection Charge	1,509 kWh @ \$0.00315/kWh	\$4.75
Clean Energy Transition Mechanism	1,509 kWh @ \$0.00402/kWh	\$6.07
Florida Gross Receipt Tax		\$5.17

Electric Service Cost

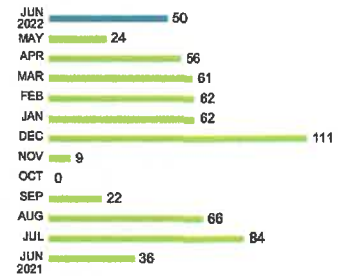
\$206.61

Total Current Month's Charges

\$206.61

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 06/07/2022

Account: 221007683099

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



Current month's charges:	\$1,064.69
Total amount due:	\$1,064.69
Payment Due By:	06/28/2022

Your Account Summary

Previous Amount Due	\$1,145.88
Payment(s) Received Since Last Statement	-\$1,145.88
Current Month's Charges	\$1,064.69
Total Amount Due	\$1,064.69

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Account: 221007683099

Current month's charges:	\$1,064.69
Total amount due:	\$1,064.69
Payment Due By:	06/28/2022

Amount Enclosed \$ 626692445139

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

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

Received

JUN 15 2022

Account: 221007683099
Statement Date: 06/07/2022
Current month's charges due 06/28/2022



Details of Charges – Service from 05/03/2022 to 06/01/2022

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

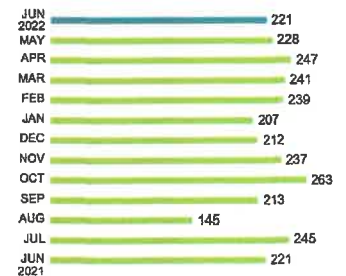
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	06/01/2022	35,407		28,781		6,626 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	6,626 kWh @ \$0.07035/kWh	\$466.14
Fuel Charge	6,626 kWh @ \$0.04126/kWh	\$273.39
Storm Protection Charge	6,626 kWh @ \$0.00315/kWh	\$20.87
Clean Energy Transition Mechanism	6,626 kWh @ \$0.00402/kWh	\$26.64
Florida Gross Receipt Tax		\$20.75
Electric Service Cost		\$829.99

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Details of Charges – Service from 05/03/2022 to 06/01/2022

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 @ \$0.03079/kWh	\$4.16
Fixture & Maintenance Charge	5 Fixtures	\$95.60
Lighting Pole / Wire	5 Poles	\$127.75
Lighting Fuel Charge	135 kWh @ \$0.04060/kWh	\$5.48
Storm Protection Charge	135 kWh @ \$0.01028/kWh	\$1.39
Clean Energy Transition Mechanism	135 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.28

Lighting Charges **\$234.70**

Total Current Month's Charges

\$1,064.69

Statement Date: 06/07/2022

Account: 221007683412

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

Current month's charges: \$100.01
Total amount due: \$100.01
Payment Due By: 06/28/2022

Your Account Summary

Previous Amount Due	\$99.21
Payment(s) Received Since Last Statement	-\$99.21
Current Month's Charges	\$100.01
Total Amount Due	\$100.01

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Account: 221007683412

Current month's charges: \$100.01
Total amount due: \$100.01
Payment Due By: 06/28/2022

Amount Enclosed \$

626692445140

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

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

Received
JUN 13 2022

Account: 221007683412
Statement Date: 06/07/2022
Current month's charges due 06/28/2022



Details of Charges – Service from 05/03/2022 to 06/01/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	06/01/2022	14,309		13,675		634 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	634 kWh @ \$0.07035/kWh	\$44.60
Fuel Charge	634 kWh @ \$0.04126/kWh	\$26.16
Storm Protection Charge	634 kWh @ \$0.00315/kWh	\$2.00
Clean Energy Transition Mechanism	634 kWh @ \$0.00402/kWh	\$2.55
Florida Gross Receipt Tax		\$2.50

Electric Service Cost

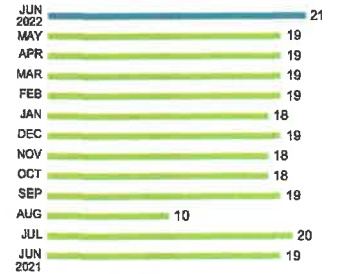
\$100.01

Total Current Month's Charges

\$100.01

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 06/07/2022

Account: 221007708326

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



Current month's charges:	\$82.58
Total amount due:	\$82.58
Payment Due By:	06/28/2022

Your Account Summary

Previous Amount Due	\$91.42
Payment(s) Received Since Last Statement	-\$91.42
Current Month's Charges	\$82.58
Total Amount Due	\$82.58

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Account: 221007708326

Current month's charges:	\$82.58
Total amount due:	\$82.58
Payment Due By:	06/28/2022

Amount Enclosed \$

625457870725

Received
JUN 13 2022

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

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

Account: 221007708326
Statement Date: 06/07/2022
Current month's charges due 06/28/2022



Details of Charges – Service from 05/03/2022 to 06/01/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	06/01/2022	10,767		10,276		491 kWh	1	30 Days

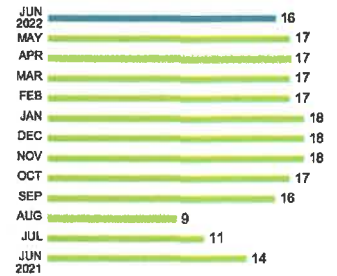
Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	491 kWh @ \$0.07035/kWh	\$34.54
Fuel Charge	491 kWh @ \$0.04126/kWh	\$20.26
Storm Protection Charge	491 kWh @ \$0.00315/kWh	\$1.55
Clean Energy Transition Mechanism	491 kWh @ \$0.00402/kWh	\$1.97
Florida Gross Receipt Tax		\$2.06
Electric Service Cost		\$82.58

Total Current Month's Charges

\$82.58

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Statement Date: 06/07/2022

Account: 221007724737

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

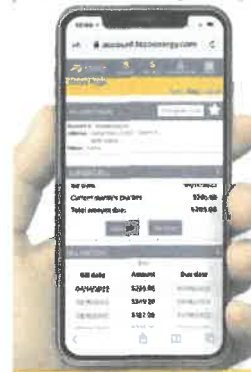


Current month's charges:	\$26.18
Total amount due:	\$26.18
Payment Due By:	06/28/2022

Your Account Summary

Previous Amount Due	\$29.04
Payment(s) Received Since Last Statement	-\$29.04
Current Month's Charges	\$26.18
Total Amount Due	\$26.18

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Received

JUN 13 2022

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See reverse side for more information

Account: 221007724737

Current month's charges:	\$26.18
Total amount due:	\$26.18
Payment Due By:	06/28/2022
Amount Enclosed	\$

625457870726

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

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

Account: 221007724737
Statement Date: 06/07/2022
Current month's charges due 06/28/2022



Details of Charges – Service from 05/03/2022 to 06/01/2022

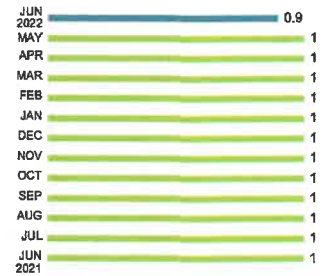
Service for: 10251 TUCKER JONES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	06/01/2022	728		700		28 kWh	1	30 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	28 kWh @ \$0.07035/kWh	\$1.97
Fuel Charge	28 kWh @ \$0.04126/kWh	\$1.16
Storm Protection Charge	28 kWh @ \$0.00315/kWh	\$0.09
Clean Energy Transition Mechanism	28 kWh @ \$0.00402/kWh	\$0.11
Florida Gross Receipt Tax		\$0.65
Electric Service Cost		\$26.18

Total Current Month's Charges

\$26.18

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
20520	06/01/2022	\$125.00	06/01/2022	Due on receipt	

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

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

BALANCE DUE

\$125.00

Thank you, we appreciate your business!

53900 / 9309

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
20584	06/10/2022	\$185.00	07/08/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Labor 5/26/2022 Provided service per customer request, to checkout report of men's bathroom door not closing properly. Inspected equipment, finding issue to be with weather stripping. Was able to re-secure stripping and test functions. Verified and left operational.	1	125.00	125.00
Trip charge	1	60.00	60.00

FL Contractor ES12001404

BALANCE DUE

\$185.00

Thank you, we appreciate your business!

53900/4608



Invoice

Date	Invoice #
6/7/2022	2820

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

11749 Crestridge Loop
Trinity, FL 34655

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

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"Dog Park Gate Sign" (24" x 36") .080 durable metal sign with full color print vinyl + gloss laminate.	1	175.00	175.00
Install (Signage)	Install the above with self tapping screws (Includes install and delivery)	1	75.00	75.00
Graphic Design	Setup art	1	50.00	50.00

Subtotal	\$300.00
Sales Tax (7.0%)	\$0.00
Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

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

53900 / 4602



**Florida Department of Health
in Hillsborough County
Notification of Fees Due**



29-BID-5899304

Permit Number

29-60-1991602

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2022 or Upon Receipt

If not paid by 06/30/2022 then the fee will be: \$325.00

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

Received
MAY 25 2022

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Timber Creek Swimming Pool
Location: 10224 Opaline Sky Court
Riverview, FL 33578

Pool Volume: 94,500 gallons
Bathing Load: 105
Flow Rate: 525

Owner Information:

Name: Timber Creek CDD
Address: 2005 Pan Am Circle, Suite 300
(Mailing) Tampa, FL 33607

Home Phone: (813) 397-5120 Work Phone: ()

**Please go online to pay fee at:
www.MyFloridaEHPermit.com**

Permit Number: 29-60-1991602 Bill ID: 29-BID-5899304

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Hillsborough County
P O Box 5135
Tampa, FL 33675

Circle One: Visa MC

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

**I Authorize Florida Department of Health in
Hillsborough County to charge my credit card
account for the following:**


Payment Amount: \$_____ For: _____

Signature _____

Date _____

[Please RETURN invoice with your payment]

Batch Billing ID:55012



PERMIT HOLDERS CAN NOW


pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



2242 Industrial Blvd.
Sarasota, FL 34234

941.355.0035

Invoice

Date	Invoice #
5/30/22	20226106

Bill To
Timber Creek 10224 Opaline Sky Riverview, FL 33578

Description	DISPATCH	TERMS	P.O. NUMBER
	221339	COD	
Description	Qty	Rate	Amount
Date of Service: 5/13/2022		0.00	0.00
Location: 10224 Opaline Sky			
Service Performed: Removed ER/Exit light and replaced. Removed old exhaust fan. Installed new fan. Utilized old duct due to limited attic space.			
Made all necessary connections and tested for proper operation.			
Passed by Tech: Steven			
Service Call-Standard		99.00	99.00
Service Labor Hours-Standard	4	165.00	660.00
Exit light	1	125.00	125.00
Exhaust Fan	1	480.00	480.00
Sales Tax		0.00%	0.00
Owens Electric is "Plugged In To All Your Electrical Needs!" Thank you for your business! EC13002293 EC13009131		Total	\$1,364.00
		Payments/Credits	\$0.00
In the event your file has to be placed for collections we will add the collection cost into the amount owed. Not to exceed 25% of the balance owed.		Balance Due	\$1,364.00

539426 / 9605

DISTRICT CHECK REQUEST FORM

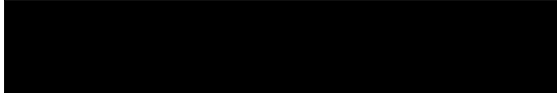
Today's Date 6/8/2022

District Name Timber Creek

Check Amount \$200.00

Payable: Sheena Gibbs

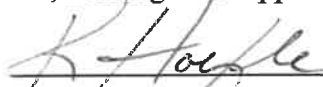
Mailing Address



Check Description Clubhouse Rental Fee – Return Deposit

Special Instructions Return full \$200.00 deposit

(Please attach all support documentation: i.e., invoices, training class applications, etc.)



Approved Signature

DM

Fund

G/L

Object Cd

CK #

Date

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

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

1. **TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Timber Creek community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to TIMBER CREEK CDD.
4. The undersigned, Shrena Gibbs, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: [REDACTED]
Purpose: A Birthday Party
Date of Event: June 4, 2022 Phone: [REDACTED]
Time of Event (ALL Events shall end by 11:00 p.m.): 4pm - 11pm \$50
Extra Hours Required (\$25.00 per every (1) hour): 3 hour \$75
Number of Attendees (NOT TO EXCEED 40): 25

5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifiably understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
7. As further consideration for the District's permission to the Applicant, its agents, employees and

1 @ \$200.00
2 @ \$125

200
75
125
128

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

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

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

Applicant: _____

Signature: Shereen Arthur-Cubbs

Print name

Date

5-11-22

**TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT**

By: _____

As: _____

Date: _____

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

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

RECREATION CENTER POLICIES

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

Rental Fees and Security Deposits for residents are as follows:

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

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

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

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

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


Applicant Signature

Sheema Arthur-Gibbs
Applicant Printed Name

5-11-2022
Date

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

CHECK PAYMENT FORM

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

DATE: 5/11/22

NAME OF ISSUER: Sheena Arthur-Gibbs

ADDRESS:

HOME PHONE:

CELL PHONE: () 504

DRIVER LICENSE:

PLACE OF EMPLOYMENT:

WORK PHONE:

AMOUNT OF CHECK: \$ 200

REASON FOR CHECK: \$125 rental of club house

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT

INTERNATIONAL MONEY ORDER

The Money Superstore™

86-490
1031

2216803953

10

PAY TO THE
ORDER OF

Timbercreek

05/11/2022

AMSCOT
CORPORATION
P.O. BOX 25137
TAMPA, FL
33622-5137

TWO hundred dollar

\$200.00

PURCHASER

**TWO HUNDRED AND 00/100 DOLLARS

2216803953

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

Payable through BancFirst

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

PURCHASER'S SIGNATURE

⑆103104900⑆ 4297 2216803953⑈

THE BACK OF THIS DOCUMENT CONTAINS AN "AMSCOT" ARTIFICIAL WATERMARK - HOLD AT AN ANGLE

AMSCOT

INTERNATIONAL MONEY ORDER

The Money Superstore™

86-490
1031

2216803954

10

PAY TO THE
ORDER OF

Timbercreek

05/11/2022

AMSCOT
CORPORATION
P.O. BOX 25137
TAMPA, FL
33622-5137

One hundred twenty five dollar

\$125.00

PURCHASER

**ONE HUNDRED TWENTY-FIVE AND 00/100 DOLLARS

2216803954

NOT VALID FOR MORE THAN ONE THOUSAND FIVE HUNDRED DOLLARS (\$1500)

AMSCOT CORPORATION

Payable through BancFirst

PURCHASER AND PAYEE ARE SUBJECT TO THE SERVICE CHARGE AND OTHER TERMS ON THE REVERSE SIDE

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

PURCHASER'S SIGNATURE

⑆103104900⑆ 4297 2216803954⑈

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



INVOICE

BILL TO

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

INVOICE # 5339

DATE 06/09/2022

DUE DATE 06/24/2022

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Labor clubhouse cleaning services 5/10 to 6/9 4 weeks at 2 times a/week includes trash can and mail can at mailbox and dog can at mailbox	4	131.25	525.00
Material toilet paper and hand towels	1	60.00	60.00
Fuel Surcharge cost of fuel has went up DRASTICALLY.	1	50.00	50.00

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

BALANCE DUE

\$635.00

53900 / 4304

June 7, 2022

Invoice Number: 091950801060722

Account Number: 0050919508-01

Security Code: 2302

Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 1-877-824-6249

Summary

*Services from 06/06/22 through 07/05/22
details on following pages*

Previous Balance	197.96
Payments Received - Thank You	-197.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	29.99
Current Charges	\$197.96
Total Due by 06/23/22	\$197.96

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.

Keep your employees and customers entertained with an affordable TV solution that is ideal for lobbies, back offices and waiting rooms. Call **1-877-413-0155** to get Spectrum Business TV Essentials today!

Call 1-855-246-2900 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.

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

Received
JUN 13 2022

4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 07 06072022 NNNNNY 01 000262 0001

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



June 7, 2022

TIMBER CREEK CDD

Invoice Number: 091950801060722

Account Number: 0050919508-01

Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Total Due by 06/23/22	\$197.96
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195





Invoice Number:
Account Number:
Security Code:

TIMBER CREEK CDD
091950801060722
0050919508-01
2302

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at 1-877-824-6249

7635 1610 NO RP 07 06072022 NNNNNY 01 000262 0001

Charge Details

Previous Balance	197.96
Payments Received - Thank You 05/27	-197.96
Remaining Balance	\$0.00

Payments received after 06/07/22 will appear on your next bill.

Services from 06/06/22 through 07/05/22

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

Phone Number 813-609-4080	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
	\$29.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$29.99**

Current Charges **\$197.96**
Total Due by 06/23/22 **\$197.96**

Billing Information

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

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

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

It's easy – enroll in paperless billing visit SpectrumBusiness.net.

It's convenient – you can access your statement through SpectrumBusiness.net.

It's secure – we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

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



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

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

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

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

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

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC

Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

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

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



Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle, Suite 120

Tampa, FL 33607

May 24, 2022

Client: 001498

Matter: 000001

Invoice #: 21511

Page: 1

RE: General

For Professional Services Rendered Through May 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/25/2022	VT	SEND CORRESPONDENCE TO DISTRICT MANAGER RE: AMENITY RATES PUBLIC HEARING.	0.1	\$30.50
4/25/2022	LB	PREPARE DRAFT PUBLICATION ADS FOR FY 2022/2023 O&M ASSESSMENTS AND BUDGET; PREPARE DRAFT MAILED NOTICE LETTER RE INCREASE IN FY 2022/2023 O&M ASSESSMENTS AND BUDGET.	1.2	\$198.00
4/26/2022	VT	EXCHANGE CORRESPONDENCE WITH B. RADCLIFF RE: AMENITY USAGE FEES.	0.4	\$122.00
4/27/2022	VT	REVIEW CORRESPONDENCE FROM DISTRICT MANAGER RE: AMENITY RATES PUBLIC HEARING.	0.1	\$30.50
5/2/2022	VT	EXCHANGE MULTIPLE CORRESPONDENCE WITH DISTRICT MANAGER AND REVIEW NOTICES PUBLISHED FOR RULEMAKING HEARING.	0.9	\$274.50
5/5/2022	VT	REVIEW PUBLICATION AND MAILED NOTICES OF PUBLIC HEARING FOR FISCAL YEAR 22-23 PROPOSED BUDGET.	0.3	\$91.50
5/9/2022	LB	REVISE RESOLUTION TO APPROVE TENTATIVE BUDGET AND SET PUBLIC HEARING; REVISE MAILED NOTICE LETTER AND PUBLICATION ADS FOR FY 2022/2023 BUDGET; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.4	\$66.00
Total Professional Services			3.4	\$813.00

May 24, 2022

Client: 001498

Matter: 000001

Invoice #: 21511

Page: 2

Total Services	\$813.00
Total Disbursements	\$0.00
Total Current Charges	\$813.00
Previous Balance	\$890.00
Less Payments	(\$890.00)
PAY THIS AMOUNT	\$813.00

51400 / 3107

Please Include Invoice Number on all Correspondence

DISTRICT CHECK REQUEST FORM

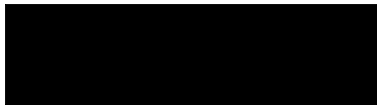
Today's Date June 28, 2022

District Name Timber Creek CDD

Check Amount \$200.00 – Deposit

Payable: Tamara Gonzalez

Mailing Address



Check Description

Clubhouse Rental – Deposit Return

Special Instructions _____

(Please attach all support documentation: i.e., invoices, training class applications, etc.)

Approved Signature

DM _____
Fund _____
G/L _____
Object Cd _____

CK # _____ Date _____

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

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

1. **TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter, the "District") is the owner of the clubhouse and related facilities (hereinafter, the "facilities"), located within the Timber Creek community in Hillsborough County, Florida.
2. The District, by its execution of this Agreement, has approved the use of the Facilities as described herein, subject to all applicable laws, rules and regulations, and subject to the District's receipt of a \$50.00, for up to four (4) hours, which will include set up and clean up. A fee of \$25.00 per every additional (1) hour for any time over the (4) hour rental. Refundable security deposit in the amount of \$200.00 for RESIDENT users. All monies for rental fees and refundable security deposit need to be submitted by U.S. Bank Check at least 72 hours prior to the rental. The resident completing the rental agreement must be in attendance at the event, otherwise the non-resident rental rate will be charged and deducted from the security deposit.
3. Security deposit refunds are subject to an inspection of the facility after the event, as well as complete adherence to the "Clubhouse Rules" (see and initial) attached. Please make checks (two, separate) payable to TIMBER CREEK CDD.
4. The undersigned, Tamara Gonzalez, (the Applicant), has applied to the District to use the Clubhouse as follows:
Applicant Address: [REDACTED]
Purpose: Birthday
Date of Event: 4/2/22 Phone: [REDACTED]
Time of Event (ALL Events shall end by 11:00 p.m.): 8pm
Extra Hours Required (\$25.00 per every (1) hour): _____
Number of Attendees (NOT TO EXCEED 40): 32
5. The District has consented to the above use by the Applicant, its agents, employees and invitees.
6. In Consideration of the District's permission to the Applicant, its agents, employees and invitees to use the Facilities, the Applicant, for itself, its agents, employees and invitees, and any person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage or injury of any nature whatsoever to persons or property, including but not limited to personal injury or death, resulting in any way from, or in any fashion arising from, or connected with, the use of the Facilities. In whatever manner the loss, damage or injury may be caused and whether or not the loss, damage, injury or death may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, damage or death caused solely or partially by the negligence of the District, its agents or employees.
7. As further consideration for the District's permission to the Applicant, its agents, employees and

**TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

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

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


Applicant Signature

Tamara Gonzalez
Applicant Printed Name

4/28/22
Date

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

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

RECREATION CENTER POLICIES

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

Rental Fees and Security Deposits for residents are as follows:

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

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

All persons using the Recreation Center do so at their own risk. TGR
Children under the age of twelve must be accompanied by an adult at all times while at the Recreation Center.

Alcohol is NOT permitted at the Recreation Center – presence of alcohol **AUTOMATICALLY FORFEITS SECURITY DEPOSIT** (THERE WILL BE NO EXCEPTIONS) TGR

Glass beverage containers are NOT permitted at the Recreation Center. TGR

Furniture shall NOT be removed from the Recreation Center at any time. TGR

All equipment, furnishings and property of the District shall be found in the same condition after use of the Recreation Center. TGR

It shall be the responsibility of any resident using the Recreation Center to remove food or other items. TGR
Non-perishable items left in the Recreation Center after use will be kept for a period of "One Week." Items not claimed by the end of that period will be discarded. TGR

All persons using the Recreation Center shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall. TGR

Glitter and Confetti are not allowed in Recreation Center TGR

Residents wishing to reserve the Recreation Center shall contact District staff no later than two weeks preceding the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Recreation Center with the applicant. Use of the Recreation Center for parties or other group functions will require the execution of an indemnification agreement and a security deposit.

TGR

Tamara E Gonzalez Rios
Alex Ortiz
[Redacted]

177
63-751/631 10916

3/28/2022 date

pay to the order of Timber Creek CDD \$ 50-
Fifty dollars

for Rental

WELLS FARGO Wells Fargo Bank, N.A.
Florida
wellsfargo.com

1:063107513: 8818916853 00177

Hadland Clarke

PRECIOUS MOMENTS

Photo Safe Deposit Details on back

Tamara E Gonzalez Rios
Alex Ortiz
[Redacted]

176
63-751/631 10916

3/28/2022 date

pay to the order of Timber Creek CDD \$ 200.00
Two hundred dollars

for Deposit

WELLS FARGO Wells Fargo Bank, N.A.
Florida
wellsfargo.com

1:063107513: 8818916853 00176

Hadland Clarke

PRECIOUS MOMENTS

Photo Safe Deposit Details on back



Tree Farm 2, Inc.
DBA Cornerstone Solutions Group

14620 Bellamy Brothers Blvd Dade City, FL 33525

Phone 866-617-2235 Fax 866-929-6998

AR@CornerstoneSolutionsGroup.com

Tax ID: 61-1632592

www.CornerstoneSolutionsGroup.com



Date	Invoice #
6/1/2022	10-136402

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		3,150.00	5/1/2022	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

5390014604

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Inframark	79424	\$ 4,291.37		District Management Services - June 2022
Sitex Aquatics	6397B	380.00		Monthly Lake Maintenance - 7/01/2022
Zebra Cleaning Team Inc.	4884	1,100.00		Pool Cleaning - June 2022
Monthly Contract Sub-Total		\$ 5,771.37		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
BOCC	6143684734 062422	\$ 342.94		Water Service thru 06/17/2022
Tampa Electric	211018485063 070722	3,124.88		Electric Service thru 06/30/2022
Tampa Electric	221007623665 070722	97.07		Electric Service thru 06/30/2022
Tampa Electric	221007683099 070722	1,102.30		Electric Service thru 06/30/2022
Tampa Electric	221007683412 070722	78.78		Electric Service thru 06/30/2022
Tampa Electric	221007708326 070722	60.86		Electric Service thru 06/30/2022
Tampa Electric	221007724737 070722	24.45	\$ 4,488.34	Electric Service thru 06/30/2022
Utilities Sub-Total		\$ 4,831.28		
Regular Services				
Action Security, Inc.	20646	\$ 570.00		Provide Customer with (100) HID Compatible Cards - 6/22/22
Action Security, Inc.	20749	125.00	\$ 695.00	Monthly Service Agreement for Gates, Access Equipment and Database Management - 7/01/22
Grau & Associates	22958	3,500.00		Audit FYE 09/30/2021 - 07/01/2022
Spearem Enterprises	5378	675.00		Cleaning Service thru 7/09/22
Spectrum	091950801070722	197.96		Communications Service thru 8/05/22

Timber Creek Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Straley Robin Vericker	21679	1,234.50		Professional Services thru 06/15/2022
Tree Farm 2, Inc	10138085	3,150.00		Landscape Maintenance - Common Area and Cul de sac- 7/01/22
Zebra Cleaning Team Inc.	4885	50.00		Gas Charge - July 2022
Zebra Cleaning Team Inc.	4886	150.00	\$ 200.00	Oil Enzyme Remover - June 2022
Regular Services Sub-Total		\$ 9,652.46		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 20,255.11		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#79424

DATE

6/30/2022

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#**DUE DATE**

7/30/2022

BILL TO

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

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies- May	1	Ea	0.50		0.50
B/W Copies- May	21	Ea	0.15		3.15
Postage- May	24	Ea	0.53		12.72
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	700.00		700.00
Field Management	1	Ea	1,200.00		1,200.00
District Management	1	Ea	2,250.00		2,250.00
Subtotal					4,291.37

Subtotal

\$4,291.37

Tax

\$0.00

Total Due

\$4,291.37

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.


147



Invoice

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

Date	Invoice #
7/1/2022	6397B

Bill To

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

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 4 Waterways-July	380.00	380.00
		Balance Due	\$380.00

5390014307



Thanks For Your Business!

INVOICE

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

DATE: JUNE 11, 2022
INVOICE #4884

EXPIRATION DATE

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

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		June pool cleaning		\$1100.00

SUBTOTAL

SALES TAX

TOTAL

\$1100.00

Comments:

53900/4305



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	06/24/2022	07/15/2022

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	05/18/2022	5912	06/17/2022	6180	26800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$4.98
Purchase Water Pass-Thru	\$80.94
Water Base Charge	\$17.30
Water Usage Charge	\$53.42
Sewer Base Charge	\$41.85
Sewer Usage Charge	\$144.45

Summary of Account Charges

Previous Balance	\$155.99
Net Payments - Thank You	\$-155.99
Total Account Charges	\$342.94

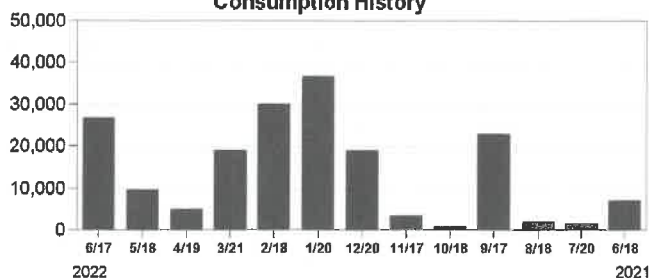
AMOUNT DUE	\$342.94
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Important Message

Move to Paperless Billing. All customers with a valid email address on file are being defaulted to paperless billing. To opt out of paperless before July 1, log in at HCFLGov.net/WaterBill and select paper delivery.

The 2021 Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813)246-3146 and leave a message with your name, mailing address, and phone number.

Consumption History



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

DUE DATE	07/15/2022
AMOUNT DUE	\$342.94
AMOUNT PAID	

150
0061436847349 00000342949



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022

Account: 211018485063

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

Current month's charges:	\$3,124.88
Total amount due:	\$3,124.88
Payment Due By:	07/28/2022

Your Account Summary

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



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211018485063

Current month's charges:	\$3,124.88
Total amount due:	\$3,124.88
Payment Due By:	07/28/2022

Amount Enclosed \$

684716952983

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

6847169529832110184850630000003124888



ACCOUNT INVOICE

tampaelectric.com



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



Details of Charges – Service from 06/02/2022 to 06/30/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	76 kWh @ \$0.03079/kWh	\$2.34
Fixture & Maintenance Charge	4 Fixtures	\$60.32
Lighting Pole / Wire	4 Poles	\$102.20
Lighting Fuel Charge	76 kWh @ \$0.04060/kWh	\$3.09
Storm Protection Charge	76 kWh @ \$0.01028/kWh	\$0.78
Clean Energy Transition Mechanism	76 kWh @ \$0.00033/kWh	\$0.03
Florida Gross Receipt Tax		\$0.16

Lighting Charges

\$168.92

Details of Charges – Service from 06/02/2022 to 06/30/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	1330 kWh @ \$0.03079/kWh	\$40.95
Fixture & Maintenance Charge	70 Fixtures	\$1055.60
Lighting Pole / Wire	70 Poles	\$1788.50
Lighting Fuel Charge	1330 kWh @ \$0.04060/kWh	\$54.00
Storm Protection Charge	1330 kWh @ \$0.01028/kWh	\$13.67
Clean Energy Transition Mechanism	1330 kWh @ \$0.00033/kWh	\$0.44
Florida Gross Receipt Tax		\$2.80

Lighting Charges

\$2,955.96

Total Current Month's Charges

\$3,124.88

00000060-0001470-Page 23 of 38



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022
Account: 221007623665

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

Current month's charges:	\$97.07
Total amount due:	\$97.07
Payment Due By:	07/28/2022

Your Account Summary

Previous Amount Due	\$206.61
Payment(s) Received Since Last Statement	-\$206.61
Current Month's Charges	\$97.07
Total Amount Due	\$97.07



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energy bills for families in need
in your community.

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

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- We will never ask you to purchase a prepaid credit or debit card.
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- If you think a call is a scam, hang up and call us.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007623665

Current month's charges:	\$97.07
Total amount due:	\$97.07
Payment Due By:	07/28/2022

Amount Enclosed \$

606939404934

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

6069394049342210076236650000000097075

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



Details of Charges – Service from 06/02/2022 to 06/30/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	06/30/2022	53,449	52,833		616 kWh	1	29 Days

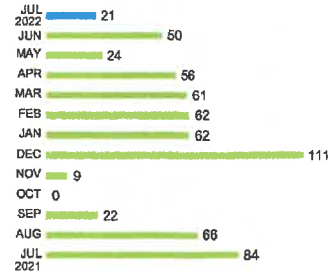
Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	616 kWh @ \$0.07035/kWh	\$43.34
Fuel Charge	616 kWh @ \$0.04126/kWh	\$25.42
Storm Protection Charge	616 kWh @ \$0.00315/kWh	\$1.94
Clean Energy Transition Mechanism	616 kWh @ \$0.00402/kWh	\$2.48
Florida Gross Receipt Tax		\$2.43
Electric Service Cost		\$97.07

Total Current Month's Charges

\$97.07

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022

Account: 221007683099

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



Current month's charges:	\$1,102.30
Total amount due:	\$1,102.30
Payment Due By:	07/28/2022

Your Account Summary

Previous Amount Due	\$1,064.69
Payment(s) Received Since Last Statement	-\$1,064.69
Current Month's Charges	\$1,102.30
Total Amount Due	\$1,102.30



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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

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- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007683099

Current month's charges:	\$1,102.30
Total amount due:	\$1,102.30
Payment Due By:	07/28/2022

Amount Enclosed \$ 606939404935

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

6069394049352210076830990000001102300

Page 1 of 5

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



Details of Charges – Service from 06/02/2022 to 06/30/2022

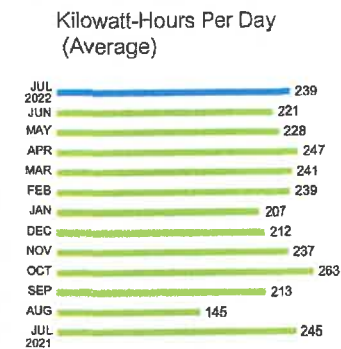
Service for: 10224 OPALINE CR, CLUBHSE, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	06/30/2022	42,348		35,407		6,941 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	6,941 kWh @ \$0.07035/kWh	\$488.30
Fuel Charge	6,941 kWh @ \$0.04126/kWh	\$286.39
Storm Protection Charge	6,941 kWh @ \$0.00315/kWh	\$21.86
Clean Energy Transition Mechanism	6,941 kWh @ \$0.00402/kWh	\$27.90
Florida Gross Receipt Tax		\$21.69
Electric Service Cost		\$867.60

Tampa Electric Usage History



Details of Charges – Service from 06/02/2022 to 06/30/2022

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

Rate Schedule: Lighting Service

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

Lighting Energy Charge	135 kWh @ \$0.03079/kWh	\$4.16
Fixture & Maintenance Charge	5 Fixtures	\$95.60
Lighting Pole / Wire	5 Poles	\$127.75
Lighting Fuel Charge	135 kWh @ \$0.04060/kWh	\$5.48
Storm Protection Charge	135 kWh @ \$0.01028/kWh	\$1.39
Clean Energy Transition Mechanism	135 kWh @ \$0.00033/kWh	\$0.04
Florida Gross Receipt Tax		\$0.28

Lighting Charges **\$234.70**

Total Current Month's Charges **\$1,102.30**



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022
Account: 221007683412

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



Current month's charges:	\$78.78
Total amount due:	\$78.78
Payment Due By:	07/28/2022

Your Account Summary

Previous Amount Due	\$100.01
Payment(s) Received Since Last Statement	-\$100.01
Current Month's Charges	\$78.78
Total Amount Due	\$78.78



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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

SCAM ALERT!

Scammers are calling. Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- **Know what you owe.** Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.

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:	\$78.78
Total amount due:	\$78.78
Payment Due By:	07/28/2022

Amount Enclosed \$

606939404936

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

6069394049362210076834120000000078785



ACCOUNT INVOICE

tampaelectric.com



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



Details of Charges – Service from 06/02/2022 to 06/30/2022

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

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	06/30/2022	14,775		14,309		466 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	466 kWh @ \$0.07035/kWh	\$32.78
Fuel Charge	466 kWh @ \$0.04126/kWh	\$19.23
Storm Protection Charge	466 kWh @ \$0.00315/kWh	\$1.47
Clean Energy Transition Mechanism	466 kWh @ \$0.00402/kWh	\$1.87
Florida Gross Receipt Tax		\$1.97
Electric Service Cost		\$78.78

Total Current Month's Charges

\$78.78

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022
Account: 221007708326

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

Current month's charges:	\$60.86
Total amount due:	\$60.86
Payment Due By:	07/28/2022

Your Account Summary

Previous Amount Due	\$82.58
Payment(s) Received Since Last Statement	-\$82.58
Current Month's Charges	\$60.86
Total Amount Due	\$60.86



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tampaelectric.com/share

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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: 221007708326

Current month's charges:	\$60.86
Total amount due:	\$60.86
Payment Due By:	07/28/2022
Amount Enclosed	\$

606939404937

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

6069394049372210077083260000000060867



ACCOUNT INVOICE

tampaelectric.com



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



Details of Charges – Service from 06/02/2022 to 06/30/2022

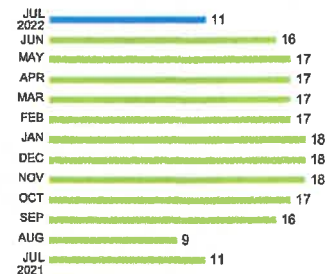
Service for: 10221 HAPPY HEART AVE, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	06/30/2022	11,086		10,767		319 kWh	1	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	319 kWh @ \$0.07035/kWh	\$22.44
Fuel Charge	319 kWh @ \$0.04126/kWh	\$13.16
Storm Protection Charge	319 kWh @ \$0.00315/kWh	\$1.00
Clean Energy Transition Mechanism	319 kWh @ \$0.00402/kWh	\$1.28
Florida Gross Receipt Tax		\$1.52
Electric Service Cost		\$60.86

Total Current Month's Charges

\$60.86



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/07/2022

Account: 221007724737

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

Current month's charges:	\$24.45
Total amount due:	\$24.45
Payment Due By:	07/28/2022

Your Account Summary

Previous Amount Due	\$26.18
Payment(s) Received Since Last Statement	-\$26.18
Current Month's Charges	\$24.45
Total Amount Due	\$24.45



Donate today to help pay
energy bills for families in need
in your community.

tampaelectric.com/share

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

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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: 221007724737

Current month's charges:	\$24.45
Total amount due:	\$24.45
Payment Due By:	07/28/2022

Amount Enclosed \$

639038115486

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

6390381154862210077247370000000024457

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



Details of Charges – Service from 06/02/2022 to 06/30/2022

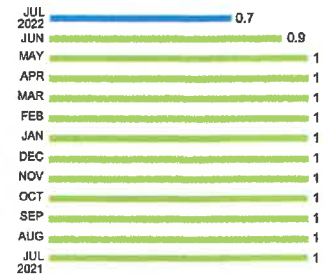
Service for: 10251 TUCKER JONES RD, RIVERVIEW, FL 33578

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	06/30/2022	748		728		20 kWh	1	29 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	20 kWh @ \$0.07035/kWh	\$1.41
Fuel Charge	20 kWh @ \$0.04126/kWh	\$0.83
Storm Protection Charge	20 kWh @ \$0.00315/kWh	\$0.06
Clean Energy Transition Mechanism	20 kWh @ \$0.00402/kWh	\$0.08
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.45

Total Current Month's Charges

\$24.45

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
20646	06/22/2022	\$570.00	07/20/2022	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Provide customer with (QTY: 100) HID compatible access cards to work in conjunction with Amenity Center access control system. SN: 24000-24099 FC: 077	100	5.25	525.00
Shipping & Handling Ship To: Meritus Corp / Timber Creek CDD Attn: Brittany Crutchfield 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	1	45.00	45.00

FL Contractor ES12001404

BALANCE DUE

\$570.00

Thank you, we appreciate your business!

Handwritten:
 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
20749	07/01/2022	\$125.00	07/01/2022	Due on receipt	

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

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

BALANCE DUE

\$125.00

Thank you, we appreciate your business!

53900/4602

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 22958
Date 07/01/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>3,500.00</u>
Current Amount Due	\$ <u>3,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.

51300/3202

Spearem Enterprises, LLC

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



INVOICE

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

INVOICE 5378
DATE 07/10/2022
TERMS Net 15
DUE DATE 07/25/2022

ACTIVITY	QTY	RATE	AMOUNT
Labor Cleaning provided for clubhouse bathrooms back porch dumping trash at the basketball court and both mail pavilions along with servicing 5 dog waste cans 1 time per week 6/9 to 7/9 --2022 4 weeks	4	131.25	525.00
Machine Time paper Goods: Toilet Paper, paper towels, hand soap trash bags and mut mits	1	75.00	75.00
Fuel Surcharge Due to the heavy increase in the cost of fuel a surcharge has been added to this months invoice.	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

\$675.00

53900 / 9309

July 7, 2022
Invoice Number: 091950801070722
Account Number: 0050919508-01
Security Code:
Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary *Services from 07/06/22 through 08/05/22
details on following pages*

Previous Balance	197.96
Payments Received - Thank You	-197.96
Remaining Balance	\$0.00
Spectrum Business™ Internet	167.97
Spectrum Business™ Voice	29.99
Current Charges	\$197.96
Total Due by 07/23/22	\$197.96

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.

Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services. (TRS) TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial **711** to be connected to a TRS Center.

Keep your employees and customers entertained with an affordable TV solution that is ideal for lobbies, back offices and waiting rooms. Call **1-877-413-0155** to get Spectrum Business TV Essentials today!

Call 1-855-246-2900 today to get the best mobile service for your business with unlimited data, talk and text, for only \$29.99/mo on 2+ lines. Spectrum Internet Required.

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



July 7, 2022

TIMBER CREEK CDD

Invoice Number: 091950801070722
Account Number: 0050919508-01
Service At: 10224 OPALINE SKY CT S
RIVERVIEW, FL 33578-7610

Total Due by 07/23/22 **\$197.96**
Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
PO BOX 7195
PASADENA, CA 91109-7195



Invoice Number:
Account Number:
Security Code:

TIMBER CREEK CDD
091950801070722
0050919508-01
2302

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

7635 1610 NO RP 07 07072022 NNNYNY 01 000242 0001

Charge Details

Previous Balance	197.96
Payments Received - Thank You 06/28	-197.96
Remaining Balance	\$0.00

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

Services from 07/06/22 through 08/05/22

Spectrum Business™ Internet

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

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

Spectrum Business™ Voice

Phone Number 813-609-4080	
Spectrum Business Voice	49.99
Promotional Discount	-20.00
	\$29.99

For additional call details, please visit SpectrumBusiness.net Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Spectrum Business™ Voice Total **\$29.99**

Current Charges	\$197.96
Total Due by 07/23/22	\$197.96

Billing Information

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Sign up for Paperless Billing.

It's easy, convenient and secure.

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

It's easy – enroll in paperless billing visit SpectrumBusiness.net.

It's convenient – you can access your statement through SpectrumBusiness.net.

It's secure – we deliver securely to your SpectrumBusiness.net account and only you can access through a secure sign-in process.

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



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

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

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

The following taxes, fees and surcharges are included in the price of the applicable service - Federal USF \$1.32, Florida State CST \$0.93, Florida Local CST \$0.91, Florida CST \$0.48, E911 Fee \$0.40, TRS Surcharge \$0.10, Sales Tax \$0.02.

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

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

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

Spectrum Voice Provider - Spectrum Advanced Services, LLC

Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

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

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



Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

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

Federal Tax Id. - 20-1778458

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

June 27, 2022

Client: 001498

Matter: 000001

Invoice #: 21679

Page: 1

RE: General

For Professional Services Rendered Through June 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
5/24/2022	VTs	PREPARE RESOLUTION ADOPTING NON-RESIDENT RATES FOR RECREATION CENTER AND TRANSMITTAL TO DISTRICT MANAGER, SEND CORRESPONDENCE TO DISTRICT MANAGER RE: DISTRICT POLICIES.	0.8	\$244.00
5/25/2022	VTs	EXCHANGE CORRESPONDENCE WITH DISTRICT MANAGER, PREPARE REVISIONS TO AMENITY RULES AND RATES, AND TRANSMITTAL OF REVISED AMENITY RULES AND RATES TO DISTRICT MANAGER.	1.0	\$305.00
5/27/2022	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE.	0.2	\$71.00
5/27/2022	VTs	RECEIPT AND REVIEW OF JUNE BOARD MEETING AGENDA.	0.2	\$61.00
5/31/2022	VTs	RECEIPT AND REVIEW OF JUNE BOARD MEETING AGENDA BOOK.	0.3	\$91.50
6/2/2022	VKB	PREPARE FOR AND ATTEND BOARD MEETING.	0.7	\$248.50
6/2/2022	VTs	PREPARE FOR AND ATTEND BOARD MEETING.	0.7	\$213.50
Total Professional Services			3.9	\$1,234.50

June 27, 2022

Client: 001498

Matter: 000001

Invoice #: 21679

Page: 2

Total Services	\$1,234.50
Total Disbursements	\$0.00
Total Current Charges	\$1,234.50
Previous Balance	\$813.00
Less Payments	(\$813.00)
PAY THIS AMOUNT	\$1,234.50

51400 / 3107

Please Include Invoice Number on all Correspondence



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

Invoice

Date	Invoice #
7/1/2022	10-138085

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			3,150.00	5/31/2022	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

53900 / 4604



Thanks For Your Business!

INVOICE

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

DATE: JUNE 11, 2022
INVOICE #4885

EXPIRATION DATE

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

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		June gas charge		\$50.00

SUBTOTAL

SALES TAX

TOTAL

\$50.00

MB

Comments:

53900/4305



Thanks For Your Business!

INVOICE

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

DATE: JUNE 11, 2022
INVOICE #4886

EXPIRATION DATE

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

TECHNICIAN	JOB SITE	INSTALLATION DATE	PAYMENT TERMS	DUE DATE
Lance Wood				

QTY	ITEM #	DESCRIPTION	UNIT PRICE	LINE TOTAL
		June oil enzyme remover		\$150.00

SUBTOTAL

SALES TAX

TOTAL

\$150.00

Comments:

53900 / 4304

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2022



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

Timber Creek CDD
Balance Sheet
As of 7/31/2022

(In Whole Numbers)

	General Fund	Debt Service Fund -- Series 2018	Debt Service Fund - Series 2020	Capital Projects Fund - Series 2020	General Fixed Assets Account Group	General Long- Term Debt	Total
Assets							
Cash-Operating Account	148,296.00	0.00	0.00	0.00	0.00	0.00	148,296.00
Bank-Investment Revenue 2018 (8000)	0.00	310,084.00	0.00	0.00	0.00	0.00	310,084.00
Bank-Investment Interest 2018 (8001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Reserve 2018 (8003)	0.00	233,250.00	0.00	0.00	0.00	0.00	233,250.00
Bank-Investment Prepayment 2018	0.00	125.00	0.00	0.00	0.00	0.00	125.00
Bank-Investment Sinking 2018 (8002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Constr Genl 2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Constr Phase I 2018 (8006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Constr Amenity 2018 (8007)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Costs of Issu 2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Revenue 2020 (5000)	0.00	0.00	11,138.00	0.00	0.00	0.00	11,138.00
Bank-Investment Interest 2020 (5001)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Sinking 2020 (5002)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Reserve 2020 (5003)	0.00	0.00	5,000.00	0.00	0.00	0.00	5,000.00
Bank-Investment Prepayment (5004)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bank-Investment Acqui & Construction 2020 (5005)	0.00	0.00	0.00	14.00	0.00	0.00	14.00
Bank-Investment Cost of Issurance 2020 (5006)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Due From Developer	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other Receivable	16.00	0.00	0.00	0.00	0.00	0.00	16.00
Prepaid Professional Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid General Liability Insurance	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Prepaid Trustees Fees	5,724.00	0.00	0.00	0.00	0.00	0.00	5,724.00
Deposits	4,820.00	0.00	0.00	0.00	0.00	0.00	4,820.00
Construction Work-In-Progress	0.00	0.00	0.00	0.00	6,774,838.00	0.00	6,774,838.00
Amount Available-Debt Service	0.00	0.00	0.00	0.00	0.00	311,222.00	311,222.00
Amount To Be Provided-Debt Service	0.00	0.00	0.00	0.00	0.00	6,692,310.00	6,692,310.00
Total Assets	158,856.00	543,459.00	16,138.00	14.00	6,774,838.00	7,003,531.00	14,496,837.00
Liabilities							
Accounts Payable	4,285.00	0.00	0.00	0.00	0.00	0.00	4,285.00
Accounts Payable Other	7.00	0.00	0.00	0.00	0.00	0.00	7.00
Due to Developer	5,252.00	0.00	0.00	0.00	0.00	0.00	5,252.00
Due To Debt Service Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses Payable	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clubhouse Deposits	(200.00)	0.00	0.00	0.00	0.00	0.00	(200.00)
Total Liabilities	9,344.00	0.00	0.00	0.00	0.00	0.00	9,344.00
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0.00	543,233.00	15,352.00	14.00	0.00	0.00	558,599.00
Fund Balance-Unreserved	117,255.00	0.00	0.00	0.00	0.00	0.00	117,255.00
Investment In General Fixed Assets	0.00	0.00	0.00	0.00	6,774,838.00	0.00	6,774,838.00
Unearned Revenue	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Other	32,257.00	226.00	787.00	0.00	0.00	0.00	33,269.00
Total Fund Equity & Other Credits	149,512.00	543,459.00	16,138.00	14.00	6,774,838.00	0.00	7,483,962.00
Total Liabilities & Fund Equity	158,856.00	543,459.00	16,138.00	14.00	6,774,838.00	7,003,531.00	14,496,837.00

(In Whole Numbers)

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

001 - General Fund
(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	242,675.00	243,040.00	365.00	0 %
Other Miscellaneous Revenues				
Miscellaneous	0.00	1,115.00	1,115.00	0 %
Total Revenues	<u>242,675.00</u>	<u>244,155.00</u>	<u>1,480.00</u>	<u>1 %</u>
Expenditures				
Legislative				
Supervisor Fees	6,000.00	4,400.00	1,600.00	27 %
Financial & Administrative				
District Management	27,000.00	30,800.00	(3,800.00)	(14)%
District Engineer	4,000.00	331.00	3,670.00	92 %
Disclosure Report	8,400.00	6,600.00	1,800.00	21 %
Trustees Fees	8,200.00	5,163.00	3,037.00	37 %
Auditing Services	5,500.00	5,558.00	(58.00)	(1)%
Postage, Phone, Faxes,	150.00	182.00	(32.00)	(21)%
Public Officials Insurance	2,663.00	1,842.00	821.00	31 %
Legal Advertising	2,000.00	1,024.00	976.00	49 %
Bank Fees	200.00	0.00	200.00	100 %
Dues, Licenses & Fees	175.00	516.00	(341.00)	(195)%
Office Supplies	100.00	107.00	(7.00)	(7)%
Website Administration	1,800.00	1,150.00	650.00	36 %
ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	3,500.00	5,459.00	(1,959.00)	(56)%
Utility Services				
Street Lights	43,700.00	37,116.00	6,584.00	15 %
Other Electric Services	8,000.00	2,722.00	5,278.00	66 %
Water Utility Service	8,000.00	2,349.00	5,651.00	71 %
Garbage/Solid Waste Control Services				
Garbage Collection	2,400.00	3,770.00	(1,370.00)	(57)%
Other Physical Environment				
Mulch	6,000.00	0.00	6,000.00	100 %
Janitorial Service	6,300.00	5,235.00	1,065.00	17 %
Pool Maintenance	9,000.00	9,212.00	(212.00)	(2)%
Waterway Management	4,560.00	3,800.00	760.00	17 %
Irrigation Maintenance	5,000.00	50.00	4,950.00	99 %
General, Property & Casualty	13,624.00	14,161.00	(537.00)	(4)%
Insurance				
Club Facility Maintenance	6,300.00	8,321.00	(2,021.00)	(32)%
Landscape Maintenance	44,000.00	40,500.00	3,500.00	8 %
Miscellaneous Repairs & Maintenance	5,000.00	15,086.00	(10,086.00)	(202)%

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Plant Replacement Program	1,000.00	0.00	1,000.00	100 %
Landscape Maintenance	<u>8,603.00</u>	<u>4,945.00</u>	<u>3,658.00</u>	<u>43 %</u>
Total Expenditures	<u>242,675.00</u>	<u>211,899.00</u>	<u>30,776.00</u>	<u>13 %</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>32,257.00</u>	<u>32,257.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-Unreserved	<u>0.00</u>	<u>103,342.00</u>	<u>103,342.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>103,342.00</u>	<u>103,342.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>135,599.00</u>	<u>135,599.00</u>	<u>0 %</u>

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

201 - Debt Service Fund -- Series
2018
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	464,688.00	467,469.00	2,781.00	1 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>23.00</u>	<u>23.00</u>	<u>0 %</u>
Total Revenues	<u>464,688.00</u>	<u>467,492.00</u>	<u>2,804.00</u>	<u>1 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	334,688.00	337,266.00	(2,578.00)	(1)%
Principal Payments	<u>130,000.00</u>	<u>130,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>464,688.00</u>	<u>467,266.00</u>	<u>(2,578.00)</u>	<u>(1)%</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>226.00</u>	<u>226.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other				
	<u>0.00</u>	<u>176,622.00</u>	<u>176,622.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>176,622.00</u>	<u>176,622.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>176,848.00</u>	<u>176,848.00</u>	<u>0 %</u>

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

202 - Debt Service Fund - Series
2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Special Assessments - Capital Improvement				
DS Assessments - Tax Roll	23,125.00	24,036.00	911.00	4 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0 %</u>
Total Revenues	<u>23,125.00</u>	<u>24,037.00</u>	<u>912.00</u>	<u>4 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	18,125.00	18,250.00	(125.00)	(1)%
Principal Payments	<u>5,000.00</u>	<u>5,000.00</u>	<u>0.00</u>	<u>0 %</u>
Total Expenditures	<u>23,125.00</u>	<u>23,250.00</u>	<u>(125.00)</u>	<u>(1)%</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>787.00</u>	<u>787.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other	<u>0.00</u>	<u>15,352.00</u>	<u>15,352.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>15,352.00</u>	<u>15,352.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>16,138.00</u>	<u>16,138.00</u>	<u>0 %</u>

Timber Creek CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

302 - Capital Projects Fund - Series
2020
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Excess Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period				
Fund Balance-All Other				
	<u>0.00</u>	<u>14.00</u>	<u>14.00</u>	<u>0 %</u>
Total Fund Balance, Beginning of Period	<u>0.00</u>	<u>14.00</u>	<u>14.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>14.00</u>	<u>14.00</u>	<u>0 %</u>

Timber Creek CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	152,537.35
Less Outstanding Checks/Vouchers	4,291.37
Plus Deposits in Transit	50.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	148,295.98
Balance Per Books	<u>148,295.98</u>
Unreconciled Difference	<u>0.00</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: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
613	7/7/2022	System Generated Check/Voucher	<u>4,291.37</u>	Inframark LLC
Outstanding Checks/Vouchers			<u>4,291.37</u>	

Timber Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Outstanding Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR191-1	6/15/2022	Clubhouse Rental CK#2053 - Astrid Luu - \$50.00	<u>50.00</u>	
Outstanding Deposits			<u>50.00</u>	

Timber Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
607	6/23/2022	System Generated Check/Voucher	185.00	Action Security, Inc.
610	6/30/2022	System Generated Check/Voucher	200.00	Tamara Gonzalez
611	7/7/2022	System Generated Check/Voucher	4,634.31	Inframark LLC
611	7/7/2022	System Generated Check/Voucher	(4,634.31)	Inframark LLC
612	7/7/2022	System Generated Check/Voucher	342.94	BOCC - Hillsborough County Water Resource Services
614	7/14/2022	System Generated Check/Voucher	695.00	Action Security, Inc.
615	7/14/2022	System Generated Check/Voucher	3,500.00	Grau and Associates
616	7/14/2022	System Generated Check/Voucher	380.00	Sitex Aquatics
617	7/14/2022	System Generated Check/Voucher	1,234.50	Straley Robin Vericker
618	7/14/2022	System Generated Check/Voucher	4,488.34	Tampa Electric
619	7/14/2022	System Generated Check/Voucher	1,300.00	Zebra Cleaning Team, Inc.
620	7/21/2022	System Generated Check/Voucher	197.96	Charter Communications
621	7/21/2022	System Generated Check/Voucher	675.00	Spearem Enterprises, LLC
622	7/21/2022	System Generated Check/Voucher	<u>3,150.00</u>	DBA Cornestone Solutions Group
Cleared Checks/Vouchers			<u>16,348.74</u>	

Timber Creek CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR192	6/26/2022	Clubhouse Rental CK#184 - Tamara E. Gonzalez Rios - \$50.00	50.00	
CR198	7/6/2022	Clubhouse Pool Key-CK#1288 Jason & Shannon N Grine - 7.06.22	25.00	
CR193	7/8/2022	Clubhouse Rental CK#4001675467 - 7.08.22 - \$50.00	50.00	
CR195	7/11/2022	Pool Key - CK#252- Krista P Saulsbury 7.11.22 - \$25	25.00	
CR199	7/13/2022	Clubhouse Rental CK#1221 - 7.13.22 - \$50.00	<u>50.00</u>	
Cleared Deposits			<u>200.00</u>	



District Management Services, LLC

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Tuesday July 26, 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	5	0	Good
TURF FERTILITY	10	10	0	Good
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Good
TURF INSECT/DISEASE CONTROL	10	10	0	Good
PLANT FERTILITY	5	4	-1	Good overall
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	5	0	Good
PRUNING	10	10	0	Good
CLEANLINESS	5	5	0	Good
MULCHING	5	3	-2	Some beds need more mulch
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	NA

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	NA
INSECT/DISEASE CONTROL	7	7	0	Good
DEADHEADING/PRUNING	3	3	0	Good

SCORE

100	97	-3	97%
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Contractor Signature: _____

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Wednesday July 27, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	Good
INVASIVE MATERIAL (FLOATING)	20	15	-5	Filmentous algae & duckweed noticed.
INVASIVE MATERIAL (SUBMERSED)	20	18	-2	Marginal submersed invasive material in ponds
FOUNTAINS/AERATORS	20	20	0	Good
DESIRABLE PLANTS	15	15	0	Good
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	Good
CLUBHOUSE EXTERIOR	3	3	0	Good
POOL WATER	10	10	0	Good
POOL TILES	10	10	0	Good
POOL LIGHTS	5	5	0	Good
POOL FURNITURE/EQUIPMENT	8	8	0	Good
FIRST AID/SAFETY ITEMS	10	10	0	Good
SIGNAGE (rules, pool, playground)	5	5	0	Good
PLAYGROUND EQUIPMENT	5	5	0	Good
RECREATIONAL FACILITIES	7	7	0	Good
RESTROOMS	6	6	0	Good
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	Good
IT/PHONE SYSTEM	3	3	0	Good
TRASH RECEPTACLES	3	3	0	Good
FOUNTAINS	8	8	0	Good
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	Good
PAINTING	25	25	0	Good
CLEANLINESS	25	25	0	Good
GENERAL CONDITION	25	25	0	Good



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Timber Creek

Date: Wednesday July 27, 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	20	-10	Missing Plumbag plants next to the dog park because they did not survive the winter cold snap
SUBDIVISION MONUMENTS	30	30	0	NA
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	Good
PARKING LOTS	15	15	0	Good
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	Good
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	NA
GATES				
ACCESS CONTROL PAD	25	25		Good
OPERATING SYSTEM	25	25		Good
GATE MOTORS	25	25		N/A
GATES	25	25		Good
SCORE	700	683	-17	98%

Manager's Signature: Gary Schwartz

Supervisor's Signature: _____

Timber Creek July 2022



Amenity Center looks good. All gates are accessible & bathrooms look good & fully functionable.



Side view of the front of the Amenity Center.



Clean & manicured look.



South entrance signage is visible & looks good.



South frontage of the Amenity Center on Opaline Sky Ct.



BB court is clean & looks good.



Playground looks good.



Mailbox pavilion is clean & looks good.



N.W entrance to the Amenity Center on Golden Light Ct.



Corner of Golden Light Ct and Miracle Mile.



Pool is clear & blue.



Chaise lounges look good.





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



N.E entrance on Tucker Jones & Miracle Mile



S.W entrance on Tucker Jones & Miracle Mile



S.E. entrance on Tucker Jones & Miracle Mile



There are missing plants on the North & south sides of the entrance on Miracle Mile & Tucker Jones.



Missing plants need to be replaced.



West of the Miracle Mile entrances on Tucker Jones.



Mailbox pavilion at the dog park is clean & looks good.



Sidewalk next to dog park on Happy Heart.



Clean & manicured look in front of the dog park.



Turf inside the dog park looks good.



Sidewalk on the North side of the dog park on Summer Kiss.



Pump station area is clean.



Ponds look good.



Pond looks good overall, it has minor Alligator & Penny weed.



Pond looks good overall, it has minor Alligator weed.