

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

Public Hearing & Regular Meeting Agenda

Thursday, August 14, 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 Public Hearing and Regular Meeting of the **Timber Creek Community Development District** will be held **August 14, 2025, at 6:00 p.m. 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. PUBLIC HEARING TO ADOPT FISCAL YEAR 2026 BUDGET**
 - A. Open Public Hearing
 - B. Staff Presentation
 - C. Public Comments
 - D. Consideration of Resolution 2025-08; Adopting Final Budget for FY 2025-2026,
 - E. Consideration of Resolution 2025-09; Levying O&M Assessment for FY 2025-2026
 - F. Close Public Hearing
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of July 10, 2025, Regular Meeting
 - B. Acceptance of the Operation and Maintenance Expenditures for June 2025
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspection Report
 - D. On-Site Manager
- 6. BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-10; Setting Fiscal Year 2026 Meeting Schedule
 - B. Update on Pool Crack
 - C. Discussion on Reservation Based Allowance for Additional Special Event Parking
 - D. Consideration of Pond A Site Master's Washout Proposal
- 7. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
- 8. ADJOURNMENT**

The next meeting is scheduled to be held on Thursday, September 11, 2025, at 6:00 P.M.

Third Order of Business

3D.

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 30, 2024, 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 2024-2025 and/or revised projections for Fiscal Year 2025-2026.
- 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, 2025, and Ending September 30, 2026.”

- 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, 2025, and ending September 30, 2026, the sum of \$_____, 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	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*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 14, 2025.

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 2025-2026 Adopted Budget

Timber Creek
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Proposed Budget

Prepared by:



Timber Creek
Community Development District

Budget Overview
Fiscal Year 2026

Timber Creek

Community Development District

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Timber Creek
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	July-	PROJECTED	% +/(-)	BUDGET
	FY 2025	6/30/25	9/30/2025	FY 2025	Budget	FY 2026
REVENUES						
Operations & Maintenance Assmts - On Roll	\$ 321,250	\$ -	\$ 321,250	\$ 321,250	0%	\$ 618,997
Rental Income	-	\$ -	-	-	0%	-
Other Miscellaneous Revenues	-	\$ -	-	-	0%	-
TOTAL REVENUES	\$ 321,250	\$ -	\$ 321,250	\$ 321,250		\$ 618,997

EXPENDITURES
Financial and Administrative

Supervisor Fees	\$ 12,000	\$ 7,200	\$ 4,800	\$ 12,000	0%	\$ 13,000
Onsite Staff	31,200	\$ 26,000	5,200	31,200	0%	\$ 22,014
District Management	31,200	\$ 28,345	2,855	31,200	0%	\$ 32,136
Field Management	12,480	\$ 10,400	2,080	12,480	0%	\$ 12,855
Dissemination Agent/Reporting	4,200	\$ 3,935	265	4,200	0%	\$ 4,200
Website Admin Services	1,500	\$ 4,125	-	4,125	175%	\$ 1,552
District Engineer	4,000	\$ 17,246	-	17,246	331%	\$ 8,000
District Counsel	5,000	\$ 29,634	-	29,634	493%	\$ 7,500
Trustees Fees	6,900	\$ 5,614	1,286	6,900	0%	\$ 6,900
Auditing Services	5,700	\$ 5,700	-	5,700	0%	\$ 7,400
Postage, Phone, Faxes, Copies	200	\$ 579	-	579	190%	\$ 200
Legal Advertising	2,000	\$ 7,124	-	7,124	256%	\$ 2,000
Bank Fees	200	\$ -	200	200	0%	\$ 200
Dues, Licenses & Fees	1,000	\$ 506	494	1,000	0%	\$ 1,000

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	July-	PROJECTED	% +/(-)	BUDGET
	FY 2025	6/30/25	9/30/2025	FY 2025	Budget	FY 2026
Onsite Office Supplies	500	\$ -	500	500	0%	\$ 500
LOC Interest Expense		-	-	-	0%	\$ 7,000
LOAN Interest Repayment		4,013.00	-	4,013	0%	\$ 110,000
Total Financial and Administrative	\$ 119,580	\$ 151,921	\$ 17,680	\$ 169,601		\$ 236,457
Insurance						
General Liability	\$ 3,750	\$ 3,750	\$ -	\$ 3,750	0%	\$ 4,101
Public Officials Insurance	3,067	\$ 3,067	-	3,067	0%	\$ 3,356
Property & Casualty Insurance	17,510	\$ 17,891	-	17,891	2%	\$ 20,023
Total Insurance	\$ 24,327	\$ 24,708	\$ -	\$ 24,708		\$ 27,480
Utility Services						
Electric Utility Services	\$ 4,082	\$ 15,970	\$ -	\$ 15,970	291%	\$ 4,082
Street Lights	58,444	\$ 26,798	31,646	58,444	0%	\$ 62,000
Amenity Internet	1,800	\$ 1,626	556	2,182	21%	\$ 3,680
Water/Waste	4,000	\$ 6,172	2,110	8,282	107%	\$ 5,000
Total Utility Services	\$ 68,326	\$ 50,566	\$ 34,313	\$ 84,879		\$ 74,762

Timber Creek

Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL		ANNUAL
	BUDGET	THRU	July-	PROJECTED	% +/-)	BUDGET
	FY 2025	6/30/25	9/30/2025	FY 2025	Budget	FY 2026
<i>Amenity</i>						
Pool Monitor	\$ -	\$ -	\$ -	\$ -	0%	\$ -
Janitorial - Contract	11,700	\$ 7,950	3,750	11,700	0%	\$ 14,000
Amenity R&M	9,000	\$ 5,592	3,408	9,000	0%	\$ 9,000
Key Card Distribution	2,500	\$ -	2,500	2,500	0%	\$ 250
Pool Maintenance - Contract	24,000	\$ 53,516	-	53,516	123%	\$ 24,000
Pool Treatments & Other R&M	1,000	\$ 85,267	-	85,267	8427%	\$ 49,000
Miscellaneous Maintenance	10,000	\$ 20,384	-	20,384	104%	\$ 12,000
<i>Total Amenity</i>	\$ 58,200	\$ 172,709	\$ 9,658	\$ 182,367		\$ 108,250
<i>Landscape and Pond Maintenance</i>						
Landscape Maintenance - Contract	\$ 49,500	56,049	\$ -	\$ 56,049	13%	\$ 59,448
Landscaping - R&M	8,000	7,443	557	8,000	0%	\$ 8,000
Landscaping - Mulch	5,000	286	4,714	5,000	0%	\$ 5,000
Landscaping - Plant Replacement Program	1,000		1,000	1,000	0%	\$ 2,000
Irrigation Maintenance	3,000	2,054	946	3,000	0%	\$ 3,000
Pond Maintenance Contract	4,600	127,095	-	127,095	2663%	\$ 4,600
Landscape Tree Trimming	4,000	-	4,000	4,000	0%	\$ 8,000
Reserve - Undesignated	24,000	6,680	17,320	24,000	0%	\$ 72,000
Pond Restoration		-	-	-	0%	\$ 10,000
<i>Total Landscape and Pond Maintenance</i>	\$ 99,100	\$ 199,607	\$ 28,537	\$ 228,144		\$ 172,048

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	July-	PROJECTED		BUDGET
	FY 2025	6/30/25	9/30/2025	FY 2025	Budget	FY 2026
TOTAL EXPENDITURES	\$ 369,533	\$ 599,511	\$ 90,188	\$ 689,699		\$ 618,997
Excess (deficiency) of revenues	\$ (48,283)	\$(599,511)	\$ 231,062	\$ (368,449)		\$ -
Net change in fund balance	\$ (48,283)	\$(599,511)	\$ 231,062	\$ (368,449)		\$ -
FUND BALANCE, BEGINNING	\$ 85,904	\$ 85,904	\$ (513,607)	\$ 85,904		\$(282,545)
FUND BALANCE, ENDING	\$ 85,904	\$(513,607)	\$ (282,545)	\$ (282,545)		\$(282,545)

Budget Narrative
Fiscal Year 2026

REVENUES

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Rental Income

Revenue generated from renting Clubhouse.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

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.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Financial and Administrative (continued)

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

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

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

EXPENDITURES

Budget Narrative
Fiscal Year 2026

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

Landscape and Pond Maintenance

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping – Mulch

Cost of replacing mulch throughout the district.

EXPENDITURES

Budget Narrative

Fiscal Year 2026

Landscape and Pond Maintenance (Continued)**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Reserves - Undesignated

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Timber Creek
Community Development District

Debt Service Budgets
Fiscal Year 2026

Series 2018 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	462,250
TOTAL REVENUES	\$	462,250
EXPENDITURES		
Series 2018 May Bond Interest Payment	\$	158,625
Series 2018 November Bond Principal Payment	\$	145,000
Series 2018 November Bond Interest Payment	\$	158,625
TOTAL EXPENDITURES	\$	462,250
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	6,405,000
Principal Payment Applied Toward Series 2021 Bonds	\$	145,000
Bonds Outstanding - Period Ending 11/1/2025	\$	6,260,000

**Timber Creek Community Development District
Special Assessment Revenue Bond, Series 2018
Debt Service Schedule (After 11/01/2022 Payment Date)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2025	\$ 6,405,000			\$ 158,625	\$ 158,625
11/1/2025	\$ 6,405,000	\$ 145,000	4.250%	\$ 158,625	\$ 303,625
5/1/2026	\$ 6,260,000			\$ 155,272	\$ 155,272
11/1/2026	\$ 6,260,000	\$ 155,000	4.250%	\$ 155,272	\$ 310,272
5/1/2027	\$ 6,105,000			\$ 151,688	\$ 151,688
11/1/2027	\$ 6,105,000	\$ 160,000	4.250%	\$ 151,688	\$ 311,688
5/1/2028	\$ 5,945,000			\$ 147,988	\$ 147,988
11/1/2028	\$ 5,945,000	\$ 170,000	4.250%	\$ 147,988	\$ 312,988
5/1/2029	\$ 5,775,000			\$ 144,172	\$ 144,172
11/1/2029	\$ 5,775,000	\$ 175,000	4.875%	\$ 144,172	\$ 319,172
5/1/2030	\$ 5,600,000			\$ 140,125	\$ 140,125
11/1/2030	\$ 5,600,000	\$ 185,000	4.875%	\$ 140,125	\$ 325,125
5/1/2031	\$ 5,415,000			\$ 135,500	\$ 135,500
11/1/2031	\$ 5,415,000	\$ 195,000	4.875%	\$ 135,500	\$ 330,500
5/1/2032	\$ 5,220,000			\$ 130,625	\$ 130,625
11/1/2032	\$ 5,220,000	\$ 200,000	4.875%	\$ 130,625	\$ 330,625
5/1/2033	\$ 5,020,000			\$ 125,625	\$ 125,625
11/1/2033	\$ 5,020,000	\$ 210,000	4.875%	\$ 125,625	\$ 335,625
5/1/2034	\$ 4,810,000			\$ 120,375	\$ 120,375
11/1/2034	\$ 4,810,000	\$ 225,000	4.875%	\$ 120,375	\$ 345,375
5/1/2035	\$ 4,585,000			\$ 114,750	\$ 114,750
11/1/2035	\$ 4,585,000	\$ 235,000	4.875%	\$ 114,750	\$ 349,750
5/1/2036	\$ 4,350,000			\$ 108,875	\$ 108,875
11/1/2036	\$ 4,350,000	\$ 245,000	4.875%	\$ 108,875	\$ 353,875
5/1/2037	\$ 4,105,000			\$ 102,750	\$ 102,750
11/1/2037	\$ 4,105,000	\$ 260,000	4.875%	\$ 102,750	\$ 362,750
5/1/2038	\$ 3,845,000			\$ 96,250	\$ 96,250
11/1/2038	\$ 3,845,000	\$ 270,000	4.875%	\$ 96,250	\$ 366,250
5/1/2039	\$ 3,575,000			\$ 89,500	\$ 89,500
11/1/2039	\$ 3,575,000	\$ 285,000	5.000%	\$ 89,500	\$ 374,500
5/1/2040	\$ 3,290,000			\$ 82,375	\$ 82,375
11/1/2040	\$ 3,290,000	\$ 300,000	5.000%	\$ 82,375	\$ 382,375
5/1/2041	\$ 2,990,000			\$ 74,875	\$ 74,875
11/1/2041	\$ 2,990,000	\$ 315,000	5.000%	\$ 74,875	\$ 389,875
5/1/2042	\$ 2,675,000			\$ 67,000	\$ 67,000
11/1/2042	\$ 2,675,000	\$ 330,000	5.000%	\$ 67,000	\$ 397,000
5/1/2043	\$ 2,345,000			\$ 58,750	\$ 58,750
11/1/2043	\$ 2,345,000	\$ 345,000	5.000%	\$ 58,750	\$ 403,750
5/1/2044	\$ 2,000,000			\$ 50,125	\$ 50,125
11/1/2044	\$ 2,000,000	\$ 365,000	5.000%	\$ 50,125	\$ 415,125
5/1/2045	\$ 1,635,000			\$ 41,000	\$ 41,000
11/1/2045	\$ 1,635,000	\$ 380,000	5.000%	\$ 41,000	\$ 421,000

Continued

Date	Outstanding Balance	Principal	Rate	Interest	Total
5/1/2046	\$ 1,255,000			\$ 31,500	\$ 31,500
11/1/2046	\$ 1,255,000	\$ 400,000	5.000%	\$ 31,500	\$ 431,500
5/1/2047	\$ 855,000			\$ 21,500	\$ 21,500
11/1/2047	\$ 855,000	\$ 420,000	5.000%	\$ 21,500	\$ 441,500
5/1/2048	\$ 435,000			\$ 11,000	\$ 11,000
11/1/2048	\$ 435,000	\$ 435,000	5.000%	\$ 11,000	\$ 451,000
		\$ 6,815,000		\$ 5,540,588	\$ 12,355,588

Budget Narrative
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

EXPENDITURES**Debt Service****Assessment Collection Cost**

The District reimburses the Palmetto County Tax Collector for her or his necessary administrative costs. As Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Series 2020 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	\$	22,375
TOTAL REVENUES	\$	22,375
EXPENDITURES		
Series 2020 May Bond Interest Payment	\$	8,750
Series 2020 May Bond Principal Payment	\$	5,000
Series 2020 November Bond Interest Payment	\$	8,625
TOTAL EXPENDITURES	\$	22,375
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2024	\$	350,000
Principal Payment Applied Toward Series 2021 Bonds	\$	5,000
Bonds Outstanding - Period Ending 11/1/2025	\$	345,000

**Timber Creek Community Development District
Special Assessment Revenue Bond, Series 2020
Debt Service Schedule (After 08/01/2020 Payment Date)**

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2020	\$ 370,000			\$ 9,250	\$ 9,250
5/1/2021	\$ 370,000	\$ 5,000	5.000%	\$ 9,250	\$ 14,250
11/1/2021	\$ 365,000			\$ 9,125	\$ 9,125
5/1/2022	\$ 365,000	\$ 5,000	5.000%	\$ 9,125	\$ 14,125
11/1/2022	\$ 360,000			\$ 9,000	\$ 9,000
5/1/2023	\$ 360,000	\$ 5,000	5.000%	\$ 9,000	\$ 14,000
11/1/2023	\$ 355,000			\$ 8,875	\$ 8,875
5/1/2024	\$ 355,000	\$ 5,000	5.000%	\$ 8,875	\$ 13,875
11/1/2024	\$ 350,000			\$ 8,750	\$ 8,750
5/1/2025	\$ 350,000	\$ 5,000	5.000%	\$ 8,750	\$ 13,750
11/1/2025	\$ 345,000			\$ 8,625	\$ 8,625
5/1/2026	\$ 345,000	\$ 5,000	5.000%	\$ 8,625	\$ 13,625
11/1/2026	\$ 340,000			\$ 8,500	\$ 8,500
5/1/2027	\$ 340,000	\$ 5,000	5.000%	\$ 8,500	\$ 13,500
11/1/2027	\$ 335,000			\$ 8,375	\$ 8,375
5/1/2028	\$ 335,000	\$ 10,000	5.000%	\$ 8,375	\$ 18,375
11/1/2028	\$ 325,000			\$ 8,125	\$ 8,125
5/1/2029	\$ 325,000	\$ 10,000	5.000%	\$ 8,125	\$ 18,125
11/1/2029	\$ 315,000			\$ 7,875	\$ 7,875
5/1/2030	\$ 315,000	\$ 10,000	5.000%	\$ 7,875	\$ 17,875
11/1/2030	\$ 305,000			\$ 7,625	\$ 7,625
5/1/2031	\$ 305,000	\$ 10,000	5.000%	\$ 7,625	\$ 17,625
11/1/2031	\$ 295,000			\$ 7,375	\$ 7,375
5/1/2032	\$ 295,000	\$ 10,000	5.000%	\$ 7,375	\$ 17,375
11/1/2032	\$ 285,000			\$ 7,125	\$ 7,125
5/1/2033	\$ 285,000	\$ 10,000	5.000%	\$ 7,125	\$ 17,125
11/1/2033	\$ 275,000			\$ 6,875	\$ 6,875
5/1/2034	\$ 275,000	\$ 10,000	5.000%	\$ 6,875	\$ 16,875
11/1/2034	\$ 265,000			\$ 6,625	\$ 6,625
5/1/2035	\$ 265,000	\$ 10,000	5.000%	\$ 6,625	\$ 16,625
11/1/2035	\$ 255,000			\$ 6,375	\$ 6,375
5/1/2036	\$ 255,000	\$ 10,000	5.000%	\$ 6,375	\$ 16,375
11/1/2036	\$ 245,000			\$ 6,125	\$ 6,125
5/1/2037	\$ 245,000	\$ 10,000	5.000%	\$ 6,125	\$ 16,125
11/1/2037	\$ 235,000			\$ 5,875	\$ 5,875
5/1/2038	\$ 235,000	\$ 15,000	5.000%	\$ 5,875	\$ 20,875
11/1/2038	\$ 220,000			\$ 5,500	\$ 5,500
5/1/2039	\$ 220,000	\$ 15,000	5.000%	\$ 5,500	\$ 20,500
11/1/2039	\$ 205,000			\$ 5,125	\$ 5,125
5/1/2040	\$ 205,000	\$ 15,000	5.000%	\$ 5,125	\$ 20,125
11/1/2040	\$ 190,000			\$ 4,750	\$ 4,750
5/1/2041	\$ 190,000	\$ 15,000	5.000%	\$ 4,750	\$ 19,750
11/1/2041	\$ 175,000			\$ 4,375	\$ 4,375
5/1/2042	\$ 175,000	\$ 15,000	5.000%	\$ 4,375	\$ 19,375
11/1/2042	\$ 160,000			\$ 4,000	\$ 4,000
5/1/2043	\$ 160,000	\$ 15,000	5.000%	\$ 4,000	\$ 19,000
11/1/2043	\$ 175,000			\$ 3,625	\$ 3,625
5/1/2044	\$ 175,000	\$ 15,000	5.000%	\$ 3,625	\$ 18,625

Continued

Date	Outstanding Balance	Principal	Rate	Interest	Total
11/1/2044	\$ 160,000			\$ 3,250	\$ 3,250
5/1/2045	\$ 160,000	\$ 20,000	5.000%	\$ 3,250	\$ 23,250
11/1/2045	\$ 140,000			\$ 2,750	\$ 2,750
5/1/2046	\$ 140,000	\$ 20,000	5.000%	\$ 2,750	\$ 22,750
11/1/2046	\$ 120,000			\$ 2,250	\$ 2,250
5/1/2047	\$ 120,000	\$ 20,000	5.000%	\$ 2,250	\$ 22,250
11/1/2047	\$ 100,000			\$ 1,750	\$ 1,750
5/1/2048	\$ 100,000	\$ 20,000	5.000%	\$ 1,750	\$ 21,750
11/1/2048	\$ 80,000			\$ 1,250	\$ 1,250
5/1/2049	\$ 80,000	\$ 25,000	5.000%	\$ 1,250	\$ 26,250
11/1/2049	\$ 55,000			\$ 625	\$ 625
5/1/2050	\$ 55,000	\$ 25,000	5.000%	\$ 625	\$ 25,625
		\$ 370,000		\$ 359,500	\$ 729,500

Budget Narrative
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

EXPENDITURES**Debt Service****Assessment Collection Cost**

The District reimburses the Palmetto County Tax Collector for her or his necessary administrative costs. As Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The collection costs was based on a maximum of 2% of the anticipated assessment collections.

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Timber Creek
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assessment Area One- Series 2018														
Product	Units	O&M Assessment					Debt Service Series 2018				Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	Monthly Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
SF 40'	226	\$ 1,578.21	\$ 942.17	\$ 636.04	\$ 53.00	68%	\$ 1,250.00	\$ 1,250.00	\$ -	0%	\$ 2,828.21	\$ 2,192.17	\$ 636.04	29%
SF 50'	137	\$ 1,972.76	\$ 1,177.71	\$ 795.05	\$ 66.25	68%	\$ 1,562.50	\$ 1,562.50	\$ -	0%	\$ 3,535.26	\$ 2,740.21	\$ 795.05	29%
	363													

Assessment Area Two- Series 2020														
Product	Units	O&M Assessment					Debt Service Series 2020				Total Assessments per Unit			
		FY 2026	FY 2025	Dollar Change	Monthly Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change
SF 50'	16	\$ 1,972.76	\$ 1,177.71	\$ 795.05	\$ 66.25	68%	\$ 1,595.75	\$ 1,595.75	\$ -	0%	\$ 3,568.51	\$ 2,773.46	\$ 795.05	29%
	16													

3E.

RESOLUTION 2025-09

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 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 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 Fiscal Year 2025-2026 Budget;

WHEREAS, the provision of the activities described in the Fiscal Year 2025-2026 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 Fiscal Year 2025-2026 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 Fiscal Year 2025-2026 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 the Assessment Roll to the Tax Collector pursuant to the Uniform Method; 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 Fiscal Year 2025-2026 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 Fiscal Year 2025-2026 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 Fiscal Year 2025-2026 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 all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **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 14, 2025.

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 2025-2026 Budget

Fourth Order of Business

4A

**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, July 10, 2025, at 6:00 p.m. located 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
Phil Chang	District Engineer (<i>via conference call</i>)
Ibtissam Bakkar	On-Site Manager

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 being none, the next order of business followed.

THIRD ORDER OF BUSINESS **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**

The Board reviewed the Consent Agenda items.

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

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

There being none, the next item followed.

B. District Engineer

A discussion ensued regarding pond restoration

On MOTION by Mr. Hutchinson seconded by Mr. Webb, with all in favor, not to exceed \$2,500 and required cost of materials testing UES, was approved. 4-0

C. District Manager

i. Community Inspections Report

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

Ms. Castoria discussed the fiscal year calendar and financials process. The Board agrees to the new financial delivery process

D. On-site Manager

A discussion ensued.

FIFTH ORDER OF BUSINESS

Business Items

A. Discussion on Dog Park Area Parking

A discussion ensued regarding dog park area parking to allow by reservation only in summer Kiss side of dog park.

B. Discussion on Pond Restorations

This item was discussed under the District Engineers report with projected completion date August 1, 2025.

C. Discussion on Pool Status

A discussion ensued.

D. Update on Assessment Increase

A discussion ensued.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

The Board commented that checking the towing number is correct on towing signs.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

<p>On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, the meeting was adjourned at 6:44 p.m. 4-0</p>
--

Lisa Castoria
District Manager

Claude Neidlinger
Chairperson

4B

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
BOCC ACH	3/26/2025	032625-4734 ACH	\$441.21	\$441.21	WATER
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-8326 ACH	\$92.91	\$92.91	ELECTRIC
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-3412 ACH	\$178.52	\$178.52	ELECTRIC
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-4737 ACH	\$24.55	\$24.55	ELECTRIC
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-3099 ACH	\$614.85	\$614.85	ELECTRIC
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-3665 ACH	\$20.68	\$20.68	ELECTRIC
TECO TAMPA ELECTRIC ACH	6/6/2025	060625-5063 ACH	\$3,448.93	\$3,448.93	ELECTRIC
Utilities Subtotal			\$4,821.65	\$4,821.65	
Regular Services					
ACTION SECURITY, INC	6/1/2025	29546	\$125.00	\$125.00	access control
A-QUALITY POOL SERVICE	6/2/2025	976893	\$1,995.00	\$1,995.00	POOL SERVICE
BGE INC	6/2/2025	22554	\$770.00	\$770.00	pool crack pond
CHARTER COMMUNICATIONS ACH	6/6/2025	2455305060625 ACH	\$205.00	\$205.00	INTERNET SERVICE
CLAUDE A. NEIDLINGER	6/12/2025	CN-061225	\$200.00	\$200.00	BOARD 6/12/25
DAVID EVAN HUTCHINSON	6/12/2025	DH-061225	\$200.00	\$200.00	BOARD 6/12/25
FIELDSTONE LANDSCAPE SERVICES, LLC	6/1/2025	25685	\$4,954.00	\$4,954.00	LANDSCAPE MAINT
INFRAMARK LLC	6/17/2025	151875	\$511.31	\$511.31	includes annual go daddy fee
ORKIN LLC	5/30/2025	278565005	\$72.42	\$72.42	pest control
PACSCON GEOENVIRONMENTAL INC	5/20/2025	2321	\$4,600.00	\$4,600.00	GEOTECHNICAL INVESTIGATION
PAUL MURRAY	6/12/2025	PM-061225	\$200.00	\$200.00	BOARD 6/12/25
SITE MASTERS OF FL LLC	6/2/2025	060225-1	\$78,000.00	\$78,000.00	POND REPAIR AND RESTORATION
SITEX AQUATICS	6/1/2025	10061-B	\$380.00	\$380.00	AQUATIC MAINT.
STRALEY ROBIN VERICKER	6/10/2025	26617	\$4,963.85	\$4,963.85	LEGAL COUNSEL
TIMOTHY A WEBB	6/12/2025	TW-061225	\$200.00	\$200.00	BOARD 6/12/25
Regular Services Subtotal			\$97,376.58	\$97,376.58	

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
DISASTER LAW AND CONSULTING LLC	6/3/2025	060325-	\$1,687.50	\$1,687.50	FEMA council pond
FIELDSTONE LANDSCAPE SERVICES, LLC	6/3/2025	25722	\$285.77	\$285.77	mulch
FIELDSTONE LANDSCAPE SERVICES, LLC	6/10/2025	25754	\$255.35	\$255.35	LANDSCAPE MAINT irrigation
Additional Services Subtotal			\$2,228.62	\$2,228.62	
TOTAL			\$104,426.85	\$104,426.85	



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	03/26/2025	04/16/2025

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	02/20/2025	13246	03/24/2025	13509	26300 GAL	ACTUAL	WATER

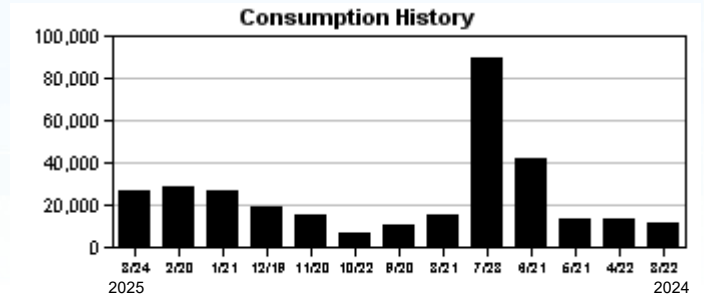
Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$79.43
Water Base Charge	\$40.06
Water Usage Charge	\$45.84
Sewer Base Charge	\$98.37
Sewer Usage Charge	\$171.48

Summary of Account Charges

Previous Balance	\$467.22
Net Payments - Thank You	\$-40,467.22
Credit Amount	\$-40,000.00
Total Account Charges	\$441.21

AMOUNT DUE	\$-39,558.79
------------	--------------



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



THANK YOU!



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

7,085 0

DUE DATE

04/16/2025

**Credit Balance
DO NOT PAY**

0061436847349 00039558796



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

Statement Date: June 06, 2025

Amount Due: \$92.91

Due Date: June 27, 2025

Account #: 221007708326

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due	\$69.17
Payment(s) Received Since Last Statement	-\$69.17

Current Month's Charges	\$92.91
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Amount Due by June 27, 2025	\$92.91
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

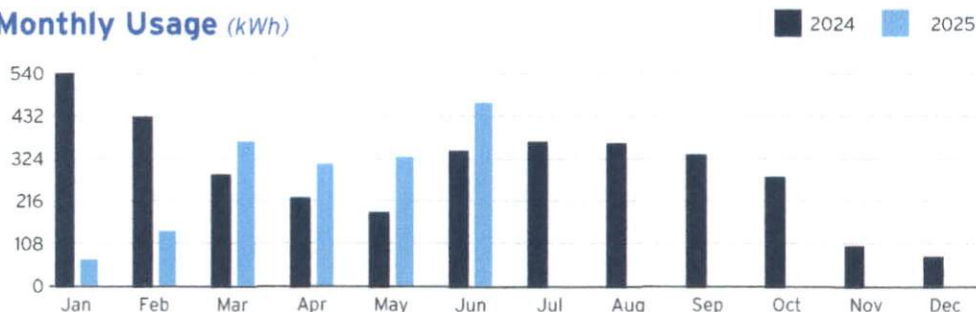
Your average daily kWh used was **36.36% higher** than the same period last year.

Your average daily kWh used was **36.36% 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



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

Account #: 221007708326

Due Date: June 27, 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: \$92.91

Payment Amount: \$ _____

602001836264

Your account will be drafted on June 27, 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: June 06, 2025
Charges Due: June 27, 2025

Meter Read

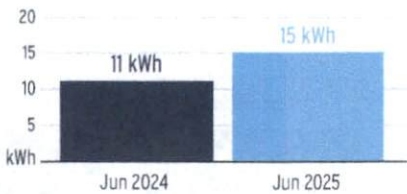
Service Period: May 02, 2025 - Jun 02, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000511668	06/02/2025	22,231	21,766	465 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	465 kWh @ \$0.08641/kWh	\$40.18
Fuel Charge	465 kWh @ \$0.03391/kWh	\$15.77
Storm Protection Charge	465 kWh @ \$0.00577/kWh	\$2.68
Clean Energy Transition Mechanism	465 kWh @ \$0.00418/kWh	\$1.94
Storm Surcharge	465 kWh @ \$0.02121/kWh	\$9.86
Florida Gross Receipt Tax		\$2.32
Electric Service Cost		\$92.91

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges \$92.91

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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.

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

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**

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: June 06, 2025

Amount Due: \$178.52

Due Date: June 27, 2025

Account #: 221007683412

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due	\$107.81
Payment(s) Received Since Last Statement	-\$107.81

Current Month's Charges	\$178.52
-------------------------	----------

Amount Due by June 27, 2025	\$178.52
-----------------------------	----------

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

Your Energy Insight

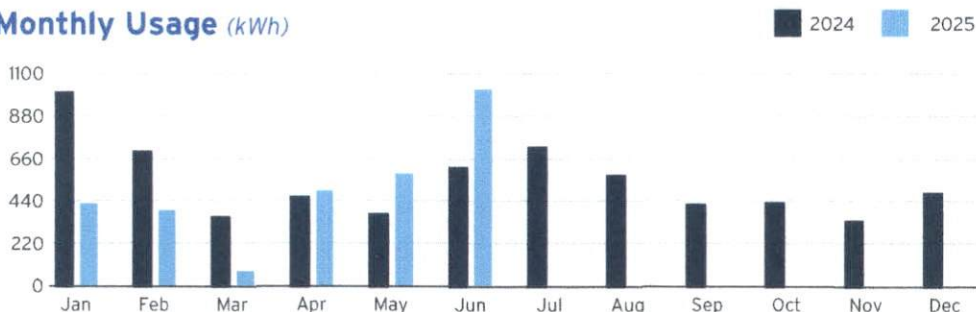
Your average daily kWh used was **60% higher** than the same period last year.

Your average daily kWh used was **68.42% 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



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

Account #: 221007683412

Due Date: June 27, 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: \$178.52

Payment Amount: \$ _____

602001836263

Your account will be
drafted on June 27, 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: June 06, 2025
Charges Due: June 27, 2025

Meter Read

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000500726	06/02/2025	31,421	30,405	1,016 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	1,016 kWh @ \$0.08641/kWh	\$87.79
	Fuel Charge	1,016 kWh @ \$0.03391/kWh	\$34.45
	Storm Protection Charge	1,016 kWh @ \$0.00577/kWh	\$5.86
	Clean Energy Transition Mechanism	1,016 kWh @ \$0.00418/kWh	\$4.25
	Storm Surcharge	1,016 kWh @ \$0.02121/kWh	\$21.55
	Florida Gross Receipt Tax		\$4.46
	Electric Service Cost		\$178.52

Total Current Month's Charges

\$178.52

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

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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
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Statement Date: June 06, 2025

Amount Due: \$24.55

Due Date: June 27, 2025

Account #: 221007724737

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due \$23.34

Payment(s) Received Since Last Statement -\$23.34

Current Month's Charges \$24.55

Amount Due by June 27, 2025 \$24.55

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 **0% higher** than the same period last year.

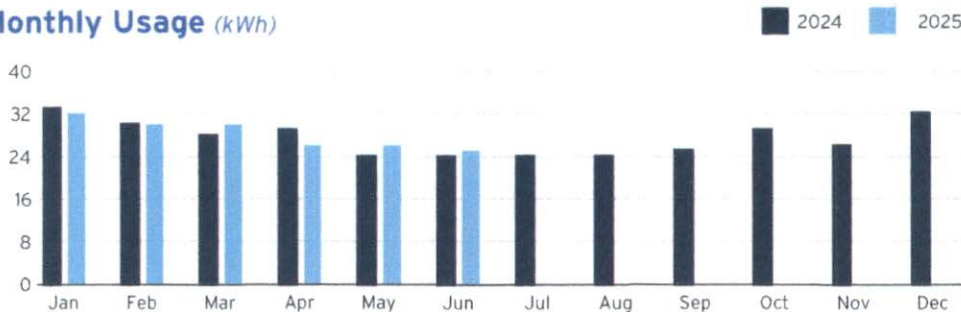


Your average daily kWh used was **11.11% lower** than it was in your previous period.



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

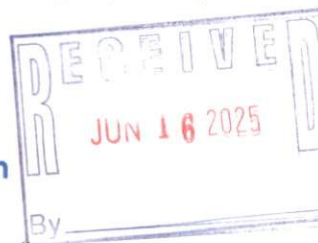


Pay your bill online at TampaElectric.com

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

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

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



Account #: 221007724737

Due Date: June 27, 2025

Amount Due: \$24.55

Payment Amount: \$ _____

602001836265

Your account will be
drafted on June 27, 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: June 06, 2025
Charges Due: June 27, 2025

Meter Read

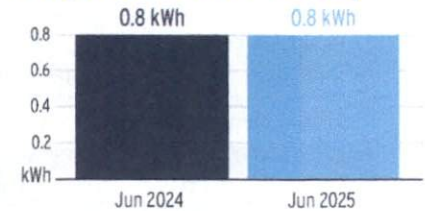
Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000514006	06/02/2025	1,562	1,537	25 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	25 kWh @ \$0.08641/kWh	\$2.16
Fuel Charge	25 kWh @ \$0.03391/kWh	\$0.85
Storm Protection Charge	25 kWh @ \$0.00577/kWh	\$0.14
Clean Energy Transition Mechanism	25 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	25 kWh @ \$0.02121/kWh	\$0.53
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.55

Total Current Month's Charges

\$24.55

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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, CLUBHSE
RIVERVIEW, FL 33578-7668

Statement Date: June 06, 2025

Amount Due: \$614.85

Due Date: June 27, 2025

Account #: 221007683099

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Previous Amount Due	\$1,350.26
Payment(s) Received Since Last Statement	-\$1,350.26
Current Month's Charges	\$614.85

Amount Due by June 27, 2025 \$614.85

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 **71.68% lower** than the same period last year.

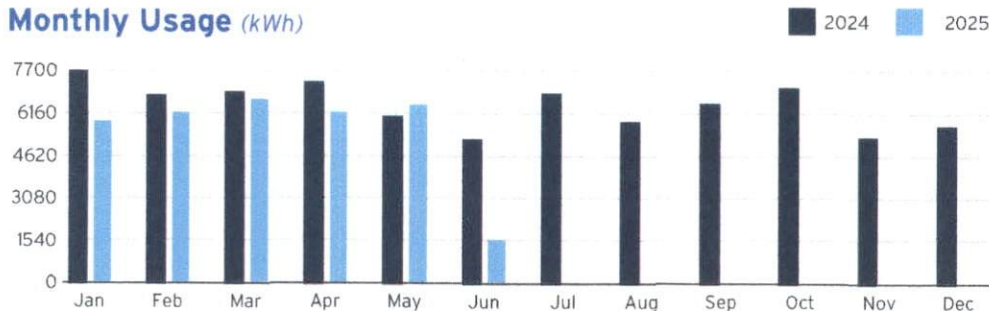


Your average daily kWh used was **77.1% lower** than it was in your previous period.



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



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

Account #: 221007683099

Due Date: June 27, 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: \$614.85

Payment Amount: \$ _____

602001836262

Your account will be drafted on June 27, 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: June 06, 2025
Charges Due: June 27, 2025

Meter Read

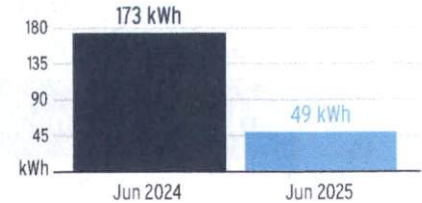
Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514614	06/02/2025	37,968	36,411	1,557 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,557 kWh @ \$0.08641/kWh	\$134.54
Fuel Charge	1,557 kWh @ \$0.03391/kWh	\$52.80
Storm Protection Charge	1,557 kWh @ \$0.00577/kWh	\$8.98
Clean Energy Transition Mechanism	1,557 kWh @ \$0.00418/kWh	\$6.51
Storm Surcharge	1,557 kWh @ \$0.02121/kWh	\$33.02
Florida Gross Receipt Tax		\$6.56
Electric Service Cost		\$262.57

Billing information continues on next page →

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All Other

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

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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:

7-1-1

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: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$5.82
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		\$0.38

Lighting Charges \$352.28

Total Current Month's Charges \$614.85

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

Account #: 221007683099
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Important Messages

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

Statement Date: June 06, 2025

Amount Due: \$20.68

Due Date: June 27, 2025

Account #: 221007623665

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

Current Service Period: May 02, 2025 - June 02, 2025

Previous Amount Due	\$19.38
Payment(s) Received Since Last Statement	-\$19.38

Current Month's Charges	\$20.68
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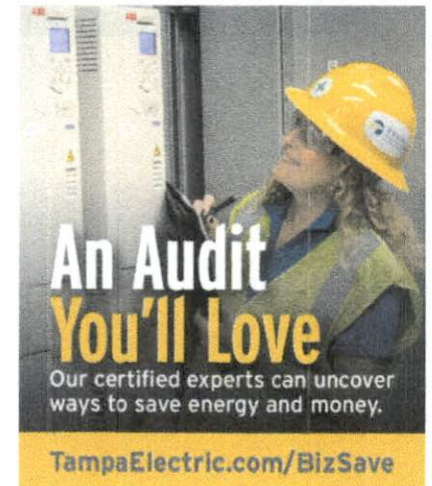
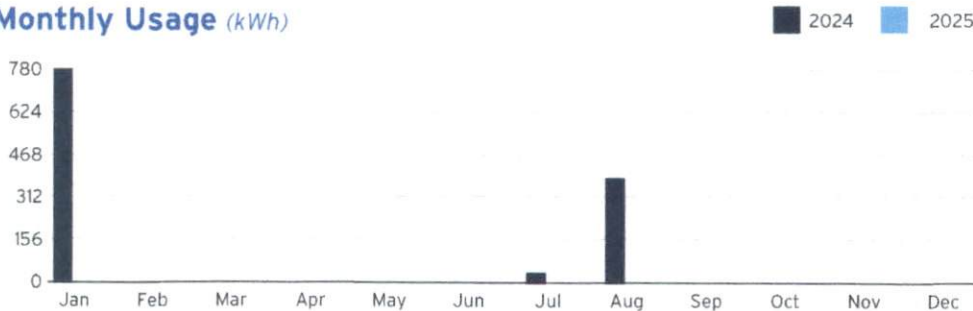
Amount Due by June 27, 2025	\$20.68
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

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: June 27, 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: \$20.68

Payment Amount: \$ _____

602001836261

Your account will be
drafted on June 27, 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: June 06, 2025
Charges Due: June 27, 2025

Meter Read

Service Period: May 02, 2025 - Jun 02, 2025

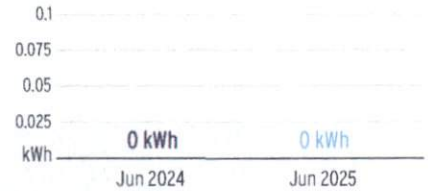
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000498720	06/02/2025	69,258	69,258	0 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.68

Avg kWh Used Per Day



Total Current Month's Charges

\$20.68

Important Messages

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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
10202 TUCKER JONES RD
RIVERVIEW, FL 33578-7630

Statement Date: June 06, 2025

Amount Due: \$3,448.93

Due Date: June 27, 2025

Account #: 211018485063

DO NOT PAY. Your account will be drafted on June 27, 2025

Account Summary

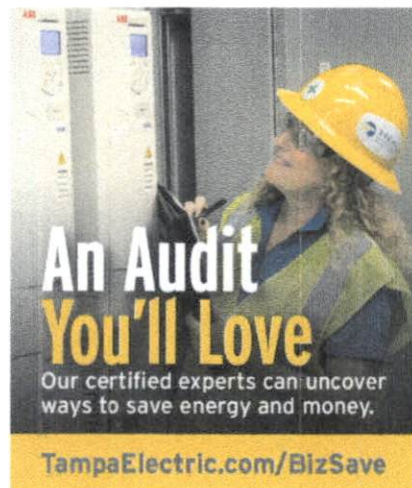
Previous Amount Due	\$3,444.52
Payment(s) Received Since Last Statement	-\$3,444.52
Current Month's Charges	\$3,448.93

Amount Due by June 27, 2025 \$3,448.93

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



Scan here to view
your account online.



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: June 27, 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: \$3,448.93

Payment Amount: \$ _____

656322572806

Your account will be
drafted on June 27, 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: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$2.56
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		\$0.17

Lighting Charges

\$186.42

Billing information continues on next page →

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

Account #: 211018485063
Statement Date: June 06, 2025
Charges Due: June 27, 2025

Service Period: May 02, 2025 - Jun 02, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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 @ \$0.03363/kWh	\$44.73
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		\$2.94

Lighting Charges \$3,262.51

Total Current Month's Charges \$3,448.93

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

Account #: 211018485063
Statement Date: June 06, 2025
Charges Due: June 27, 2025

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 [REDACTED] 2005 Pan Am Circle, Suite 300 Tampa , FL 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29546	06/01/2025	\$125.00	06/01/2025	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 #
6/2/2025	976893
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		6/20/2025				
Quantity	Description				Price Each	Amount	
	JULY 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.				1,995.00	1,995.00	
	Late payments are subject to a 5% Late Fee and can be subject to service suspension				0.00	0.00	
	Sales Tax				7.00%	0.00	
					Total		\$1,995.00
					Payments/Credits		\$0.00
					Balance Due		\$1,995.00



INVOICE

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

June 2, 2025
Project No: 00014424-00
Invoice No: 22554

Project 00014424-00 Timber Creek CDD District Engineering Services
Geotechnical engineer coordination related to pool crack; Coordination of pond repairs; Coordination with pool contractor;
Services current through May 23, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	2.75	280.00	770.00	
Totals	2.75		770.00	
Total Labor				770.00
		Total this Invoice		\$770.00

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

Billing Backup

BGE, Inc.

Invoice 22554 Dated 6/2/2025

Monday, June 2, 2025

4:18:12 PM

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

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	5/5/2025	.25	280.00	70.00	
Chang, Philip	5/8/2025	.75	280.00	210.00	
Chang, Philip	5/20/2025	.50	280.00	140.00	
Chang, Philip	5/22/2025	1.25	280.00	350.00	
Totals		2.75		770.00	
Total Labor					770.00

Total this Project	\$770.00
---------------------------	-----------------

Total this Report	\$770.00
--------------------------	-----------------

June 6, 2025

Invoice Number: 2455305060625

Account Number: 8337 12 028 2455305

Security Code: 2302

Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Auto Pay Notice

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 855-252-0675

SummaryService from 06/06/25 through 07/05/25
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 06/23/25	
Total Due by Auto Pay	\$205.00

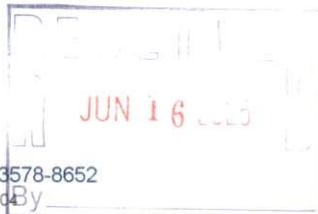
NEWS AND INFORMATION

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.

**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 06072025 NNNNNNNN 01 001035 0004TIMBER CREEK CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

June 6, 2025

TIMBER CREEK CDD

Invoice Number: 2455305060625

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



Invoice Number: 2455305060625
 Account Number: 8337 12 028 2455305
 Security Code: 2302

Contact Us

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

8633 2390 NO RP 06 06072025 NNNNNNNN 01 001035 0004

Charge Details

Previous Balance	205.00
EFT Payment 05/23	-205.00
Remaining Balance	\$0.00

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

Service from 06/06/25 through 07/05/25

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: June 12, 2025

DMS: *Lisa Castoria*

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

TIMBER CREEK CDD
MEETING DATE: June 12, 2025

DMS: *Lisa Castoria*

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

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25685
Invoice Date 06/01/25
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 June 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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

151875

DATE

6/17/2025

CUSTOMER ID

C2316

NET TERMS

Net 30

PO#**DUE DATE**

7/17/2025

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
Eric Davidson- 04-21-25 DDNH*GODADDY#371875520 : email renewals \$479.40	1	Ea	479.40		479.40
B/W Copies	65	Ea	0.15		9.75
Postage	4	Ea	5.54		22.16
Subtotal					511.31

Subtotal	\$511.31
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Tax	\$0.00
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Total Due	\$511.31
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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 278565005

Orkin
P O BOX 740473
CINCINNATI, OH 45274-0473

Dated 5/30/2025

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

Acct # 38723797

Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
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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
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Total Payment Amount: \$0.00

PLEASE REMIT	\$72.42
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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 278565005 Dated 5/30/2025
PLEASE REMIT \$72.42

INVOICE

PACSCON GeoEnvironmental, Inc. accounting@pacskon.com
4517 George Road, Suite 220 +1 (813) 563-0440
Tampa, FL 33634 www.pacscon.com



Timber Creek CDD/Inframark:Timber Creek Pool

Bill to
Timber Creek CDD
Attention: Lisa Castoria
District Manager
Inframark Infrastructure Management
Services
2654 Cypress Ridge Blvd.
Suite 101
Wesley Chapel, FL 33544

Invoice details
Invoice no.: 2321
Terms: Due on receipt
Invoice date: 05/20/2025
Due date: 05/20/2025

Site Name & Location: Timber Creek Pool in
Riverview
PACSCON Number: 2025-2340

#	Date	Product or service	Description	Qty	Rate	Amount
1.		PS - Lump Sum	Geotechnical Investigation for Cracking of Timber Creek Swimming Pool at 10224 Opaline Sky Court in Riverview, FL	1	\$4,600.00	\$4,600.00

Total \$4,600.00

Ways to pay

BANK

Please remit payment to:

4517 George Road, Suite 220
Tampa, FL 33634

ACH payments are gladly accepted. If you wish to pay by credit card, please contact us at accounting@pacskon.com.

Note to customer

Thank you for selecting PACSCON! Please contact us if you have any questions regarding this invoice.

[View and pay](#)

TIMBER CREEK CDD
MEETING DATE: June 12, 2025

DMS: *Lisa Castoria*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos De La Ossa		Salary Accepted	\$200.00
Paul Murray	x	Salary Accepted	\$200.00
Claude Neidlinger	x	Salary Accepted	\$200.00
David Hutchinson	x	Salary Accepted	\$200.00
Timothy Web	x	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.: 10061-B
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

#	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

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

INVOICE
#060225-1

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

Date: June 2, 2025

Pond Repairs and Restoration

Contract amount	\$390,000
Deposit (20%)	\$ 78,000
Previous payments	\$ 0

TOTAL DUE \$78,000

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

June 10, 2025

Client: 001498

Matter: 000001

Invoice #: 26617

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/9/2025	MB	REVIEW AND RESPOND TO EMAILS FROM DISTRICT MANAGER INVITATION TO BID FOR POND RESTORATION; PREPARE BID AWARD AND REJECTION LETTERS.	1.2	\$390.00
5/16/2025	MB	PREPARE POND REPAIR AND RESTORATION AGREEMENT.	3.6	\$1,170.00
5/19/2025	MB	CONFERENCE CALL WITH DISTRICT MANAGER REGARDING DISTRICT VANDALISM; REVIEW AND REVISE POND REPAIR AND RESTORATION AGREEMENT WITH SITE MASTERS.	1.8	\$585.00
5/20/2025	MB	PREPARE LETTER TO 10231 AMAZING GRACE AVENUE REGARDING VANDALISM.	1.5	\$487.50
5/21/2025	MB	REVIEW AND REVISE POND REPAIR AND RESTORATION AGREEMENT.	0.9	\$292.50
5/22/2025	MB	CONFERENCE CALL WITH DISTRICT MANAGER AND DISTRICT CHAIR REGARDING POND REPAIR AND RESTORATION CONTRACT.	0.6	\$195.00
5/27/2025	MB	REVIEW PROPOSED FEMA CONTRACT PROVISIONS; REVIEW AND REVISE POND REPAIR AND RESTORATION AGREEMENT.	1.8	\$585.00
5/28/2025	MB	REVIEW EMAILS REGARDING PAYMENT AND PERFORMANCE BOND ON POND BANK REPAIR AGREEMENT; CONFERENCE CALL WITH DISTRICT MANAGER REGARDING POND BANK REPAIR.	0.6	\$195.00
5/29/2025	VKB	RESEARCH AG OPINIONS ON BONDS FOR PUBLIC WORKS FOR STORMWATER SYSTEM REPAIR WORK.	0.3	\$112.50

June 10, 2025
Client: 001498
Matter: 000001
Invoice #: 26617

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
5/29/2025	MB	CONFERENCE CALL WITH DISTRICT MANAGER, DISTRICT CHAIR, DISTRICT ENGINEER AND FEMA COUNSEL REGARDING POND REPAIR AND RESTORATION AGREEMENT; REVIEW AND REVISE POND REPAIR AND RESTORATION AGREEMENT.	2.9	\$942.50
Total Professional Services			15.2	\$4,955.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/21/2025	Postage	\$8.85
Total Disbursements		\$8.85
Total Services		\$4,955.00
Total Disbursements		\$8.85
Total Current Charges		\$4,963.85
Previous Balance		\$1,092.50
Less Payments		(\$1,092.50)
PAY THIS AMOUNT		\$4,963.85

Please Include Invoice Number on all Correspondence

TIMBER CREEK CDD
MEETING DATE: June 12, 2025

DMS: *Lisa Castoria*

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



Disaster Law and Consulting, LLC
13997 Mahan Drive
Tallahassee, Florida 32309
850-445-2306

May 2025 Invoice for the Timber Creek CDD

Invoice Period: May 1, 2025 - May 31, 2025
Invoice Date: June 3, 2025
Total Invoice Amount: **\$1,687.50**

Position	Hours	Rate	Cost
Legal Counsel	6.75	\$250	\$1,687.50

Thank you for your trust and your business.

Disaster Law and Consulting, LLC

May 2025 Timesheet for the Timber Creek CDD

<u>Date</u>	<u>Hours</u>	<u>Description</u>
5/6	0.25	Email FEMA and FDEM re status of procurement
5/8	0.50	Email exchange with District concerning the necessity for a bond for the pond project
5/16	0.25	Email exchange with FEMA re status of project and re setting up a conference status call
5/20	2.0	Prepare for and participate in FEMA conference call re project status. Review procurement documents sent by LC and email exchange re same. Research re bid scoring documents
5/22	0.50	Email exchange with District re contract status. Review bid advertisement. Email FEMA re required contract clauses.
5/23	2.5	Review and label all procurement documents and send to FEMA. Review FEMA source documents on required procurement contract clauses. Create list of clauses and email to District.
5/29	0.75	Prepare for and participate in conference call with District officials and counsel concerning pond repair bid

Total Invoice Amount: 6.75 hours @ \$250 per hour = \$1,687.50



Signature

6/3/25

Date

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25722
Invoice Date 06/03/25
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
Mulch to cover drip lines at Playground				

Supply and install Pine Bark Mini nugget at playground to cover drip lines.
Restake drip line below mulch to help hold them in place.



Landscape Enhancement - 06/02/2025
Maintenance Crew
Pine Bark Nuggets 'Mini' - 3 cu ft bag

2.00 Hrs
15.00 bag

\$78.00
\$8.65

\$156.00
\$129.77

\$285.77



Subtotal:	\$285.77
Sales Tax:	\$0.00
Invoice Total:	\$285.77
Credits/Payments:	
Balance Due:	\$285.77

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,239.77	\$0.00	\$0.00	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 25754
Invoice Date 06/10/25
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 - 06/10/2025				\$255.35
Labor - 06/09/25	3.00 Hrs	\$80.00	\$240.00	
Drip- Coupler	22.00 ea	\$0.48	\$10.45	
Drip- Pipe	6.00 ft	\$0.53	\$3.19	
Hunter PRO Nozzle 12 ft. Radius Adjustable Arc	1.00 ea	\$1.71	\$1.71	

Subtotal: \$255.35
Sales Tax: \$0.00
Invoice Total: \$255.35
Credits/Payments:
Balance Due: \$255.35

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,495.12	\$0.00	\$0.00	\$0.00	\$0.00

Fifth Order of Business

5Ci.

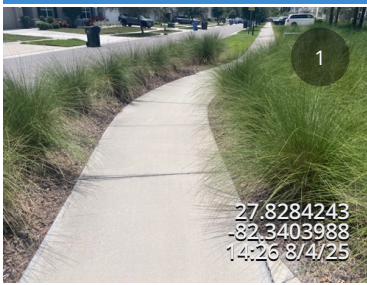
TIMBER CREEK CDD

Field Inspection - August 2025

Monday, August 4, 2025

Prepared For Timber Creek Board Of Supervisors

14 Items Identified



ITEM 1

Assigned To: Fieldstone

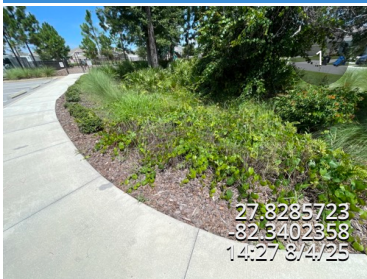
Please keep the Muhly grass trimmed away from the sidewalk.



ITEM 2

Assigned To: Neptune

Broken tiles on the monument in front of the clubhouse are being repaired.



ITEM 3

Assigned To: Fieldstone

Please keep the vines and weeds out of the Ferns around the clubhouse parking lot.



ITEM 4

Assigned To: Fieldstone

Please remove the traveler weed in the Muhly grass at the playground.



ITEM 5

Assigned To: District Manager

Pool is still closed until further notice.



ITEM 6

Assigned To: Fieldstone

Weeds have been sprayed around the pool equipment as requested.



ITEM 7

Assigned To: Sitemasters

Pond bank and drainage structure repair is underway at the north pond.

ITEM 8

Assigned To: Fieldstone

Please remove any Pentas that have died at the monuments on Miracle Mile Dr and pull the weeds in the raised planters.



ITEM 9

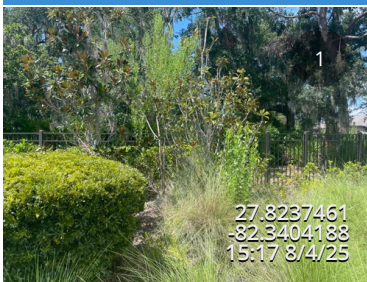
Assigned To: Fieldstone

The new sod has established well at Miracle Mile Dr.

ITEM 10

Assigned To: Fieldstone

Weeds are inundating some of the landscaping along Tucker Jones Blvd. please pull/treat as needed.



ITEM 11

Assigned To: Fieldstone

Please ensure the invasives are removed from the landscaping around the dog park.



ITEM 12

Assigned To: Fieldstone

Crews are on site trimming around the dog park today.

ITEM 13

Assigned To: Sitemasters

Erosion and drainage structure repair is completed on the south and west ponds.





ITEM 14

Assigned To: Fieldstone

A buffer zone will be kept in place around the ponds to help prevent further erosion.

Sixth Order of Business

6A

RESOLUTION 2025-10

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. Regular meetings of the Board of Supervisors of the District, for the Fiscal Year 2026, shall be held as provided on the schedule attached as Exhibit A and is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the Hillsborough County schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST 2025

ATTEST:

**TIMBER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR/VICE-CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS' MEETING DATES
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Timber Creek Community Development District has scheduled regular meetings for Fiscal Year 2026 on the **second Thursday of every month at 6:00 p.m.** held at **Timber Creek Community Clubhouse located at 10224 Opaline Sky Court, Riverview, FL 33578** on the following dates:

FISCAL YEAR 2026

**October 9, 2025
November 13, 2025
December 11, 2025
January 8, 2026
February 12, 2026
March 12, 2026
April 9, 2026
May 14, 2026
June 11, 2026
July 9, 2026
August 13, 2026
September 10, 2026**

*** = Meetings may be subject to change location depending on meeting facility availability.**

6B



June 19th, 2025

Mr. Matt Blitswitch
Executive General Adjuster
McLarens
9100 South Dadeland Blvd, Suite 903
Miami, FL 33156
Phone: 352.219.8389
Email: matt.blitswitch@mclarens.com

DOCUMENT TYPE:	INVEST – ENGINEERING REPORT
Project Name:	Timber Creek
Location Address:	10224 Opaline Sky Court, Riverview, FL 33578
Date of Loss:	December 30, 2024
Carrier:	FIA – Timber Creek CDD
Policy No:	100124339
Claim No.:	TBD
Client File No.:	009.024002.00
Halliwell Project No.:	HEA.007852.00

I. INTRODUCTION AND PURPOSE

McLarens, on behalf of FIA-Timber Creek CDD, requested that Halliwell Engineering Associates (Halliwell) perform an investigation of damage conditions to a pool structure at Timber Creek Residential Development (the Event). The loss location is an in-ground concrete pool structure that is part of the clubhouse facility at the Timber Creek Residential Development located at 10224 Opaline Sky Court, Riverview, Florida, identified as (the Property).

Mr. Athanasios Tom Marinos, PE, SI, performed the investigation on behalf of Halliwell.

The purpose of this investigation was to provide an engineering opinion within a reasonable degree of engineering probability as to the cause and origin of the observed damage conditions to the shell structure of the in-ground pool.

II. SCOPE AND METHODOLOGY

The scope of this investigation was based on visual observations of the existing conditions to the structural shell of the 750,000-gallon water holding tank at the Property. Halliwell was asked to review the conditions of the structural shell of the tank to determine the cause and origin of damage conditions to the exterior surfaces of the subject tank. In addition, Halliwell was provided with several historical inspection reports of the subject water holding tank that describe, and outline conditions found to the tank from these inspections that had been conducted prior to the date of loss.

There was no destructive or non-destructive testing performed by Halliwell to the structural components

of the subject tank.

The conclusions in this report are representative of our visual observations and findings, coupled with our professional experience within a reasonable degree of engineering probability.

III. DESCRIPTION

The subject property is located west of Highway 301 and north of Tucker Jones Road, in the City of Riverview, Hillsborough County, Florida. The subject property is a pool structure within a Clubhouse section of the Residential Timber Creek Community Development District. The subject pool is a 94,500 gallon in-ground structural shell that is part of the private pool facility of the Clubhouse. Refer to Photos A and B in Appendix A for location of project site and the subject pool that is part of this investigation.

The pool is an “L” shaped in-ground structure that is composed of concrete and contains approximately 94,500 gallons of water. The pool shell structure is 6-inches thick, supported on soil grade and finished with a typical marcite plaster finish with accent pool tiles along the perimeter skimmer ledge and vertical exterior walls.

IV. DOCUMENTS REVIEWED

The documents reviewed as part of this investigation included the following:

- a. Aerial photography from Pictometry.com of the subject Property.
- b. Aerial photography from Google Earth Pro.
- c. Geotechnical Investigation Report for Timber Creek Swimming Pool, prepared by Pacscon, dated May 20, 2025.
- d. Pool Construction Documents/Plans, prepared by GB Collins Engineering PA, dated September 21, 2018.
- e. American Concrete Institute ACI 318-14 Building Code Requirements for Structural Concrete.
- f. Florida Building Code 2017, 6th Edition.

V. ON-SITE INSPECTION

A site inspection was conducted at the subject Property by Halliwell on June 12th, 2025, to ascertain the conditions of the structural shell of the in-ground pool.

a. Visual Inspection Observations

The following is a summary of Halliwell's observations made during the site inspection. Photographs depicting the conditions associated with these observations are found in Appendix A.

Refer to Photos A and B in Appendix A for a general aerial view of the location of the pool structure at the subject property.

The individuals present at the inspection were the following:

- Ms. Sam Bakkar, Property Manager: Inframark Property Management Company
- Mr. Claude Neidlinger, Chairman of the Board: Timber Creek Property
- Mr. Matt Blitswitch, EGA: McLarens
- Mr. Athanasios Tom Marinos, PE, SI, Senior Forensic Civil/Structural Engineer: Halliwell

1. The pool structure was observed to be an in-ground concrete shell that had been emptied.
2. There was some accumulation of water near the center of the pool shell slab covering up the main drains of the pool.
3. There were five areas of the pool slab that were found to have been cored and resealed with concrete grout.
4. The pool shell structure was observed to have had some recent repair/renovation work. The perimeter tiles along the skimmer areas of the pool were observed to have been recently installed. Light fixtures along the pool shell walls were dismantled.
5. Several areas of the pool finish (marcite) had been patched.
6. There was one major crack observed along an interior reentrant corner of the pool shell slab along core sample locations C1 and C5. The crack extended along the vertical face of the wall along the left side of the reentrant corner.
7. Core sample locations C2, C3 and C4 were under shallow water.

An inspection of the core samples was also conducted at the offices of Pacscon on June 12, 2025. The individuals present during the inspection were the following:

- Mr. Jay Chen, PhD, PE, CEO, Principal Engineer: Pacscon
- Mr. Athanasios Tom Marinos, PE, SI, Senior Forensic Civil/Structural Engineer: Halliwell

8. Core sample C5 was observed to have a severe crack through the core.
9. The reinforcement within core C5 was observed to be a #3 reinforcement bar.
10. The corroded section of the reinforcement bar was oriented in the direction of the crack.
11. There was a perpendicular bar below the corroded bar in core C5. There were no cracks found along the exposed diameter of this bar.
12. Core sample C1 was observed to have a crack with a portion of a reinforcement bar near the bottom section of the core. The crack was not as severe as in core C5. The crack does not appear to have propagated through the entire core sample.
13. The exposed reinforcement bar diameter along C1 was observed to have corroded.
14. Core sample C2 was also observed to have a crack. The crack was not as severe as in core C5. The crack was measured to be 0.022 inches wide along the top side of the core. The crack does not appear to have propagated through the entire core sample.
15. Core samples C3 and C4 were observed to not have visibly apparent cracks. C3 was observed to have an indication of the reinforcement bar near the lower portion of the core.
16. In general, the reinforcement bars found inside core C5, C1 and C3 were found to be predominantly along the lower end of the slab depth (lower 1/3 of the slab depth) and not at the center of the slab depth.

17. The concrete along the lower end of the slab was observed to have more voids when compared to the upper portion of the slab depth.

VI. ADDITIONAL FINDINGS

- a. Based on the review of the American Concrete Institute (ACI) 318 Standard, the following can be summarized:
 1. Under section 24.4.3.1 of the ACI 318-14, the ratio of deformed shrinkage and temperature reinforcement area to gross concrete area is required to be 0.0018 using reinforcement bars having a yield strength of 60,000 psi (pounds per square inch).
- b. Based on the review of the Pool construction documents/plans, the following can be summarized:
 1. The pool shell slab was designed to be a minimum of 6-inches thick reinforced with #3 reinforcement bars spaced at 12 inches on center.
 2. The top reinforcement bars were to be 2 inches clear from the top surface of the slab while the bottom reinforcement bars were to have a minimum clearance of 3 inches.
 3. There were no additional reinforcement bars or narrower spacing of #3 reinforcement bars depicted along reentrant corners of the pool.
- c. Based on the review of the Geotechnical Investigation Report, prepared by Pacscon, the following can be ascertained:
 1. Core samples C1 and C5 were taken along the crack formed at the interior reentrant corner of the pool shell slab.
 2. Core sample C2 was taken along the right side of the reentrant corner area near the edge of the pool shell.
 3. Core sample C3 and C4 were taken near the center area of the pool shell slab.
 4. The Ground Penetrating Radar (GPR) survey did not identify voids beneath the concrete pool shell or the pool deck. No indication of raveling was detected either below or around the crack (C1 and C5 core areas) of the shell using GPR.
 5. There was a 3-inch void found below core sample C1 from the core drilled hole after core drilling. No other voids were found or detected below the pool shell using GPR or through visual observations from core drilled holes.
 6. Two anomalies were detected along core sample areas C3 and C4 (center of the pool shell). After core samples were obtained, no indication of soil raveling or voids were found below the core samples.
 7. Core samples were measured to have concrete thicknesses of 6 to 9 inches.
 8. Core sample C1, C2 and C5 were observed to have cracks.
 9. Cracks through core C1, C2 and C5 extended through the entire thickness of the core samples.
 10. There was a reinforcement bar that was corroded along the center area of core sample C5. The reinforcement bar was in the same orientation and direction as the formed crack.
 11. Soil borings at core locations below the pool shell slab were encountered to have very loose to loose sand with organic content of about 0.9%.

12. Ground water was encountered in the five borings at depths ranging from 2.6 to 3.5 feet below pool shell slab level.
13. Pacscon concluded that the cracking of the pool was due to voids underneath the slab and corrosion of the reinforcing steel within the slab.

VII. DISCUSSION and ANALYSIS

Based on using the minimum concrete reinforcing ratio (steel to concrete) of 0.0018 as required by ACI 318 to account for concrete material shrinkage and temperature changes, considering the gross section of the concrete slab (as required by ACI 318) to be 6 inches thick by 12 inches wide, calculated to be 72 square inches, the minimum reinforcement area required is calculated to be 0.13 (0.0018×72) square inches.

The actual reinforcement area provided using #3 bars spaced at 12 inches on center as delineated on the construction documents was determined to be 0.11 square inches, which is less than what ACI 318 requires to accommodate shrinkage and temperature effects of the concrete to prevent and/or reduce crack formation to the concrete slab. The actual reinforcement ratio provided for the pool structure was calculated to be less than what is required by ACI 318 ($0.0018 \times 0.11/0.13$) = 0.0015.

The pool structure was designed to have been reinforced with #3 bars spaced at 12-inches on center placed along the center depth of the pool shell slab. There were no diagonal bars placed along the interior reentrant corners of the pool structural shell slab. A reentrant corner area is a sharp inside corner in a structure where two or more structural elements meet at an inward angle. These corners are subject to high stress concentrations making them potential locations for crack formations. To mitigate the formation of cracks along reentrant corner areas, additional reinforcement is often placed diagonally along the corners or oriented along a grid pattern in each direction fronting the reentrant corner. There was no additional reinforcement documented on the construction documents, suggesting that no additional reinforcement along the reentrant corner areas were required to be installed during the construction of the pool shell.

The limited reinforcement of the pool shell slab and the lack of diagonal reinforcement along interior reentrant corner areas of the slab resulted in the slab forming a crack along this reentrant corner area. The crack allowed moisture (liquid water) to infiltrate into the concrete mass of the pool shell slab causing the internal slab reinforcement to corrode. The corrosion of the reinforcement resulted in the reinforcement to expand which subjected the surrounding concrete to expansion forces which caused the formed cracks to widen and enlarge along the full depth of the concrete slab within the reentrant corner area. As a result of these conditions of the pool shell slab, moisture (liquid pool water) caused the underlying sand from the pool shell slab to displace and eroded below the pool shell slab along the reentrant corner area which further exacerbated and expanded the formed crack along the pool shell slab.

The formation of the cracks along the pool shell slab are not a result of sinkhole activity, earth movement and/or soil subsidence. The formation of the cracks/damage to the pool shell slab are a result of long-term conditions associated and correlated with the design and construction of the pool shell slab, more particularly the limited reinforcement and the lack of additional reinforcement along the pool shell slab to control and mitigate the formation of cracks from concrete shrinkage and temperature effects that such a structure is normally exposed to.

VIII. CONCLUSIONS AND OPINIONS

Based on the available information provided, the results of Halliwell's site inspection, field area observations, findings, and the conditions present, coupled with Halliwell's knowledge of construction, along with Halliwell's professional opinion and judgment within a reasonable degree of engineering probability, we draw the following conclusions associated with the damage conditions to the structural shell of the subject in-ground pool.

- a. The pool structure is an in-ground concrete shell supported over soil grade.
- b. The pool shell slab and walls were designed to be a minimum of 6 inches thick reinforced with #3 reinforcement bars spaced at 12-inches on center each way centered along the slab and wall areas.
- c. According to ACI 318, the minimum reinforcement ratio of a concrete slab to accommodate for shrinkage and temperature effects is 0.0018.
- d. The actual reinforcement ratio provided for the pool structure was calculated to be less than what is required by ACI 318 ($0.0018 \times 0.11/0.13 = 0.0015$).
- e. The pool shell slab along reentrant corner areas did not have sufficient reinforcement to mitigate for cracking as a result of normal conditions from concrete shrinkage and temperature effects that the pool is subject to.
- f. The limited reinforcement of the pool shell slab and the lack of diagonal reinforcement along interior reentrant corner areas of the slab resulted in the slab forming a crack along this reentrant corner area.
- g. The formed crack along the pool shell slab allowed moisture (liquid water) to infiltrate into the concrete mass of the pool shell slab causing the internal slab reinforcement to corrode. The corrosion of the reinforcement resulted in the reinforcement to expand which subjected the surrounding concrete to expansion forces which caused the formed cracks to widen and enlarge along the full depth of the concrete slab within the reentrant corner area. As a result of these conditions of the pool shell slab, moisture (liquid pool water) caused the underlying sand from the pool shell slab to displace and eroded below the pool shell slab along the reentrant corner area which further exacerbated and expanded the formed crack along the pool shell slab.
- h. The formation of the cracks along the pool shell slab are not a result of sinkhole activity, earth movement and/or soil subsidence.
- i. The cracks in the pool shell slab are attributed to long-term conditions related to the design and construction of the pool shell.
- j. The design and construction of the pool shell was based on limited reinforcement and with no additional reinforcement along the pool shell slab at reentrant corner areas to control and mitigate the formation of cracks from concrete shrinkage and temperature effects that such a structure is normally exposed to.

IX. LIMITATIONS

Our professional analysis and opinions contained within this report are based upon, and therefore limited to, the information available to us at this time and the scope of our investigation as described herein. We reserve the right to amend this report if and when previously unknown or unseen conditions are discovered, or additional information becomes available to us.

Following your review of this report, please contact me with any questions, comments, and/or directives you may have. Thank you.

Halliwell Engineering Associates, LLC
Florida Certificate of Authorization No. EB. 36024

Building/Structural

Athanasios Tom Marinos State of Florida, Professional Engineer, License No. 51562

This report has been electronically signed and sealed by Athanasios Tom Marinos, PE, SI as dated on this document using a Digital Signature.

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

cc: File, HEA Cloud

APPENDICES

A. Imagery of Property/Pool

APPENDIX A

Photographs of Property/Pool Structure



Photo A View of subject property location (Google Earth Pro).



Photo B View of Pool structure at the Property. (Google Earth Pro). Blue arrow depicts location of reentrant corner area of pool.



Photo 1 View of left side of pool.



Photo 2 View right side of pool.



Photo 3 View of reentrant corner area of the pool where a crack was formed. Red arrows depict crack location. Blue arrows depict location of Core areas C1, and C5.



Photo 4 View of the location of Core areas C3 and C4 at arrow locations.



Photo 5 Close-up view of formed crack along reentrant corner.



Photo 6 View of the location of Core area C2.



Photo 7 Additional view of the location of Core area C2.



Photo 8 View of replaced/repaired tile along skimmer ledge location.



Photo 9 Additional view of past repairs to pool wall finish.



Photo 10 View of core samples taken by Pacscon in their lab. Note cracked cores along C1, C5 and C2. C5 had the severe crack with corroded reinforcement.

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July 16, 2025

Sent Via Electronic Mail & Certified Mail Return Receipt Requested

Timber Creek Community Development District
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Attention: Lisa Castoria, District Manager
lisa.castoria@inframark.com

RE:

Insured:	Timber Creek Community Development District
Insurers:	Florida Insurance Alliance
Policy Number:	100124339
Policy Term:	October 1, 2024 – October 1, 2025
Date of Loss	December 30, 2024
Cause of Loss:	Other
Loss Location:	10224 Opaline Sky Court Riverview, FL 33578
McLarens File:	009.024002.00

Dear Ms. Castoria,

As you are aware, McLarens, LLC (“McLarens”) has been retained on behalf of Florida Insurance Alliance (the “Insurer”), a subscribing insurer under Policy No. 100124339, to assist in the investigation and adjustment of the above-referenced claim. Please consider this correspondence as the Insurer’s formal coverage determination regarding the claim submitted by Timber Creek Community Development District (the “Named Insured”) in connection with reported damage to the community swimming pool located at 10224 Opaline Sky Court, Riverview, FL 33578 (the “Insured Location”).

The Insurer issued a commercial property insurance policy to Timber Creek Community Development District under a manuscript form (the “Policy”). This Policy provides coverage against all risks of direct physical loss or damage to covered property, subject at all times to the applicable policy forms, endorsements, terms, conditions, limitations, and exclusions.

The Policy includes a primary limit of liability that may vary by location and contains applicable sublimits and deductibles, which may differ based on the nature and cause of the reported loss.

McLarens File 009.024002.00

Timber Creek Community Development District

On or about June 5, 2025, Insurers received first notice of a loss to the Insured Location in connection with reported damage to the structure of the community swimming pool from an unknown origin which was first discovered on December 30, 2024 (the "Claim").

Following notice of the Claim, Insurers engaged McLarens to assist with the investigation and adjustment of the Claim. Additionally, Insurers engaged Halliwell Engineering Associates ("HEA") to assist with the investigation into the cause, origin, and extent of reported damage to the community swimming pool at the Insured Location.

The Insured Location is an "L" shaped in-ground structural shell pool and contains approximately 94,500 gallons of water. The pool structure is 6-inches thick, supported by soil grade, and finished with a typical Marcite plaster finish with accent pool tiles along the perimeter skimmer ledge and vertical exterior walls. The subject pool structure is located within a clubhouse section of the Timber Creek Community Development District.

McLarens inspected the Insured Location on June 12, 2025. Property Manager Ms. Sam Bakkar representing Inframark Management Services, Chairman of the Board Mr. Claude Neidlinger representing Timber Creek Community Development District, and Professional Engineer Athanios Tom Marinos representing Halliwell Engineering Associates were present for our inspection.

HEA has completed their investigation as to the cause, origin, and extent of reported damage in connection with the Claim. HEA's investigation includes, but is not limited to, inspection of the Insured Location, review of historical aerial imagery for the Insured Location, review of the original pool construction documents/plans dated September 21, 2018, review of the Geotechnical Investigation Report prepared by Pacscon dated May 20, 2025, review of American Concrete Institute ACI 318-14 Building Code Requirements for Structural Concrete, and review of Florida Building Code 2017, 6th Edition.

For ease of reference, we have set forth the conclusions and opinions from HEA's report as follows:

VIII. CONCLUSIONS AND OPINIONS

Based on the available information provided, the results of Halliwell's site inspection, field area observations, findings, and the conditions present, coupled with Halliwell's knowledge of construction, along with Halliwell's professional opinion and judgment within a reasonable degree of engineering probability, we draw the following conclusions associated with the damage conditions to the structural shell of the subject in-ground pool.

- a. The pool structure is an in-ground concrete shell supported over soil grade.

McLarens File 009.024002.00

Timber Creek Community Development District

- b. The pool shell slab and walls were designed to be a minimum of 6 inches thick reinforced with #3 reinforcement bars spaced at 12-inches on center each way centered along the slab and wall areas.
- c. According to ACI 318, the minimum reinforcement ratio of a concrete slab to accommodate for shrinkage and temperature effects is 0.0018.
- d. The actual reinforcement ratio provided for the pool structure was calculated to be less than what is required by ACI 318 $(0.0018 \times 0.11/0.13) = 0.0015$.
- e. The pool shell slab along reentrant corner areas did not have sufficient reinforcement to mitigate for cracking as a result of normal conditions from concrete shrinkage and temperature effects that the pool is subject to.
- f. The limited reinforcement of the pool shell slab and the lack of diagonal reinforcement along interior reentrant corner areas of the slab resulted in the slab forming a crack along this reentrant corner area.
- g. The formed crack along the pool shell slab allowed moisture (liquid water) to infiltrate into the concrete mass of the pool shell slab causing the internal slab reinforcement to corrode. The corrosion of the reinforcement resulted in the reinforcement to expand which subjected the surrounding concrete to expansion forces which caused the formed cracks to widen and enlarge along the full depth of the concrete slab within the reentrant corner area. As a result of these conditions of the pool shell slab, moisture (liquid pool water) caused the underlying sand from the pool shell slab to displace and eroded below the pool shell slab along the reentrant corner area which further exacerbated and expanded the formed crack along the pool shell slab.
- h. The formation of the cracks along the pool shell slab are not a result of sinkhole activity, earth movement and/or soil subsidence.
- i. The cracks in the pool shell slab are attributed to long-term conditions related to the design and construction of the pool shell.
- j. The design and construction of the pool shell was based on limited reinforcement and with no additional reinforcement along the pool shell slab at reentrant corner areas to control and mitigate the formation of cracks from concrete shrinkage and temperature effects that such a structure is normally exposed to.

Based on conclusion within HEA's Engineering Report, the subject pool structure did not sustain damage due to sinkhole activity, earth movement, and/or soil subsidence. The reported damage is attributed to long-term conditions related to the design and construction of the pool shell.

McLarens File 009.024002.00
Timber Creek Community Development District

The Policy provides coverage for direct physical loss occurring during the coverage period to covered property as a result of an occurrence, unless excluded. Insurers refer the Insured to the following Policy provisions that impact coverage for the Insured's Claim. The Policy provides, in pertinent part, as follows:

SECTION I – COVERAGE AGREEMENTS

A. PROPERTY COVERAGE AGREEMENT

We will pay, subject to all the terms and conditions of this Coverage Form, for direct physical loss occurring during the **coverage period** to **covered property** as a result of an **occurrence**, unless excluded.

SECTION III – EXCLUSIONS

E. We will not pay for losses caused by or resulting from any of the following:

7. Loss attributed to:

- a. Wear and tear, deterioration, depletion, erosion, rust, corrosion, wet or dry rot, decay;
- b. Inherent vice, latent defect, or any quality in the covered property that causes it to damage or destroy itself;

e. Settling, cracking, shrinking, bulging or expansion of pavements, foundations, walls, floors, roofs or ceilings, retaining walls or outdoor swimming pools;

12. Loss attributable to faulty, defective or inadequate;

- a. Construction, workmanship or material;
- b. Maintenance
- c. Design, plan or specification;

f. Compliance with building codes.

McLarens File 009.024002.00

Timber Creek Community Development District

Pursuant to the above-quoted provisions, the Policy excludes coverage for losses caused by wear and tear, rust, corrosion, or deterioration as well as settling, cracking, shrinking, bulging or expansion of pavements, foundations, walls, floors, roofs or ceilings, retaining walls or outdoor swimming pools. Additionally, the Policy excludes coverage for losses caused by faulty, defective or inadequate construction, workmanship or material, maintenance, design, plan or specification and inadequate compliance with building codes.

The investigation revealed the reported loss to the community swimming pool structure at the Insured Location is attributable to inadequate design, plan, construction, and compliance with building codes which resulted in the formation of crack(s) within the pool shell which allowed moisture to infiltrate into the concrete mass of the pool shell causing the internal slab reinforcement to corrode resulting in the reinforcement to expand the surrounding concrete causing the crack(s) to widen and enlarge. Based on the investigation of the reported damage and the causation determination outlined hereto, Insurers determined that the reported pool structure damage at the Insured Property is not covered under the Policy.

The fact that this letter does not mention or comment upon other provisions, conditions, endorsements, or exclusions set forth in the Policy is in no way intended to be, and shall not constitute, a waiver or estoppel of the applicability of any provisions, conditions, endorsements, exclusions, or defenses that could exist, whether or not discussed herein. Nothing contained herein shall constitute a waiver or estoppel of any claims, rights, causes of action, rights of action, defenses, positions, or remedies possessed by Insurers, all of which are specifically reserved.

Insurers further reserve the right to assert any additional provisions of the Policy or other grounds for reserving their rights and/or denying coverage by amending their position in subsequent correspondence if further investigation reveals additional facts.

Insurers also reserve the right to pursue a declaratory judgement action to determine their duties and obligations to you, if any, under the terms of and conditions of the Policy. Insurers will not be responsible for payment of any sums for which no coverage exists or in the event that coverage is later determined, for payment of any sums in excess of the Policy limits.

The Insurers' coverage position is based on their current understanding of the facts and information submitted and made available to date. Should Timber Creek Community Development District believe that the Insurers' understanding is inaccurate, or if Timber Creek Community Development District is in possession of any additional information relevant to this matter, we respectfully request that such information be provided at the earliest opportunity for further consideration by the Insurers.

McLarens File 009.024002.00

Timber Creek Community Development District

No action or conduct by Insurers, or anyone acting on behalf of Insurers, their employees, agents and attorneys, is deemed a waiver or estoppel of Insurers' rights under the Policy, law or otherwise with respect to this matter.

Please be advised that no representative of McLarens, or of any other consultant retained on behalf of Insurers, has any authority either to bind Insurers with respect to coverage, or to interpret, waive or alter any of the terms, conditions, or limitations of the Policy. All coverage determinations are reserved exclusively to Insurers and are to be communicated either directly by Insurers or by a letter authorized by Insurers.

In accordance with the State of Florida Regulations or if you are aggrieved by Insurers' decision and believe this aspect of the claim was wrongfully denied, you have the right to a review by: The Florida Department of Insurance, 200 East Gaines Street, Tallahassee, FL 32399; Phone: 850-413-2806.

Very truly yours,

[Sent electronically]

Matt Biltswitch | McLarens
Executive General Adjuster
State of Florida License: E102711
McLarens' California License: 2607078
matt.biltswitch@mclarens.com

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Enclosure:

1. Causation Report - Halliwell Engineering Associates LLC – June 19, 2025

NOTICE: "Pursuant to 817.234, Florida Statutes, any person who, with intent to defraud, or deceive any insurer or insured, prepares, presents, or causes to be presented a proof of loss or estimate of cost repair of damaged property in support of a claim under an insurance policy knowing that the proof of loss or estimate of claim or repairs contains any false, incomplete, or misleading information concerning any fact or thing material to the claim commits a felony of the third degree, punishable as provided in 775.082 – 775.084 Florida Statutes"

6D.

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

PROPOSAL

Timber Creek CDD

Pond A - North Bank Washout

8/5/2025

- During reconstruction of Pond A outfall structure, another washout was discovered on north side of pond berm about 100' east of outfall structure.
- Washout area is roughly 60' x 100' and has 8' vertical drop-off creating unsafe conditions.
- Cost efficient remediation method would be to remove fallen trees and excavate perimeter to re-grade with slopes to eliminate vertical drop off.
- Natural re-vegetation will be allowed in lieu of sodding slopes.

TOTAL \$3,200



PROPOSAL

Timber Creek CDD

Pond A - Inflow Pipe End Repairs

7/22/2025

Restore eroded slope below MES at southwest corner of pond

Scope includes:

- place grade and compact missing soil to 18" below MES
- place geo-fabric over filled soil (from mes to toe of slope)
- place 18" of rubble rip-rap on geo-fabric

Sub-Total \$4,200

**Remediate pipe failure, broken slab, and slope erosion at MES
on south side of pond (behind 10218/10222 Cloudburst Ct.)**

Scope includes:

- remove broken MES slab
- excavate to expose and remove separated pipe joints
- replace eroded soil to re-establish firm bedding for pipe
- re-lay/re-connect separated pipe joints
- backfill pipe and restore slope above pipe
- place grade and compact missing soil to 18" below MES
- place geo-fabric over filled soil (from mes to toe of slope)
- place 18" of rubble rip-rap on geo-fabric
- restore disturbed slope with Bahia sod (above NWL)

Sub-Total \$14,000

TOTAL \$18,200

NOTE:

- watering of new sod is not included





