

Timber Creek Community Development District

Board of Supervisors

Claude Neidlinger, Chairperson
David Hutchinson, Vice Chairperson
Carlos de la Ossa, Assistant Secretary
Paul Murray, Assistant Secretary
Timothy Web, Assistant Secretary

Lisa Castoria, District Manager
Michael Broadus, District Counsel
Phil Chang, District Engineer
Clay Wright, Field Manager

Regular Meeting Agenda

Thursday, July 10, 2025, at 6:00 p.m.

Join Teams Meeting

Meeting ID: 290 398 620 311 **Passcode:** eVprcT

Dial-in by Phone

Phone: +1 646-838-1601 **Pin:** 577 204 306#

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

The Regular Meeting of the **Timber Creek Community Development District** will be held **July 10, 2025, at 6:00 p.m. located at the Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview, FL 33578.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. The following is the Agenda for the Meeting:

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT *Each individual has the opportunity to comment and is limited to **three (3)** minutes for such comment.*

3. CONSENT AGENDA

- A. Approval of Minutes of June 12, 2025, Regular Meeting
- B. Acceptance of the Operation and Maintenance Expenditures for May 2025
- C. Acceptance of the Financials and Approval of the Check Register for May 2025

4. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Community Inspection Report
- D. On-Site Manager

5. BUSINESS ITEMS

- A. Discussion on Dog Park Area Parking
- B. Update on Pond Restorations
- C. Discussion on Pool Status
- D. Update on Assessment Increase

6. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS

7. ADJOURNMENT

The next Public Hearing and Meeting is scheduled to be held on Thursday, August 14, 2025, at 6:00 P.M.

Thursday, July 10, 2025

Third Order of Business

3A.

**MINUTES OF MEETING
TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Timber Creek Community Development District was held on Thursday, June 12, 2025, at 6:12 p.m. at 10224 Opaline Sky Court Riverview, FL 33578.

Present and constituting a quorum were:

Claude Neidlinger	Chairperson
David Hutchinson	Vice Chairperson
Paul Murray	Assistant Secretary
Timothy Webb	Assistant Secretary

Also, the presents were:

Lisa Castoria	District Manager
Clay Wright	Field Manager (<i>via conference call</i>)
Phil Chang	District Engineer (<i>via conference call</i>)
Ibtissam Bakkar	On-Site Manager
Bill McDonald	Valley Bank (<i>via conference call</i>)
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Castoria called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There were several comments received by residents.

A discussion ensued regarding seat 5.

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, declared seat 5 vacant, was approved. 3-0
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On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, appointing Timothy Webb to serve on seat 5, was approved. 3-0
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The oath of office was administered to Timothy Webb, and he accepted compensation.

THIRD ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of May 8, 2025, Regular Meeting**
- B. Acceptance of the Operation and Maintenance Expenditures for April 2025**
- C. Acceptance of the Financials and Approval of the Check Register for April 2025**
- D. Acceptance of FY 2024 Final Audit**

The Board reviewed the Consent Agenda items.

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, the Consent Agenda items A-D, were approved. 4-0

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

An update was provided on the pond restoration and special council.

B. District Engineer

A discussion ensued regarding business items 5G and 5H. The pond restoration begins the week of 6/16/25, and a notice will be provided through email to residents. Due to financial constraints the pool restoration project will be paused until late fall 2025. Reopening of the pool to the residents is being considered and will be determined based on vendor examination and the outcome will be delivered to residents via email as soon as it is available.

C. District Manager

i. Community Inspections Report

The Community Inspections Report was reviewed and discussed by the Board and Mr. Wright.

D. On-site Manager

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-07; Approving the Proposed Budget & Setting Public Hearing

On MOTION by Mr. Hutchinson seconded by Ms. Neidlinger with all in favor, Resolution 2025-07; Approving the Proposed Budget with an increase of 68% & Setting Public Hearing for August 14, 2025, at 6:00 p.m. located at Timber Creek Clubhouse, was adopted. 4-0

B. Discussion of Form 1 Email from EthicsFDMSinfo@mail.disclosure.floridaethics.gov Ms. Castoria discussed form 1 email to the Board as a reminder.

C. Consideration of Fieldstone Emergency Storm Clean up Authorization

On MOTION by Mr. Hutchinson seconded by Mr. Murray with all in favor, the Fieldstone proposal to authorize not to exceed \$5,000 for hurricane clean-up, was approved. 4-0

D. Consideration of Fieldstone Mulch Proposal

Tabled.

E. Consideration of Valley Loan Terms

On MOTION by Mr. Hutchinson, seconded by Mr. Murray with all in favor, authorizing Valley Loan of \$400,000, was approved. 4-0

F. Consideration of Board of Supervisor Open Seat – Resume

This item has been discussed and approved on the second business item.

G. Update on Pool Resurfacing Project**H. Update on Pond Restoration Project**

The above items 5G and 5H have been discussed under District Engineer.

Under Separate Cover

The Board requests Ms. Bakkar to spend additional hours at Ventana for a limited time. The Board will pay the charges necessary.

On MOTION by Mr. Hutchinson, seconded by Mr. Murray with all in favor, agree to four hours if the Timber Creek pool does not reopen, was approved. 4-0

SIXTH ORDER OF BUSINESS**Board of Supervisors' Requests and Comments**

Ms. Neidlinger inquired with Mr. Chang on water table changes due to the new neighboring community.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, the meeting was adjourned at 7:50 p.m. 4-0

Lisa Castoria
District Manager

Claude Neidlinger
Chairperson

3B.

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
ACTION SECURITY, INC	5/1/2025	29222	\$125.00	\$125.00	SECURITY SERVICE
A-QUALITY POOL SERVICE	5/1/2025	976429	\$1,995.00	\$1,995.00	POOL SERVICE
BGE INC	5/6/2025	20826	\$1,794.66	\$1,794.66	district engineer
BOCC ACH	4/24/2025	042425-4734 ACH	\$485.81	\$485.81	WATER
BOCC ACH	5/23/2025	052325-4734 ACH	\$1,262.78	\$1,262.78	WATER
BYO RECREATION, LLC	12/18/2024	121824-MARK	\$516.00	\$516.00	SWING SEATS
CHARTER COMMUNICATIONS ACH	5/6/2025	2455305050625 ACH	\$205.00	\$205.00	INTERNET SERVICE
CLAUDE A. NEIDLINGER	5/8/2025	CN-050825	\$200.00	\$200.00	BOARD 5/8/25
DAVID EVAN HUTCHINSON	5/8/2025	DH-050825	\$200.00	\$200.00	BOARD 5/8/25
DEPARTMENT OF HEALTH IN	5/2/2025	29-BID-7840961	\$275.00	\$275.00	pond permit
FIELDSTONE LANDSCAPE SERVICES, LLC	5/1/2025	25405	\$4,954.00	\$4,954.00	LANDSCAPE MAINT
GRAU AND ASSOCIATES	5/1/2025	27550	\$5,700.00	\$5,700.00	audit
INFRAMARK LLC	5/2/2025	149070	\$350.00		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	149070	\$2,600.00		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	149070	\$1,040.00		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	149070	\$2,600.00		DISTRICT INVOICE
INFRAMARK LLC	5/2/2025	149070	\$125.00	\$6,715.00	DISTRICT INVOICE
INFRAMARK LLC	5/28/2025	150132	\$6.45	\$6.45	copies
MHD COMMUNICATIONS	5/1/2025	37737	\$187.50	\$187.50	cameras
ORKIN LLC	4/16/2025	278565004	\$72.42	\$72.42	pest control
PAUL MURRAY	5/8/2025	PM-050825	\$200.00	\$200.00	BOARD 5/8/25
SITEX AQUATICS	5/1/2025	10026-B	\$380.00	\$380.00	AQUATIC MAINT.
STRALEY ROBIN VERICKER	5/6/2025	26455	\$1,092.50	\$1,092.50	LEGAL COUNSEL
TECO TAMPA ELECTRIC ACH	5/7/2025	050725-4737 ACH	\$23.34	\$23.34	ELECTRIC
TECO TAMPA ELECTRIC ACH	5/7/2025	050725-8326 ACH	\$69.17	\$69.17	ELECTRIC

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO TAMPA ELECTRIC ACH	5/7/2025	050725-3099 ACH	\$1,350.26	\$1,350.26	ELECTRIC
TECO TAMPA ELECTRIC ACH	5/7/2025	050725-5063 ACH	\$3,444.52	\$3,444.52	ELECTRIC
TECO TAMPA ELECTRIC ACH	5/7/2025	050725-3665 ACH	\$19.38	\$19.38	ELECTRIC
TECO TAMPA ELECTRIC ACH	5/7/2025	050725-3412 ACH	\$107.81	\$107.81	ELECTRIC
US BANK	3/25/2025	7691161	\$2,693.75	\$2,693.75	TRUSTEE FEES
Regular Services Subtotal			\$34,075.35	\$34,075.35	
Additional Services					
A-QUALITY POOL SERVICE	5/1/2025	976176	\$155.00	\$155.00	pool R&M
DISASTER LAW AND CONSULTING LLC	4/30/2025	043025-	\$500.00	\$500.00	special council
FIELDSTONE LANDSCAPE SERVICES, LLC	5/12/2025	25519	\$166.65	\$166.65	irrigation
FIELDSTONE LANDSCAPE SERVICES, LLC	4/30/2025	25488	\$6,214.19	\$6,214.19	landscape r&m
NEPTUNE MULTI SERVICES LLC	4/22/2025	0053804	\$1,700.00	\$1,700.00	fence r&m
SITE MASTERS OF FL LLC	5/7/2025	050725-2	\$6,500.00	\$6,500.00	pond repair
Additional Services Subtotal			\$15,235.84	\$15,235.84	
TOTAL			\$49,311.19	\$49,311.19	

ACTION SECURITY, INC.
1505 Manor Rd
Englewood, FL 34223
Sales@ActionSecurityFL.com

Invoice



BILL TO
Brian Howell Timber Creek CDD C/O [REDACTED] 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29222	05/01/2025	\$125.00	05/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
Service Monthly billing for Service Agreement at Timber Creek Amenity Center 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!



A-Quality Pool Service

3940 Trump Place
Zephyrhills, FL 33542
info@a-qualitypools.net
813-453-5988

Invoice

Invoice Date	Invoice #
5/1/2025	976429
Balance	\$1,995.00

Bill To
Timber Creek/ Lisa Castoria-Tax Exempt 10224 Opaline Sky Court Riverview, FL 33578

Ship To
Timber Creek/ Lisa Castoria 10224 Opaline Sky Court Riverview, FL 33578

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		5/20/2025			
Quantity	Description				Price Each	Amount
	-BILLING 1 MONTH AHEAD JUNE Commercial Pool Service, MWF service - Enzymes NOT included - Repairs under \$300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly. <					



INVOICE

Lisa Castoria
Timber Creek Community Development District
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544

May 6, 2025
Project No: 00014424-00
Invoice No: 20826

Project 00014424-00 Timber Creek CDD District Engineering Services
Coordination/correspondence with geotech regarding pond crack investigations; Review bid docs prepared by District Counsel; attend pre-bid information meeting (pond repairs); prepare exhibit and request quote for temporary slope stabilization at Pond 1; Coordination with contractor regarding temporary slope stabilization at Pond 1;

Services current through April 25, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	6.25	280.00	1,750.00	
Totals	6.25		1,750.00	
Total Labor				1,750.00

Reimbursable Expenses

R-Project Travel & Subsist.			44.66	
Total Reimbursables			44.66	44.66

Total this Invoice \$1,794.66

BBE/L
inframarkcms@payableslockbox.com; lisa.castoria@inframark.com

Billing Backup

Tuesday, May 6, 2025

BGE, Inc.

Invoice 20826 Dated 5/6/2025

1:30:27 PM

Project	00014424-00	Timber Creek CDD District Engineering Services
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Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	3/31/2025	.50	280.00	140.00	
Chang, Philip	4/1/2025	3.50	280.00	980.00	
Chang, Philip	4/3/2025	.50	280.00	140.00	
Chang, Philip	4/7/2025	.25	280.00	70.00	
Chang, Philip	4/10/2025	.75	280.00	210.00	
Chang, Philip	4/11/2025	.25	280.00	70.00	
Chang, Philip	4/16/2025	.50	280.00	140.00	
Totals		6.25		1,750.00	
Total Labor					1,750.00

Reimbursable Expenses

R-Project Travel & Subsist.					
000000075018	4/1/2025	Chang, Philip / Pre-bid meeting - Timber Creek / Pre-bid meeting to discuss pond erosion repairs with contractors. / 58.00 miles @ 0.70		44.66	
Total Reimbursables				44.66	44.66
			Total this Project		\$1,794.66
			Total this Report		\$1,794.66



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	04/24/2025	05/15/2025

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

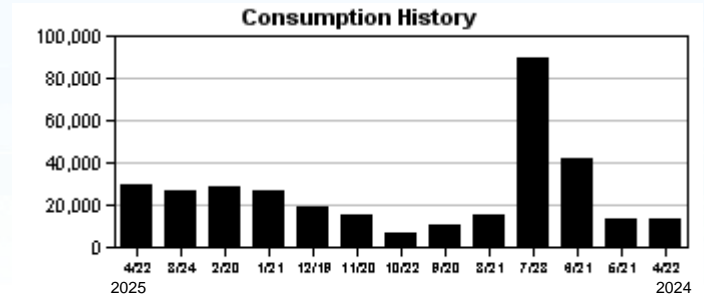
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	03/24/2025	13509	04/22/2025	13808	29900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$90.30
Water Base Charge	\$40.06
Water Usage Charge	\$56.10
Sewer Base Charge	\$98.37
Sewer Usage Charge	\$194.95

Summary of Account Charges

Previous Balance	\$-39,558.79
Net Payments - Thank You	\$40,000.00
Past Due Amount	\$441.21
Total Account Charges	\$485.81
AMOUNT DUE	\$927.02



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



****NOTICE** THIS BALANCE REFLECTS A PAST DUE AMOUNT THAT MUST BE PAID IMMEDIATELY TO AVOID DISCONNECTION. THE DUE DATE IS FOR CURRENT CHARGES ONLY.**



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

1,819 8

DUE DATE	05/15/2025
AMOUNT DUE	\$927.02
Cash or Credit Card Only	



0061436847349 00000927020



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	05/23/2025	06/13/2025

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	04/22/2025	13808	05/21/2025	13966	15800 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$47.72
Water Base Charge	\$40.06
Water Usage Charge	\$16.27
Sewer Base Charge	\$98.37
Sewer Usage Charge	\$103.02

Miscellaneous Charges

Late Payment Charge	\$24.29
Total Miscellaneous Charges	\$24.29

Summary of Account Charges

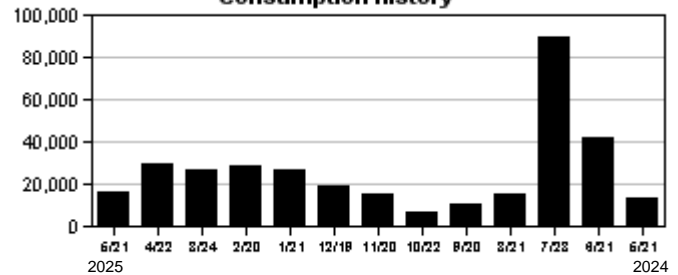
Previous Balance	\$927.02
Net Payments	\$0.00
Past Due Amount	\$927.02
Bill Adjustments	\$24.29
Total Account Charges	\$311.47

AMOUNT DUE	\$1,262.78
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Important Message

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at TampaBayWaterWise.org/HB.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



****NOTICE** THIS BALANCE REFLECTS A PAST DUE AMOUNT THAT MUST BE PAID IMMEDIATELY TO AVOID DISCONNECTION. THE DUE DATE IS FOR CURRENT CHARGES ONLY.**



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

561 8

DUE DATE	06/13/2025
AMOUNT DUE	\$1,262.78
Cash or Credit Card Only	



0061436847349 00001262781



Beyond
Your
Ordinary

PROPOSAL #: 115832 Page #4

ACCOUNT:
INFRAMARK

DATE CREATED:
12/18/2024

ACCOUNT REP:
Mary Serrao

PREPARED FOR:

PRIMARY CONTACT:
Ibtissam Bakkar

EMAIL:
ibtissam.bakkar@inframark.com

PHONE NUMBER:
+17174652438

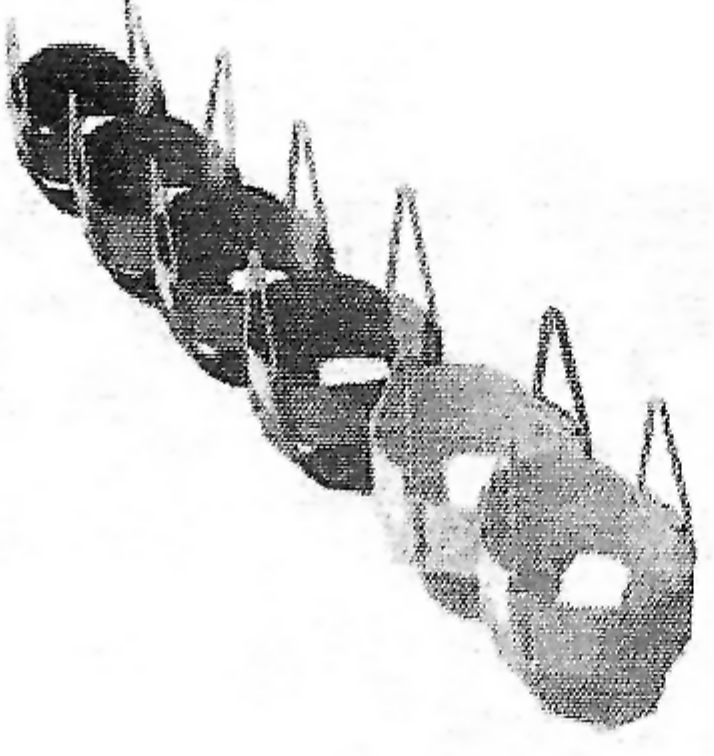

ORGANIZATION:
Inframark

BILLING & SHIPPING:

BILLING ADDRESS:
Inframark
10224 Opaline Sky Ct
Riverview, FL 33578

SHIPPING ADDRESS:
Inframark
Timber Creek
12128 Miracle Mile Dr
Riverview, FL 33578

Correct?

Qty	Product	Price	Total
2	 HIGH BACK FULL BUCKET SWING SEAT Model: JSP034 Swing Seat Color: Blue Assembled Full Bucket Swing Seat Package Includes: - Full Bucket Swing Seat - Galvanized Chain (set of 2, 5.5ft length) suitable for 8ft tall swing bay - S-Hooks (qty of 4)	\$258.00	\$516.00
1	 FREE SHIPPING PROMOTION Model: FREESHIPPING	\$0.00	\$0.00

Sub Total: \$516.00

Sales Tax: \$38.70

Shipping: \$0.00

Total: \$554.70

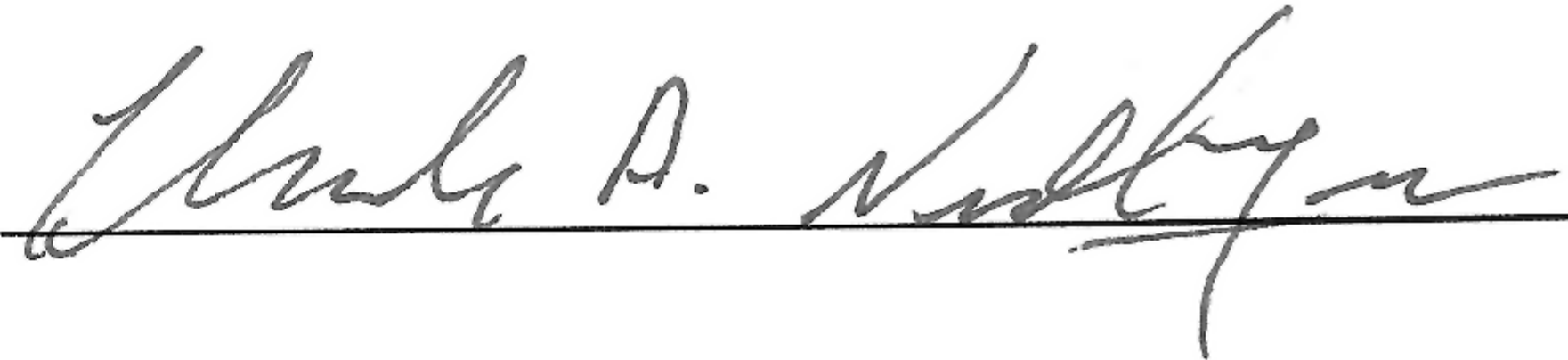
I Accept!
Let's Go

Have questions about this quote?
Call 800-853-5316 or visit BYOPLAYGROUND.COM

I APPROVE THIS PROJECT AND AM READY TO PLACE MY ORDER:

Thank you for the opportunity to quote your playground project. We accept Visa, Mastercard, Discover, personal & business checks and purchase orders from government entities. All items must be paid for in advance of order unless prior arrangements are approved. Approval and acceptance of this proposal may be executed by signing below and faxing or emailing back to the contact information listed above. By signing below you agree to the terms and conditions found here:
<https://www.byoplayground.com/byo-terms-and-conditions>

Please note, sales tax calculations are calculated upon invoicing due to tax rate changes and/or change orders. If you believe you should be tax-exempt, please provide a tax exemption certificate prior to submitting a purchase order.

Authorized Purchaser: 

Date: 1-7-2025

May 6, 2025
Invoice Number: 2455305050625
Account Number: 8337 12 028 2455305
Security Code: 2302
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary

Service from 05/06/25 through 06/05/25
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 05/23/25	
Total Due by Auto Pay	\$205.00

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. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Your Business Internet now has faster speeds.

As part of our commitment to delivering the best services at the best value, we have upgraded your Internet speed to 750 Mbps at no additional cost. Your upgrade is effective immediately; there's nothing for you to do but enjoy the faster speeds. It's our way of saying thank you to our loyal customers.

Spectrum Store Hours. To better serve our customers, effective Sunday, 04/06/25, the Spectrum Store located at 12970 S US Hwy 301 Ste 105, Riverview, FL 33579 will expand Sunday hours from 12pm - 5pm to 12pm - 7pm. Visit Spectrum.com/stores for more details.

Call 1-866-738-0242 and ask how you can get Spectrum Mobile Business lines for as little as \$20/mo. per line when you get four or more lines. Internet and Auto Pay required.

Thank you for choosing Spectrum Business.

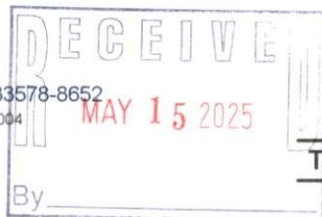
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 06 05072025 NNNNNNNN 01 001039 0004

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



May 6, 2025

TIMBER CREEK CDD

Invoice Number: 2455305050625
Account Number: 8337 12 028 2455305
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Total Due by Auto Pay \$205.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712028245530500205005

May 6, 2025

Invoice Number: 2455305050625
 Account Number: 8337 12 028 2455305
 Security Code: 2302

TIMBER CREEK CDD

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 06 05072025 NNNNNNNN 01 001039 0004

Charge Details

Previous Balance	205.00
EFT Payment 04/23	-205.00
Remaining Balance	\$0.00

Payments received after 05/06/25 will appear on your next bill.

Service from 05/06/25 through 06/05/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Ultra	200.00
Promotional Discount	-60.00
Business WiFi	10.00
	\$170.00

Spectrum Business™ Internet Total \$170.00

Spectrum Business™ Voice

Phone number (813) 609-4080	
Spectrum Business Voice	50.00
Promotional Discount	-15.00
	\$35.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Other Charges Continued

Current Charges	\$205.00
Total Due by Auto Pay	\$205.00

Billing Information

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

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

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

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - FEES AND CHARGES:
 E911 Fee \$0.40, Federal USF \$2.05, Florida CST \$3.71, Sales Tax \$0.03, TRS Surcharge \$0.08.

Continued on the next page....

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

For questions or concerns, please call **1-866-519-1263**.

TIMBER CREEK CDD
MEETING DATE: May 8, 2025
DMS: Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa		Salary Accepted	\$200.00
Paul Murray	✓	Salary Accepted	\$200.00
Claude Neidlinger	✓	Salary Accepted	\$200.00
David Hutchinson	✓	Salary Accepted	\$200.00
		Salary Accepted	\$200.00

TIMBER CREEK CDD
MEETING DATE: May 8, 2025
DMS: Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa		Salary Accepted	\$200.00
Paul Murray	✓	Salary Accepted	\$200.00
Claude Neidlinger	✓	Salary Accepted	\$200.00
David Hutchinson	✓	Salary Accepted	\$200.00
		Salary Accepted	\$200.00



Florida Department of Health
in Hillsborough County
Notification of Fees Due



29-BID-7840961

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 (06/30/2025).

Fee Amount: \$275.00

Previous Balance: \$0.00

Total Amount Due: \$275.00

Payment Due Date: 06/30/2025 or Upon Receipt

If not paid by 06/30/2025 then the fee will be: \$325.00

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



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: ()

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 go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 29-60-1991602 Bill ID: 29-BID-7840961

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

ATTN: Environmental Health

P O Box 5135

[Please RETURN invoice with your payment]

Batch Billing ID: 81257

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

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25405
Invoice Date 05/01/25
Payment Terms Net 30
PO Number
Sales Rep Shane Wumkes

Bill To

Timber Creek CDD C/O
Inframark
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, FL 33544

Property Address

Timber Creek CDD
10224 Opaline Sky Court
Ruskin, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
2024 Landscape Management Contract May 2025				\$4,954.00

Subtotal: \$4,954.00
Sales Tax: \$0.00
Invoice Total: \$4,954.00
Credits/Payments:
Balance Due: \$4,954.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$4,954.00	\$0.00	\$0.00	\$0.00	\$0.00

Grau and Associates

1001 W. Yamato Road, Suite 301
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. 27550
Date 05/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>5,700.00</u>
Current Amount Due	\$ <u><u>5,700.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,700.00	0.00	0.00	0.00	0.00	5,700.00

Payment due upon receipt.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

149070

DATE

5/2/2025

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#**DUE DATE**

6/1/2025

BILL TO

Timber Creek CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,600.00		2,600.00
Field Management	1	Ea	1,040.00		1,040.00
Personnel Services	1	Ea	2,600.00		2,600.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					6,715.00

Subtotal

\$6,715.00

Tax

\$0.00

Total Due

\$6,715.00

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150132

DATE

5/28/2025

BILL TO

Timber Creek CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#**DUE DATE**

6/27/2025

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	43	Ea	0.15		6.45
Subtotal					6.45

Subtotal

\$6.45

Tax

\$0.00

Total Due

\$6.45

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:

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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.



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

Date	Invoice
05/01/2025	37737
Account	
Timber Creek CDD	

Bill To:
Timber Creek CDD Attn: Accounts Payable 10224 Opaline Sky Court Riverview, FL 33578 United States

Ship To
Timber Creek CDD 10224 Opaline Sky Court Riverview, FL 33578 United States

Terms	Due Date	PO Number	Reference	
NET15	05/16/2025			

Service Request Number	593069
Summary	Footage requested
Billing Method	Actual Rates
Detail	Wed 4/30/2025/8:30 AM UTC-04/ Josh Nielsen (time)- Hey Sam, Listed below is the video link for 4/28 1710-1754. Let me know if you have any issues accessing the link. Camera_01_Timber_Timber_20250428171025_20250428175448_2722505.mp4 Respectfully, Joshua Nielsen MHD Communications Wed 4/30/2025/8:19 AM UTC-04/ Josh Nielsen (time)- - Video finished downloading - Moving the video over to one drive - Link: Camera_01_Timber_Timber_20250428171025_20250428175448_2722505.mp4 - Sending the link over to Sam Tue 4/29/2025/12:39 PM UTC-04/ Josh Nielsen (time)- 1710 kids walk up 1749 Sam walks up and the kids run off - Downloading footage from 1710 to 1750 - Will send the link over to Sam once its complete Tue 4/29/2025/9:08 AM UTC-04/ Ibtissam bakkar This email comes from outside the organization. Do not click links or open attachments unless it is an email you expected to receive. Hi Josh Could you please provide footage from yesterday at 17:14 of the Clubhouse as we were vandalized. Thanks! Sam Bakkar On-Site Manager

<div> <div>[image]</div> <div> 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544 717-465-2438 www.inframarkims.com </div> </div>				
<div> <div>Resolution</div> <div>Company Name</div> <div>Contact Name</div> <div>Timber Creek CDD</div> <div>Ibtissam bakkar</div> </div>				
Services	Work Type	Hours	Rate	Amount
<u>Billable Services</u>				
Help Desk Technician	Remote - Business Hours	1.25	150.00	\$187.50
Total Services:				\$187.50
<div> <div>We appreciate your business!</div> <div>MHD Communications accepts checks and all major credit cards.</div> <div>A late payment charge of 5% per month will be applied to all unpaid balances.</div> </div>		Invoice Subtotal:		\$187.50
		Sales Tax:		\$0.00
		Invoice Total:		\$187.50
		Payments:		\$0.00
		Credits:		\$0.00
		Balance Due:		\$187.50

Invoice Time Detail

Invoice Number: 37737
Company: Timber Creek CDD

Charge To: Timber Creek CDD / Footage requested Location: Main

Date	Staff	Notes	Bill	Hours	Rate	Ext Amt
04/29/2025	Nielsen, Josh	Service Ticket: 593069 Summary: Footage requested 1710 kids walk up 1749 Sam walks up and the kids run off - Downloading footage from 1710 to 1750 - Will send the link over to Sam once its complete	Y	1.00	150.00	\$150.00
04/30/2025	Nielsen, Josh	Service Ticket: 593069 Summary: Footage requested - Video finished downloading - Moving the video over to one drive - Link: Camera_01_Timber_Timber_20250428171025_20250428175448_2722505.mp4 - Sending the link over to Sam	Y	0.25	150.00	\$37.50

Subtotal: \$187.50

Invoice Time Total: **Billable Hours:** 1.25

INVOICE 278565004

Orkin
P O BOX 740473
CINCINNATI, OH 45274-0473

Dated 4/16/2025

TIMBER CREEK CLUBHOUSE CDD
10224 OPALINE SKY PL
RIVERVIEW, FL 33578-7668

Acct # 38723797

Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
-------------	---------	----------	-----	----------	------------

For service at: TIMBER CREEK CLUBHOUSE CDD 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668

PC Standard - Monthly - PC Standard	\$68.00	\$0.00	\$4.42		\$72.42
-------------------------------------	---------	--------	--------	--	---------

Total Payment Amount: \$0.00

PLEASE REMIT	\$72.42
---------------------	----------------

Phone #: (727) 526-9450

Orkin
P O BOX 740473
CINCINNATI, OH 45274-0473

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT
For service at: 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668
Phone #: (727) 526-9450

Acct # 38723797
TIMBER CREEK CLUBHOUSE CDD

INVOICE 278565004 Dated 4/16/2025
PLEASE REMIT \$72.42

TIMBER CREEK CDD
MEETING DATE: May 8, 2025
DMS: Lisa Castoria

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa		Salary Accepted	\$200.00
Paul Murray	✓	Salary Accepted	\$200.00
Claude Neidlinger	✓	Salary Accepted	\$200.00
David Hutchinson	✓	Salary Accepted	\$200.00
		Salary Accepted	\$200.00

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



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

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

Invoice details

Invoice no.: 10026-B
Terms: Net 30
Invoice date: 05/01/2025
Due date: 05/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 4 Waterways	1	\$380.00	\$380.00
2.			Please note our billing address is: P.O. Box 917 Parrish, FL 34219			
					Total	\$380.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Timber Creek CDD
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

May 06, 2025

Client: 001498

Matter: 000001

Invoice #: 26455

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/4/2025	MB	REVIEW AND RESPOND TO DISTRICT MANAGER REGARDING CONSTRUCTION PROJECT AND VANDALISM ISSUES.	0.3	\$97.50
4/10/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$412.50
4/10/2025	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$87.50
4/14/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING DISTRICT VANDALISM.	0.3	\$97.50
4/24/2025	MB	PREPARE FOR AND ATTEND INVITATION TO BID PUBLIC HEARING FOR BID OPENING.	0.9	\$292.50
Total Professional Services			3.7	\$1,092.50

May 06, 2025
Client: 001498
Matter: 000001
Invoice #: 26455

Page: 2

Total Services	\$1,092.50
Total Disbursements	\$0.00
Total Current Charges	\$1,092.50
Previous Balance	\$5,687.50
Less Payments	(\$5,687.50)
PAY THIS AMOUNT	\$1,092.50

Please Include Invoice Number on all Correspondence



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

Statement Date: May 07, 2025

Amount Due: \$23.34

Due Date: May 28, 2025

Account #: 221007724737

DO NOT PAY. Your account will be drafted on May 28, 2025

Account Summary

Current Service Period: April 02, 2025 - May 01, 2025

Previous Amount Due \$22.70

Payment(s) Received Since Last Statement -\$22.70

Current Month's Charges \$23.34

Amount Due by May 28, 2025 \$23.34

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

Your Energy Insight



Your average daily kWh used was **12.5% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.



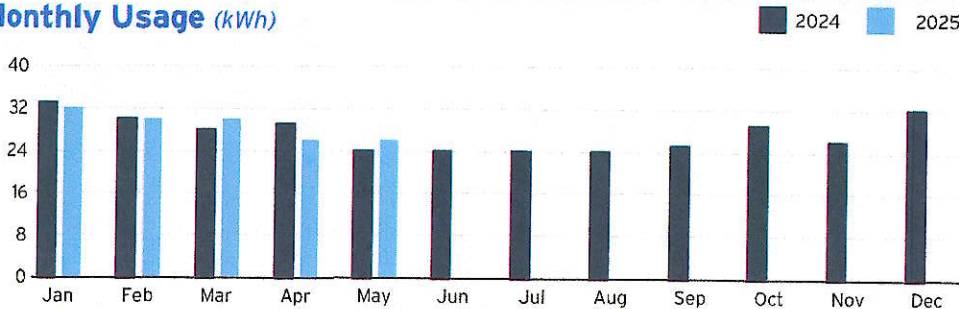
DOWNED IS DANGEROUS!

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007724737

Due Date: May 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$23.34

Payment Amount: \$ _____

652618885527

Your account will be
drafted on May 28, 2025

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Account #: 221007724737
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Meter Read

Service Period: Apr 02, 2025 - May 01, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	05/01/2025	1,537		1,511		26 kWh	1	30 Days

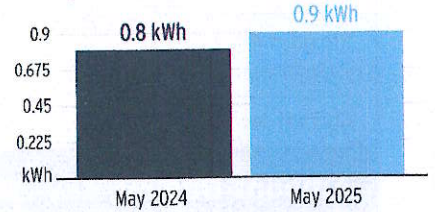
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	26 kWh @ \$0.08641/kWh	\$2.25
Fuel Charge	26 kWh @ \$0.03083/kWh	\$0.80
Storm Protection Charge	26 kWh @ \$0.00577/kWh	\$0.15
Clean Energy Transition Mechanism	26 kWh @ \$0.00418/kWh	\$0.11
Storm Surcharge	26 kWh @ \$0.02121/kWh	\$0.55
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.34

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit [FloridaDisaster.org](https://www.floridadisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$23.34

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tecoaccount.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

[TampaElectric.com](https://www.tampaelectric.com)

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT
10221 HAPPY HEART AVE
RIVERVIEW, FL 33578-3427

Statement Date: May 07, 2025

Amount Due: \$69.17

Due Date: May 28, 2025
Account #: 221007708326

DO NOT PAY. Your account will be drafted on May 28, 2025

Account Summary

Current Service Period: April 02, 2025 - May 01, 2025

Previous Amount Due	\$65.76
Payment(s) Received Since Last Statement	-\$65.76

Current Month's Charges	\$69.17
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Amount Due by May 28, 2025	\$69.17
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

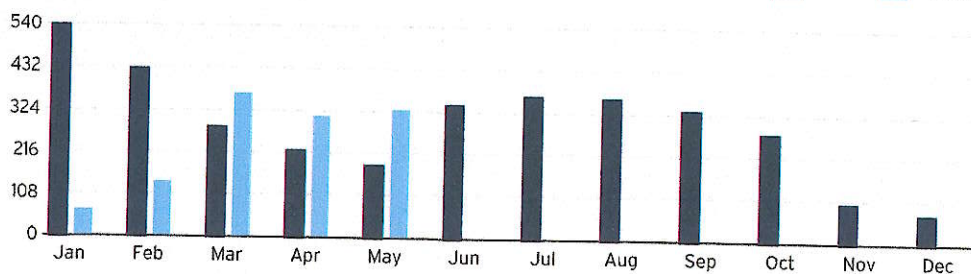
Your average daily kWh used was **83.33% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view
your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

If you see a downed power line, move
a safe distance away and call 911.
For more safety tips, visit

TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007708326

Due Date: May 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$69.17

Payment Amount: \$ _____

652618885526

Your account will be
drafted on May 28, 2025

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10221 HAPPY HEART AVE
RIVERVIEW, FL 33578-3427

Account #: 221007708326
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Meter Read

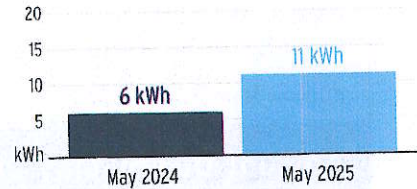
Service Period: Apr 02, 2025 - May 01, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	05/01/2025	21,766	21,439		327 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	327 kWh @ \$0.08641/kWh	\$28.26
Fuel Charge	327 kWh @ \$0.03083/kWh	\$10.08
Storm Protection Charge	327 kWh @ \$0.00577/kWh	\$1.89
Clean Energy Transition Mechanism	327 kWh @ \$0.00418/kWh	\$1.37
Storm Surcharge	327 kWh @ \$0.02121/kWh	\$6.94
Florida Gross Receipt Tax		\$1.73
Electric Service Cost		\$69.17

Important Messages

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$69.17

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



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Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
10224 OPALINE SKY PL, CLUBHSE
RIVERVIEW, FL 33578-7668

Statement Date: May 07, 2025

Amount Due: \$1,350.26

Due Date: May 28, 2025
Account #: 221007683099

DO NOT PAY. Your account will be drafted on May 28, 2025

Account Summary

Previous Amount Due	\$1,309.88
Payment(s) Received Since Last Statement	-\$1,309.88
Current Month's Charges	\$1,350.26

Amount Due by May 28, 2025 \$1,350.26

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

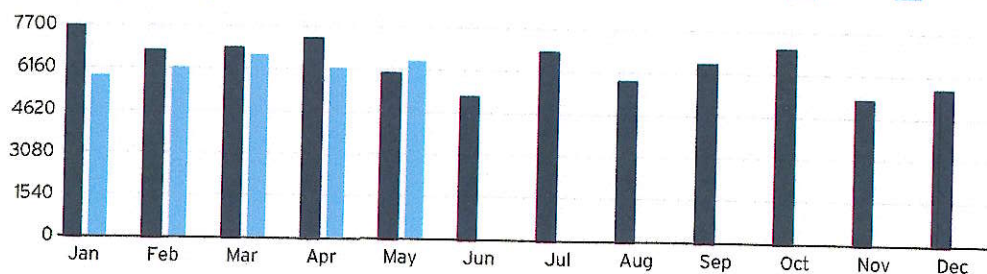
Your Energy Insight

- Your average daily kWh used was **2.88% higher** than the same period last year.
- Your average daily kWh used was **.47% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. For more safety tips, visit

TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007683099

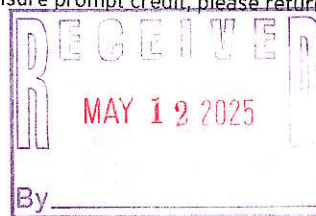
Due Date: May 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$1,350.26

Payment Amount: \$ _____

652618885524

Your account will be drafted on May 28, 2025

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

Account #: 221007683099
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Meter Read

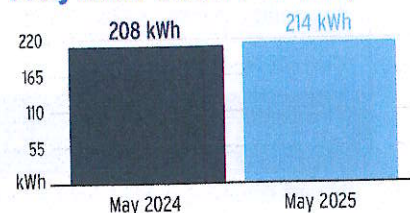
Service Period: Apr 02, 2025 - May 01, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514614	05/01/2025	36,411	29,978	6,433 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	6,433 kWh @ \$0.08641/kWh	\$555.88
Fuel Charge	6,433 kWh @ \$0.03083/kWh	\$198.33
Storm Protection Charge	6,433 kWh @ \$0.00577/kWh	\$37.12
Clean Energy Transition Mechanism	6,433 kWh @ \$0.00418/kWh	\$26.89
Storm Surcharge	6,433 kWh @ \$0.02121/kWh	\$136.44
Florida Gross Receipt Tax		\$24.96

Electric Service Cost

\$998.52

Billing information continues on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Service For:
10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

Account #: 221007683099
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Service Period: Apr 02, 2025 - May 01, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	173 kWh @ \$0.03412/kWh	\$5.90
Fixture & Maintenance Charge	7 Fixtures	\$138.77
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	173 kWh @ \$0.03059/kWh	\$5.29
Storm Protection Charge	173 kWh @ \$0.00559/kWh	\$0.97
Clean Energy Transition Mechanism	173 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	173 kWh @ \$0.01230/kWh	\$2.13
Florida Gross Receipt Tax		\$0.37

Lighting Charges **\$351.74**

Total Current Month's Charges

\$1,350.26



Service For:
10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

Account #: 221007683099
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Important Messages

Be Prepared This Storm Season

Visit [FloridaDisaster.org](https://www.floridadisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.



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

Statement Date: May 07, 2025

Amount Due: \$3,444.52

Due Date: May 28, 2025

Account #: 211018485063

DO NOT PAY. Your account will be drafted on May 28, 2025



Account Summary

Previous Amount Due	\$3,444.52
Payment(s) Received Since Last Statement	-\$3,444.52
Current Month's Charges	\$3,444.52

Amount Due by May 28, 2025 \$3,444.52

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



Scan here to view
your account online.



**DOWNED IS
DANGEROUS!**

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

For more safety tips, visit
TampaElectric.com/PowerLineSafety

Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211018485063

Due Date: May 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$3,444.52

Payment Amount: \$ _____

677310123508

Your account will be
drafted on May 28, 2025

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 211018485063
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Service Period: Apr 02, 2025 - May 01, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	76 kWh @ \$0.03412/kWh	\$2.59
Fixture & Maintenance Charge	4 Fixtures	\$66.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	76 kWh @ \$0.03059/kWh	\$2.32
Storm Protection Charge	76 kWh @ \$0.00559/kWh	\$0.42
Clean Energy Transition Mechanism	76 kWh @ \$0.00043/kWh	\$0.03
Storm Surcharge	76 kWh @ \$0.01230/kWh	\$0.93
Florida Gross Receipt Tax		\$0.16
Lighting Charges		\$186.17

Billing information continues on next page →

00000039-0000959-Page 22 of 30

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

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866-832-6249
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813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Account #: 211018485063
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Service Period: Apr 02, 2025 - May 01, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1330 kWh @ \$0.03412/kWh	\$45.38
Fixture & Maintenance Charge	70 Fixtures	\$1162.70
Lighting Pole / Wire	70 Poles	\$1982.40
Lighting Fuel Charge	1330 kWh @ \$0.03059/kWh	\$40.68
Storm Protection Charge	1330 kWh @ \$0.00559/kWh	\$7.43
Clean Energy Transition Mechanism	1330 kWh @ \$0.00043/kWh	\$0.57
Storm Surcharge	1330 kWh @ \$0.01230/kWh	\$16.36
Florida Gross Receipt Tax		\$2.83

Lighting Charges **\$3,258.35**

Total Current Month's Charges

\$3,444.52



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

Account #: 211018485063
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Important Messages

Be Prepared This Storm Season

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Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.



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

Statement Date: May 07, 2025

Amount Due: \$19.38

Due Date: May 28, 2025
Account #: 221007623665

DO NOT PAY. Your account will be drafted on May 28, 2025



Account Summary

Current Service Period: April 02, 2025 - May 01, 2025

Previous Amount Due	\$13.03
Payment(s) Received Since Last Statement	-\$13.03

Current Month's Charges	\$19.38
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Amount Due by May 28, 2025	\$19.38
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

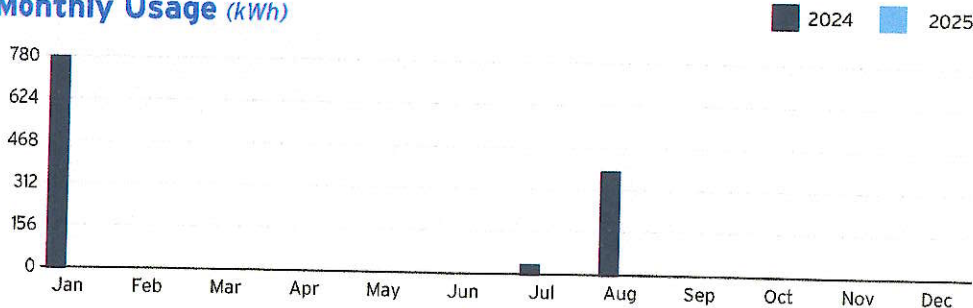


DOWNED IS DANGEROUS!

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a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007623665

Due Date: May 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$19.38

Payment Amount: \$ _____

652618885523

Your account will be
drafted on May 28, 2025

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



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

Account #: 221007623665
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Meter Read

Service Period: Apr 02, 2025 - May 01, 2025

Rate Schedule: General Service - Non Demand

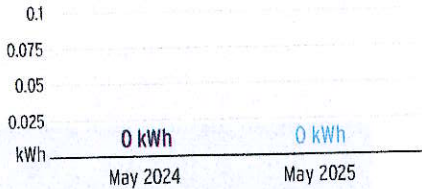
Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000498720	05/01/2025	69,258	69,258	0 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
	Florida Gross Receipt Tax		\$0.48
	Electric Service Cost		\$19.38

Total Current Month's Charges	\$19.38
--------------------------------------	----------------

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source Update
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Ways To Pay Your Bill

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Find list of Payment Agents at TampaElectric.com
- Mail A Check**
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TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT
10224 OPALINE SKY PL, WELL
RIVERVIEW, FL 33578-7668

Statement Date: May 07, 2025

Amount Due: \$107.81

Due Date: May 28, 2025
Account #: 221007683412

DO NOT PAY. Your account will be drafted on May 28, 2025

Account Summary

Current Service Period: April 02, 2025 - May 01, 2025

Previous Amount Due	\$93.32
Payment(s) Received Since Last Statement	-\$93.32

Current Month's Charges	\$107.81
-------------------------	----------

Amount Due by May 28, 2025	\$107.81
----------------------------	----------

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

Your Energy Insight



Your average daily kWh used was **46.15% higher** than the same period last year.



Your average daily kWh used was **11.76% higher** than it was in your previous period.



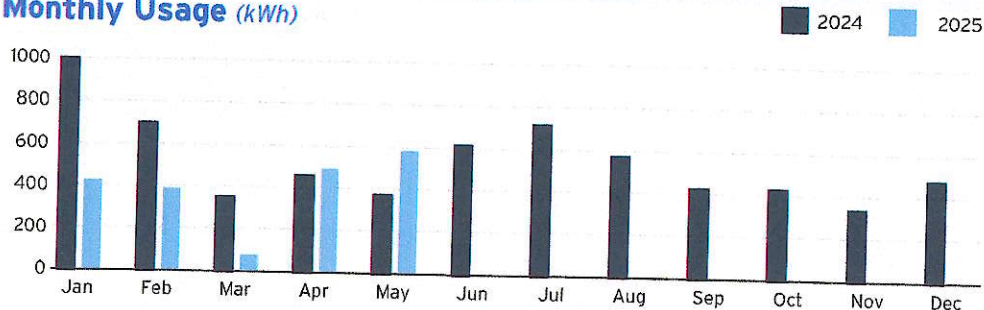
Scan here to view
your account online.



DOWNED IS DANGEROUS!

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a safe distance away and call 911.
For more safety tips, visit
TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007683412

Due Date: May 28, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$107.81

Payment Amount: \$ _____

65261885525

Your account will be
drafted on May 28, 2025

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

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
10224 OPALINE SKY PL
WELL, RIVERVIEW, FL 33578-7668

Account #: 221007683412
Statement Date: May 07, 2025
Charges Due: May 28, 2025

Meter Read

Service Period: Apr 02, 2025 - May 01, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000500726	05/01/2025	30,405	29,824	581 kWh	1	30 Days

Charge Details



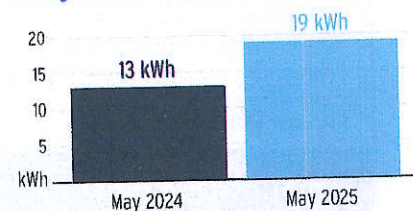
Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	581 kWh @ \$0.08641/kWh	\$50.20
Fuel Charge	581 kWh @ \$0.03083/kWh	\$17.91
Storm Protection Charge	581 kWh @ \$0.00577/kWh	\$3.35
Clean Energy Transition Mechanism	581 kWh @ \$0.00418/kWh	\$2.43
Storm Surcharge	581 kWh @ \$0.02121/kWh	\$12.32
Florida Gross Receipt Tax		\$2.70
Electric Service Cost		\$107.81

Total Current Month's Charges

\$107.81

Avg kWh Used Per Day



Important Messages

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P.O. Box 31318
Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111



Credit or Debit Card

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Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
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Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-11

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7691161



000001575 02 SP 106481281303800 P

Timber Creek Comnty Devel Dist
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





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

Invoice Number: 7691161
Account Number: 240195000
Invoice Date: 03/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Timber Creek Comnty Devel Dist
ATTN District Manager
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

**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: 7691161
Account Number: 240195000
Current Due: \$2,693.75

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 240195000
Invoice # 7691161
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 55107

Invoice Number: 7691161
Invoice Date: 03/25/2025
Account Number: 240195000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

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 03/01/2025 - 02/28/2026				\$2,500.00
Incidental Expenses 03/01/2025 to 02/28/2026	2,500.00	0.0775		\$193.75
Subtotal Incidental Expenses				\$193.75
TOTAL AMOUNT DUE				\$2,693.75





A-Quality Pool Service
3940 Trump Place
Zephyrhills, FL 33542
info@a-qualitypools.net
813-453-5988

Invoice

Invoice Date	Invoice #
5/1/2025	976176
Balance	\$155.00

Bill To
Timber Creek/ Lisa Castoria-Tax Exempt 10224 Opaline Sky Court Riverview, FL 33578

Ship To
Timber Creek/ Lisa Castoria 10224 Opaline Sky Court Riverview, FL 33578

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		5/9/2025			
Quantity	Description				Price Each	Amount
1	APRIL REPAIRS					
	Deep Cleaning of Filter Grids And Pit				155.00	155.00
	-Unclogged Line Of Leave And Debris					
	-Includes Labor And Materials					
	-Completed 04/15/2025					
	Sales Tax				7.00%	0.00



Disaster Law and Consulting, LLC
3122 Mahan Drive, Suite 801-224
Tallahassee, Florida 32308
850-445-2306

April 2025 Invoice for the Timber Creek CDD

Invoice Period: April 1, 2025 - April 30, 2025
Invoice Date: April 30, 2025
Total Invoice Amount: **\$500.00**

Position	Hours	Rate	Cost
Legal Counsel	2.0	\$250	\$500.00

Thank you for your trust and your business.

Disaster Law and Consulting, LLC

April 2025 Timesheet for the Timber Creek CDD

<u>Date</u>	<u>Hours</u>	<u>Description</u>
4/11	0.25	Email exchange with District concerning project costs and procurement status
4/22	0.25	Review compilation of all project costs.
4/24	0.50	Email exchange with FEMA re project status. Email exchange with District re result of ITB and respective bid amounts, including discussion of award protocols.
4/29	1.0	Prepare for and participate in conference call concerning Site Masters bid

Total Invoice Amount: 2.0 hours @ \$250 per hour = \$500.00



Signature

4/30/25

Date

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25519
Invoice Date 05/12/25
Payment Terms Net 30
PO Number
Sales Rep Shane Wumkes

Bill To

Timber Creek CDD C/O
Inframark
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, FL 33544

Property Address

Timber Creek CDD
10224 Opaline Sky Court
Ruskin, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
2024 Landscape Management Contract				
IRR - Pre-Approved Repairs - 05/12/2025				\$166.65
Labor - 05/08/25	2.00 Hrs	\$80.00	\$160.00	
Drip- Coupler	14.00 ea	\$0.48	\$6.65	

Subtotal: \$166.65

Sales Tax: \$0.00

Invoice Total: \$166.65

Credits/Payments:

Balance Due: \$166.65

Current
\$11,334.84

**1-30 Days
Past Due**
\$0.00

**31-60 Days
Past Due**
\$0.00

**61-90 Days
Past Due**
\$0.00

**90+ Days
Past Due**
\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25488
Invoice Date 04/30/25
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

Timber Creek CDD C/O
Inframark
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, FL 33544

Property Address

Timber Creek CDD
10224 Opaline Sky Court
Ruskin, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
4 corners- remove plants between sidewalk and street				

Remove declining plants at the 4 corner entrance between the sidewalk and the street only.
Rake and level beds to be the same height as the sidewalk.
Remove and dispose of any excess soil
Install 2,250 s/f. St. Augustine Sod
Modify irrigation system from drip to spray heads for new sod.
Clean up and dispose of all debris.



Landscape Enhancement - 04/30/2025

Dump & Disposal	1.00 Each	\$145.00	\$145.00
Maintenance Crew	21.00 Hrs	\$78.00	\$1,638.00
St. Augustine 'Floritam' Sod	2,250.0 SqFt	\$1.62	\$3,653.82
	0		

\$5,436.82

Irrigation Enhancement & Repairs - 04/30/2025

Irrigation Parts & Materials	3.00 ea	\$85.00	\$255.00
Irrigation Technician - New	6.00 Hrs	\$87.06	\$522.37

\$777.37



Subtotal:	\$6,214.19
Sales Tax:	\$0.00
Invoice Total:	\$6,214.19
Credits/Payments:	
Balance Due:	\$6,214.19

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$11,168.19	\$0.00	\$0.00	\$0.00	\$0.00



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: 0053804
 Date: 04/22/2025
 Terms: NET 0
 Due Date: 04/22/2025

Bill To: Timber Creek cdd
 lisa.castoria@inframark.com,
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Community fences 3 of sections \$400 One sections near the house needed metarial 2 post and 7 middle panels	1	\$1,700.00	\$1,700.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$1,700.00
TAX 0%	\$0.00
Total	\$1,700.00
Paid	\$0.00

Balance Due \$1,700.00



Please detach and send with remittance to:

Neptune Multi services LLC
11423 Crestlake Village Dr
Riverview, FL, 33569

Remittance Advice for Invoice # 0053804 on 04/22/2025

Balance Due \$1,700.00

Paid

Received From: Timber Creek cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

INVOICE
#050725-2

To: Timber Creek CDD
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Date: May 7, 2025

Pond 1 – Temporary Slope Protection

Provided temporary slope protection on east side Pond 1 outfall control structure prior to permanent, complete erosion repair.

TOTAL DUE \$6,500

3C

Timber Creek Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2020						
	GENERAL	SERIES 2018	SERIES 2020	CAPITAL	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	FIXED ASSETS	LONG-TERM	
FUND	FUND	FUND	FUND	FUND	DEBT FUND		
ASSETS							
Cash - Operating Account	\$ 11,106	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,106
Cash In Bank	59,539	-	-	-	-	-	59,539
Due From Other Funds	-	361,322	-	-	-	-	361,322
Investments:							
Acquisition & Construction Account	-	-	-	70	-	-	70
Prepayment Account	-	103	466	-	-	-	569
Reserve Fund	-	233,000	5,000	-	-	-	238,000
Revenue Fund	-	72,628	379,337	-	-	-	451,965
Deposits	4,220	-	-	-	-	-	4,220
Fixed Assets							
Stormwater Management	-	-	-	-	3,098,013	-	3,098,013
Equipment and Furniture	-	-	-	-	12,862	-	12,862
Amenity Facilities	-	-	-	-	1,468,223	-	1,468,223
Amount Avail In Debt Services	-	-	-	-	-	311,222	311,222
Amount To Be Provided	-	-	-	-	-	6,692,310	6,692,310
TOTAL ASSETS	\$ 74,865	\$ 667,053	\$ 384,803	\$ 70	\$ 4,579,098	\$ 7,003,532	\$ 12,709,421
LIABILITIES							
Accounts Payable	\$ 17,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,323
Bonds Payable	-	-	-	-	-	7,003,531	7,003,531
Due To Other Funds	5,178	-	356,144	-	-	-	361,322
TOTAL LIABILITIES	22,501	-	356,144	-	-	7,003,531	7,382,176

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

		SERIES 2018	SERIES 2020	SERIES 2020				
	GENERAL	DEBT SERVICE	DEBT SERVICE	CAPITAL	GENERAL	GENERAL		
ACCOUNT DESCRIPTION	FUND	FUND	FUND	PROJECTS	FIXED ASSETS	LONG-TERM		TOTAL
				FUND	FUND	DEBT FUND		
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	667,053	28,659	-	-	-		695,712
Capital Projects	-	-	-	70	-	-		70
Unassigned:	52,364	-	-	-	4,579,098	1		4,631,463
TOTAL FUND BALANCES	52,364	667,053	28,659	70	4,579,098	1		5,327,245
TOTAL LIABILITIES & FUND BALANCES	\$ 74,865	\$ 667,053	\$ 384,803	\$ 70	\$ 4,579,098	\$ 7,003,532	\$	\$ 12,709,421

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,028	\$ 1,028	0.00%
Interest - Tax Collector	-	1,298	1,298	0.00%
Special Assmnts- Tax Collector	369,534	340,751	(28,783)	92.21%
Other Miscellaneous Revenues	-	250	250	0.00%
TOTAL REVENUES	369,534	343,327	(26,207)	92.91%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,400	5,600	53.33%
ProfServ-Trustee Fees	6,900	5,614	1,286	81.36%
Disclosure Report	4,200	3,235	965	77.02%
District Counsel	5,000	24,670	(19,670)	493.40%
District Engineer	4,000	16,476	(12,476)	411.90%
District Manager	31,200	23,145	8,055	74.18%
Auditing Services	5,700	5,700	-	100.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	200	67	133	33.50%
Insurance - General Liability	3,750	3,750	-	100.00%
Public Officials Insurance	3,067	3,067	-	100.00%
Legal Advertising	2,000	7,124	(5,124)	356.20%
Bank Fees	200	-	200	0.00%
Website Administration	1,500	4,125	(2,625)	275.00%
Office Supplies	500	-	500	0.00%
Dues, Licenses, Subscriptions	1,000	506	494	50.60%
Total Administration	82,717	105,379	(22,662)	127.40%
<u>Utility Services</u>				
Utility - Water	4,000	4,653	(653)	116.33%
Utility - Electric	4,082	11,592	(7,510)	283.98%
Utility - StreetLights	58,445	26,798	31,647	45.85%
Total Utility Services	66,527	43,043	23,484	64.70%

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Waterway Management	4,600	9,715	(5,115)	211.20%
ProfServ - Field Management Onsite Staff	31,200	20,800	10,400	66.67%
Field Manager	12,480	8,320	4,160	66.67%
Contracts-Pools	24,000	53,516	(29,516)	222.98%
Janitorial Services & Supplies	11,700	7,950	3,750	67.95%
Telephone, Cable & Internet Service	1,800	1,421	379	78.94%
Insurance -Property & Casualty	17,510	17,891	(381)	102.18%
R&M-Clubhouse	9,000	5,592	3,408	62.13%
R&M-Other Landscape	8,000	6,548	1,452	81.85%
R&M-Pools	1,000	5,272	(4,272)	527.20%
R&M-Tree Trimming Services	4,000	-	4,000	0.00%
R&M-Rsrve - P14 Covina Key	2,500	-	2,500	0.00%
Landscape Maintenance	49,500	51,095	(1,595)	103.22%
Plant Replacement Program	1,000	-	1,000	0.00%
Mulch & Tree Trimming	5,000	-	5,000	0.00%
Miscellaneous Maintenance	10,000	20,384	(10,384)	203.84%
Irrigation Maintenance	3,000	1,799	1,201	59.97%
Reserve - Undesignated	24,000	6,680	17,320	27.83%
Total Other Physical Environment	220,290	216,983	3,307	98.50%
TOTAL EXPENDITURES	369,534	365,405	4,129	98.88%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(22,078)	(22,078)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		74,442		
FUND BALANCE, ENDING		\$ 52,364		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,507	\$ 13,507	0.00%
Special Assmnts- Tax Collector	463,026	495,102	32,076	106.93%
TOTAL REVENUES	463,026	508,609	45,583	109.84%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	140,000	-	140,000	0.00%
Interest Expense	323,026	460,138	(137,112)	142.45%
Total Debt Service	463,026	460,138	2,888	99.38%
TOTAL EXPENDITURES	463,026	460,138	2,888	99.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	48,471	48,471	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		618,582		
FUND BALANCE, ENDING		\$ 667,053		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2020 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,976	\$ 5,976	0.00%
Special Assmnts- Tax Collector	22,625	25,457	2,832	112.52%
TOTAL REVENUES	22,625	31,433	8,808	138.93%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	5,000	5,000	-	100.00%
Interest Expense	17,625	17,500	125	99.29%
Total Debt Service	22,625	22,500	125	99.45%
TOTAL EXPENDITURES	22,625	22,500	125	99.45%
Excess (deficiency) of revenues Over (under) expenditures	-	8,933	8,933	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(35)	(35)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(35)	(35)	0.00%
Net change in fund balance	\$ -	\$ 8,898	\$ 8,898	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		19,761		
FUND BALANCE, ENDING		\$ 28,659		

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
Series 2020 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8	\$ 8	0.00%
TOTAL REVENUES	-	8	8	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	8	8	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	35	35	0.00%
TOTAL FINANCING SOURCES (USES)	-	35	35	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 43</u>	<u>\$ 43</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		27		
FUND BALANCE, ENDING		<u>\$ 70</u>		

Bank Account Statement

Timber Creek CDD

Thursday, June 26, 2025

Page 1

Bank Account No. 7801

Statement No. 05_25

Statement Date 05/31/2025

G/L Account No. 101002 Balance	59,538.68	Statement Balance	69,994.07
		Outstanding Deposits	13.03
Positive Adjustments	0.00	Subtotal	70,007.10
Subtotal	59,538.68	Outstanding Checks	-10,468.42
Negative Adjustments	0.00	Ending Balance	59,538.68
Ending G/L Balance	59,538.68		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
05/29/2025		JE000605		Transfer funds from Truist	60,000.00	60,000.00	0.00
05/23/2025		JE000633	Postage, Phone, Faxes, Copies	Return Item check #100033	59.78	59.78	0.00
05/31/2025		JE000634	Interest - Investments	Interest Earned	150.47	150.47	0.00
Total Deposits					60,210.25	60,210.25	0.00
Checks							
04/17/2025	Payment	100027	ORKIN LLC	Inv: 278565003, Inv:	-205.55	-205.55	0.00
04/28/2025	Payment	100030	NEPTUNE MULTI SERVICES LLC	Inv: 0053802, Inv: 0053803	-1,050.00	-1,050.00	0.00
04/28/2025	Payment	100031	MHD COMMUNICATION S	Inv: 37645	-337.50	-337.50	0.00
05/01/2025	Payment	1011	NEPTUNE MULTI SERVICES LLC	Check for Vendor V00011	-1,470.00	-1,470.00	0.00
05/09/2025	Payment	1012	CLAUDE A. NEIDLINGER	Check for Vendor V00062	-200.00	-200.00	0.00
05/09/2025	Payment	1013	DAVID EVAN HUTCHINSON	Check for Vendor V00060	-200.00	-200.00	0.00
05/09/2025	Payment	100032	DISASTER LAW AND CONSULTING LLC	Inv: 043025-	-500.00	-500.00	0.00
05/09/2025	Payment	100033	INFRAMARK LLC	Inv: 147971	-59.78	-59.78	0.00
05/15/2025	Payment	1014	PAUL MURRAY	Check for Vendor V00078	-200.00	-200.00	0.00
05/15/2025	Payment	100035	GRAU AND ASSOCIATES	Inv: 27550	-5,700.00	-5,700.00	0.00
05/15/2025	Payment	100036	A-QUALITY POOL SERVICE	Inv: 976176	-155.00	-155.00	0.00
05/15/2025	Payment	100037	ORKIN LLC	Inv: 278565004	-72.42	-72.42	0.00
05/15/2025	Payment	100038	US BANK	Inv: 7691161	-2,693.75	-2,693.75	0.00
05/20/2025	Payment	100039	STRALEY ROBIN VERICKER	Inv: 26455	-1,092.50	-1,092.50	0.00
05/20/2025	Payment	100040	BGE INC	Inv: 20826	-1,794.66	-1,794.66	0.00

Bank Account Statement

Timber Creek CDD

Thursday, June 26, 2025

Page 2

Bank Account No. 7801

Statement No. 05_25

Statement Date

05/31/2025

05/20/2025	Payment	100041	MHD COMMUNICATION S	Inv: 37737	-187.50	-187.50	0.00
05/20/2025	Payment	100043	FIELDSTONE LANDSCAPE SERVICES, LLC	Inv: 25405, Inv: 25488, Inv: 25519	-11,334.84	-11,334.84	0.00
05/21/2025	Payment	300016	CHARTER COMMUNICATION S ACH	Inv: 2455305050625 ACH	-205.00	-205.00	0.00
05/23/2025	Payment	300017	TECO TAMPA ELECTRIC ACH	Inv: 050725-3665 ACH	-19.38	-19.38	0.00
05/27/2025	Payment	300018	TECO TAMPA ELECTRIC ACH	Inv: 050725-3099 ACH	-1,350.26	-1,350.26	0.00
05/27/2025	Payment	300019	TECO TAMPA ELECTRIC ACH	Inv: 050725-4737 ACH	-23.34	-23.34	0.00
05/27/2025	Payment	300020	TECO TAMPA ELECTRIC ACH	Inv: 050725-5063 ACH	-3,444.52	-3,444.52	0.00
05/27/2025	Payment	300021	TECO TAMPA ELECTRIC ACH	Inv: 050725-3412 ACH	-107.81	-107.81	0.00
05/27/2025	Payment	300022	TECO TAMPA ELECTRIC ACH	Inv: 050725-8326 ACH	-69.17	-69.17	0.00
Total Checks					-32,472.98	-32,472.98	0.00

Adjustments

Total Adjustments

Outstanding Checks

02/13/2025	Payment	300026	BOCC ACH	Inv: 012425-4734	-451.11	
01/28/2025	Payment	300027	TECO TAMPA ELECTRIC ACH	Inv: 010825-3412	-71.55	
03/14/2025	Payment	100002	SITEX AQUATICS	Inv: 9677-B	-380.00	
04/16/2025	Payment	300007	BOCC ACH	Inv: 032625-4734	-441.21	
04/25/2025	Payment	300014	TECO TAMPA ELECTRIC ACH	Inv: 040725-3665	-18.74	
05/09/2025	Payment	100034	ACTION SECURITY, INC	Inv: 29222	-125.00	
05/13/2025	Payment	300015	BOCC ACH	Inv: 042425-4734 ACH	-485.81	
05/20/2025	Payment	100042	A-QUALITY POOL SERVICE	Inv: 976429	-1,995.00	
05/31/2025	Payment	1016	SITE MASTERS OF FL LLC	Check for Vendor V00089	-6,500.00	

Total Outstanding Checks

-10,468.42

Outstanding Deposits

05/01/2025		JE000604		Reverse Bank recon adj	13.03	
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Total Outstanding Deposits

13.03

Bank Account Statement

Timber Creek CDD

Tuesday, July 1, 2025

Page 1

Bank Account No. 9163

Statement No. 05_25

Statement Date

05/31/2025

G/L Account No. 101001 Balance	10,703.71	Statement Balance	12,358.58
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	10,703.71	Subtotal	12,358.58
Negative Adjustments	0.00	Outstanding Checks	-1,654.87
Ending G/L Balance	10,703.71	Ending Balance	10,703.71

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/01/2025		JE000539	Utility - Electric	Reverse Bank recon adj	23.07	23.07	0.00
02/01/2025		JE000541	Utility - Electric	Reverse Bank recon adj	26.12	26.12	0.00
02/01/2025		JE000543	Utility - Electric	Reverse Bank recon adj	71.55	71.55	0.00
02/01/2025		JE000545	Utility - Electric	Reverse Bank recon adj	1,034.83	1,034.83	0.00
02/01/2025		JE000547	Utility - Electric	Reverse Bank recon adj	3,285.76	3,285.76	0.00
03/01/2025		JE000556	Utility - Water	Rev Bank recon adj HC-	451.11	451.11	0.00
05/31/2025		JE000652	Utility - Electric	ADJ	4,561.91	4,561.91	0.00
Total Deposits					9,454.35	9,454.35	0.00
Checks							
							0.00
02/06/2025	Payment	300012	TECO TAMPA ELECTRIC ACH	Inv: 010825-4737	-24.21	-24.21	0.00
02/06/2025	Payment	300013	TECO TAMPA ELECTRIC ACH	Inv: 010825-3099	-1,043.50	-1,043.50	0.00
02/06/2025	Payment	300014	TECO TAMPA ELECTRIC ACH	Inv: 010825-8326	-28.64	-28.64	0.00
02/06/2025	Payment	300015	TECO TAMPA ELECTRIC ACH	Inv: 010825-5063	-3,426.79	-3,426.79	0.00
02/06/2025	Payment	300016	TECO TAMPA ELECTRIC ACH	Inv: 010825-3665 ACH	-20.03	-20.03	0.00
02/25/2025	Payment	300023	TECO TAMPA ELECTRIC ACH	Inv: 020625-3665	-18.74	-18.74	0.00
05/20/2025	Payment	1099	DEPARTMENT OF HEALTH IN	Payment of Invoice 001419	-275.00	-275.00	0.00
05/29/2025		JE000605		Transfer funds from Truist	-60,000.00	-60,000.00	0.00
05/27/2025	Payment	DD242	BOCC ACH	Payment of Invoice 001329	-451.11	-451.11	0.00
05/31/2025		JE000653	Utility - Electric	ADJ	-4,441.33	-4,441.33	0.00
Total Checks					-69,729.35	-69,729.35	0.00

Adjustments

Total Adjustments

Bank Account Statement

Timber Creek CDD

Tuesday, July 1, 2025
Page 2

Bank Account No. 9163
Statement No. 05_25

Statement Date 05/31/2025

Outstanding Checks

07/03/2024	Payment	1003	CHARTER COMMUNICATION S ACH	Check for Vendor V00020	-209.97
11/22/2024	Payment	1067	CARLOS DE LA OSSA	Check for Vendor V00053	-200.00
12/19/2024	Payment	0	TIMBER CREEK CDD	Inv: 11222024-02	-213.35
02/03/2025	Payment	100027	FOUNTAIN KINGS INC	Inv: 1084	-960.00
05/27/2025	Payment	DD243	TECO TAMPA ELECTRIC ACH	Payment of Invoice 001337	-71.55
Total Outstanding Checks					-1,654.87

Outstanding Deposits

Total Outstanding Deposits

Fourth Order of Business

4Ci

TIMBER CREEK CDD

Field Inspection - July 2025

Tuesday, July 1, 2025

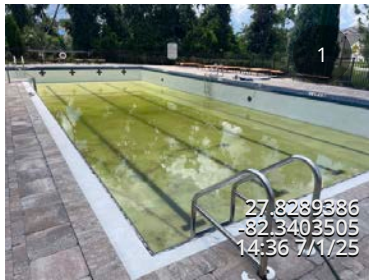
Prepared For Timber Creek CDD Board Of Supervisors

19 Items Identified

ITEM 1

Assigned To: District Manager

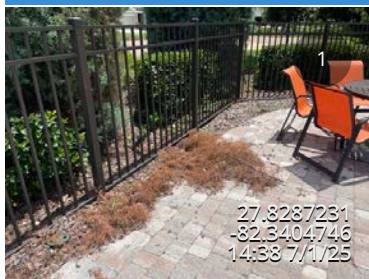
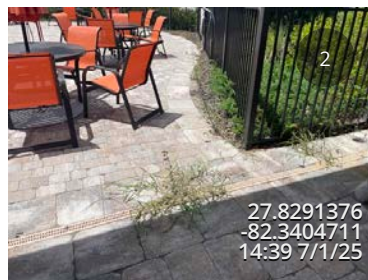
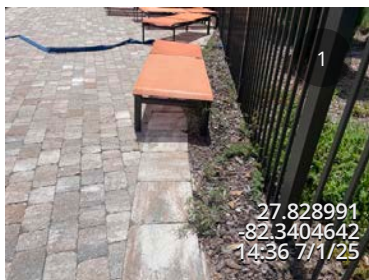
Pool will remain closed until further notice.



ITEM 2

Assigned To: Fieldstone

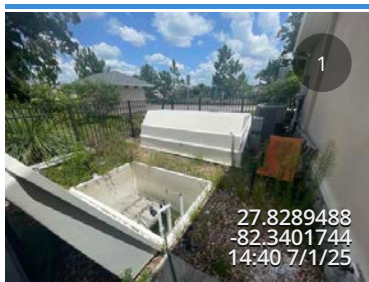
Weeds need to be treated around the pool, the landscapers are now able to access inside the fence.



ITEM 3

Assigned To: Fieldstone

Please remove any debris/limbs from the pool deck.



ITEM 4

Assigned To: Fieldstone

Please also treat weeds around the pool pumps/equipment.

ITEM 5

Assigned To: Fieldstone

The basketball court looks good, tree trimming/removal and mulch in the landscaping beds has been tabled.



ITEM 6

Assigned To: Fieldstone

Any Viburnum that were completely dead have been removed and a light layer of mulch was installed in their place.

ITEM 7

Assigned To: Neptune

Please provide a quote to repair the monument in front of the clubhouse. All of the pieces are in the raised planter.



ITEM 8

Assigned To: Fieldstone

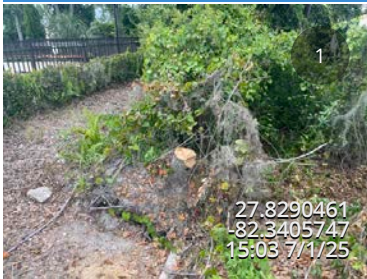
Vines and weeds from the conservation area are choking out a section of ferns by the parking lot.



ITEM 9

Assigned To: Fieldstone

Please treat wasp nest under the playground.



ITEM 10

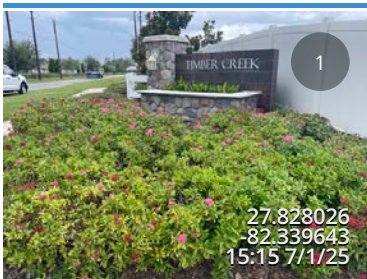
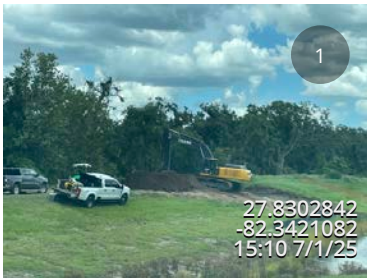
Assigned To: Fieldstone

The dead tree behind the pool has been removed.

ITEM 11

Assigned To: District Manager

Remediation of the pond banks is underway.



ITEM 12

Assigned To: Fieldstone

The Pentas at the monuments are flushing out and blooming nicely.

ITEM 13

Assigned To: Fieldstone

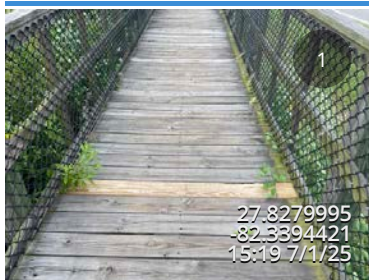
The new turf at Tucker Jones Rd and Miracle Mile Dr is growing well. One spot was cut too short.



ITEM 14

Assigned To: Neptune

The damaged board on the boardwalk was replaced.



ITEM 15

Assigned To: Fieldstone

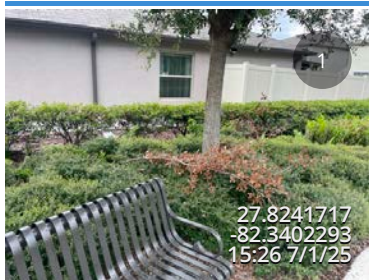
Weeds throughout need to be treated.



ITEM 16

Assigned To: Fieldstone

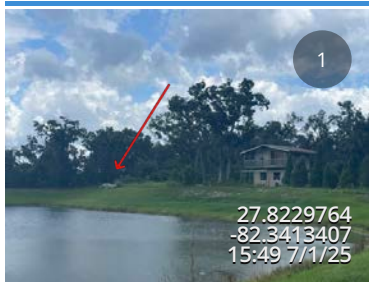
Please remove the fallen limb at the dog park.



ITEM 17

Assigned To: Fieldstone

Please remove the Spanish moss from the landscaping around the dog park.



ITEM 18

Assigned To: Neptune

The fence along the south border has been removed, but the pile of fence panels still needs to be hauled off.

ITEM 19

Assigned To: Fieldstone

Please mow the banks of the ponds before the turf gets too long, steering clear of any construction.

