

# Timber Creek Community Development District

## Board of Supervisors

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

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

## Regular Meeting Agenda

Thursday, September 11, 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*

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The Regular Meetings of the **Timber Creek Community Development District** will be held **September 11, 2025, at 6:00 p.m. located at the Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview, FL 33578.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. The following is the Agenda for the Meeting:

### 1. CALL TO ORDER/ROLL CALL

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

### 3. CONSENT AGENDA

- A. Approval of Minutes of August 14, 2025, Regular Meeting.....Page 2
- B. Acceptance of the Operation and Maintenance Expenditures for July 2025.....Page 5
- C. Acceptance of FY 2025 Grau Audit Engagement Letter.....Page 61
- D. Ratification of Playground Repairs.....Page 66

### 4. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Community Inspection Report.....Page 67
- D. On-Site Manager

### 5. BUSINESS ITEMS

- A. Consideration of Resolution 2025-11; Adopting Parking and Towing Policies.....Page 72
- B. Update on Pool Crack
- C. Discussion on Pond Restoration Project

### 6. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS

### 7. ADJOURNMENT

*\*The next meeting is scheduled to be held on Thursday, October 9, 2025, at 6:00 P.M.\**

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

The Public Hearing and regular meetings of the Board of Supervisors of the Timber Creek Community Development District were held on Thursday, August 14, 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
Carlos de la Ossa	Assistant Secretary ( <i>via conference call</i> )
Paul Murray	Assistant Secretary
Timothy Webb	Assistant Secretary

Also, the presents were:

Lisa Castoria	District Manager
Clay Wright	Field Manager ( <i>via conference call</i> )
Phil Chang	District Engineer ( <i>via conference call</i> )
Ibtissam Bakkar	On-Site Manager
Tim Cooney	Site Master's Rep. ( <i>via conference call</i> )

*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**

**Public Hearing on Adopting Fiscal Year  
2026 Final Budget & Levying O&M  
Assessments**

**A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget & Levying  
O&M Assessments**

On MOTION by Mr. Hutchinson, seconded by Mr. Murray with all in favor, the public hearing opened at 6:02 p.m. 5-0
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**B. Staff Presentations**

Ms. Castoria discussed the budget with no edits or changes

**C. Public Comments**

A discussion ensued with residents' comments.

**D. Consideration of Resolution 2025-08; Adopting Final Fiscal Year 2026 Budget**

On MOTION by Mr. de la Ossa seconded by Mr. Hutchinson, with all in favor, Resolution 2025-08; Adopting Final Fiscal Year 2026 Budget with a 68% increase was adopted as presented. 5-0

**E. Consideration of Resolution 2025-09; Levying O&M Assessments**

On MOTION by Mr. de la Ossa seconded by Mr. Hutchinson, with all in favor, Resolution 2025-09; Levying O&M Assessments was adopted. 5-0

**F. Close Public Hearing on Adopting Fiscal Year 2026 Final Budget & Levying O&M Assessments**

On MOTION by Mr. de la Ossa seconded by Mr. Webb with all in favor, the public hearing closed at 6:14 p.m. 5-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of July 10, 2025, Regular Meeting**

**B. Acceptance of the Operation and Maintenance Expenditures for June 2025**

The Board reviewed the Consent Agenda items.

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, the Consent Agenda items, were approved. 5-0

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

There being none, the next item followed.

**B. District Engineer**

A discussion ensued regarding business item 6D.

**C. District Manager**

**i. Community Inspections Report**

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

**D. On-site Manager**

There being none, the order of business followed.

**SIXTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2025-10; Setting Fiscal Year 2026 Meeting Schedule**

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, Resolution 2025-10; Setting Fiscal Year 2026 Meeting Schedule with a Budget workshop on March 26, proposed Budget approval in June, and the Budget Public Hearing on August of 2026, was approved. 5-0

**B. Update on Pool Crack**

An update regarding pool crack was provided.

**C. Discussion on Reservation Based Allowance for Additional Special Event Parking**

A discussion ensued and a Resolution is needed to adopt at the next meeting in September.

**D. Consideration of Pond A Site Master's Washout Proposal**

The pond restoration will be completed by 8/20/2025

**SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

The Board of Supervisors responded to residents' comments.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, the meeting was adjourned at 7:00 p.m. 5-0

\_\_\_\_\_  
Lisa Castoria  
District Manager

\_\_\_\_\_  
Claude Neidlinger  
Chairperson



**TIMBER CREEK CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Utilities</b>					
BOCC ACH	6/25/2025	062525-4734 ACH	\$1,519.13	\$1,519.13	WATER
TECO TAMPA ELECTRIC ACH	7/8/2025	070825-8326 ACH	\$81.97	\$81.97	ELECTRIC
TECO TAMPA ELECTRIC ACH	7/8/2025	070825-4737 ACH	\$22.46	\$22.46	ELECTRIC
TECO TAMPA ELECTRIC ACH	7/8/2025	070825-3099 ACH	\$535.24	\$535.24	ELECTRIC
TECO TAMPA ELECTRIC ACH	7/8/2025	070825-3665 ACH	\$18.74	\$18.74	ELECTRIC
TECO TAMPA ELECTRIC ACH	7/8/2025	070825-5063 ACH	\$3,448.93	\$3,448.93	ELECTRIC
TECO TAMPA ELECTRIC ACH	7/8/2025	070825-3412 ACH	\$174.56	\$174.56	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$5,801.03</b>	<b>\$5,801.03</b>	
<b>Regular Services</b>					
ACTION SECURITY, INC	7/1/2025	29839	\$125.00	\$125.00	SECURITY SERVICE
BGE INC	7/8/2025	25112	\$3,663.89	\$3,663.89	district engineer
CHARTER COMMUNICATIONS ACH	7/6/2025	2455305070625 ACH	\$205.00	\$205.00	INTERNET SERVICE
CLAUDE A. NEIDLINGER	7/10/2025	CN-071025	\$200.00	\$200.00	BOARD 7/10/25
DAVID EVAN HUTCHINSON	7/10/2025	DH-071025	\$200.00	\$200.00	BOARD 7/10/25
FIELDSTONE LANDSCAPE SERVICES, LLC	7/1/2025	25879	\$4,954.00	\$4,954.00	LANDSCAPE MAINT
INFRAMARK LLC	7/1/2025	153015	\$350.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	153015	\$2,600.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	153015	\$1,040.00		DISTRICT INVOICE
INFRAMARK LLC	7/1/2025	153015	\$2,600.00	\$6,590.00	DISTRICT INVOICE
INFRAMARK LLC	6/30/2025	152715	\$350.00		DISTRICT INVOICE
INFRAMARK LLC	6/30/2025	152715	\$2,600.00		DISTRICT INVOICE
INFRAMARK LLC	6/30/2025	152715	\$1,040.00		DISTRICT INVOICE
INFRAMARK LLC	6/30/2025	152715	\$2,600.00	\$6,590.00	DISTRICT INVOICE
INFRAMARK LLC	7/16/2025	154347	\$7.50	\$7.50	DISTRICT INVOICE
NEPTUNE MULTI SERVICES LLC	7/23/2025	0053895	\$1,000.00	\$1,000.00	cleaning
NEPTUNE MULTI SERVICES LLC	7/23/2025	0053893	\$1,000.00	\$1,000.00	cleaning
NEPTUNE MULTI SERVICES LLC	7/23/2025	0053894	\$1,000.00	\$1,000.00	cleaning

**TIMBER CREEK CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
ORKIN LLC	7/2/2025	280749196	\$73.10	\$73.10	pest control
PAUL MURRAY	7/10/2025	PM-071025	\$200.00	\$200.00	BOARD 7/10/25
SITEX AQUATICS	7/1/2025	9925-B	\$380.00	\$380.00	AQUATIC MAINT.
STRALEY ROBIN VERICKER	7/9/2025	26781	\$1,890.00	\$1,890.00	LEGAL COUNSEL
TIMES PUBLISHING COM	7/9/2025	43668-070925	\$2,398.00	\$2,398.00	AD SERVICES
TIMES PUBLISHING COM	7/16/2025	43663-071625	\$401.50	\$401.50	AD SERVICES
TIMOTHY A WEBB	7/10/2025	TW-071025	\$200.00	\$200.00	BOARD 7/10/25
<b>Regular Services Subtotal</b>			<b>\$31,077.99</b>	<b>\$31,077.99</b>	
<b>Additional Services</b>					
A-QUALITY POOL SERVICE	7/1/2025	976945	\$155.00	\$155.00	POOL SERVICE r&m
DISASTER LAW AND CONSULTING LLC	7/2/2025	070225-	\$1,125.00	\$1,125.00	pond
FIELDSTONE LANDSCAPE SERVICES, LLC	6/30/2025	25845	\$895.00	\$895.00	LANDSCAPE MAINT tree removal
FIELDSTONE LANDSCAPE SERVICES, LLC	7/8/2025	25966	\$426.15	\$426.15	LANDSCAPE MAINT irrigation
NEPTUNE MULTI SERVICES LLC	7/23/2025	0053896	\$130.00	\$130.00	desk
SITE MASTERS OF FL LLC	6/30/2025	063025-1	\$117,000.00	\$117,000.00	pond r&m
SITE MASTERS OF FL LLC	7/16/2025	071625-3 NEW	\$117,000.00	\$117,000.00	POND REPAIR AND RESTORATION
<b>Additional Services Subtotal</b>			<b>\$236,731.15</b>	<b>\$236,731.15</b>	
<b>TOTAL</b>			<b>\$273,610.17</b>	<b>\$273,610.17</b>	



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	06/25/2025	07/16/2025

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	05/21/2025	13966	06/20/2025	14033	6700 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$20.23
Water Base Charge	\$40.06
Water Usage Charge	\$6.90
Sewer Base Charge	\$98.37
Sewer Usage Charge	\$43.68

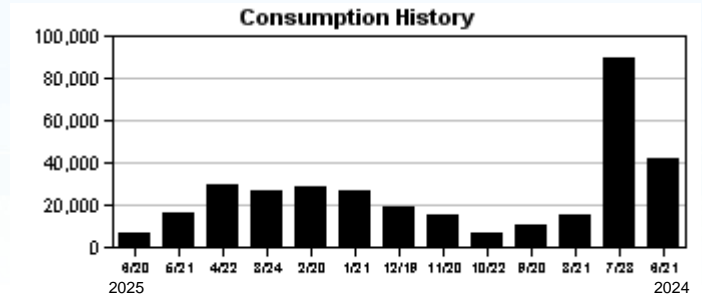
#### Miscellaneous Charges

Late Payment Charge	\$41.08
<b>Total Miscellaneous Charges</b>	<b>\$41.08</b>

#### Summary of Account Charges

Previous Balance	\$1,262.78
Net Payments	\$0.00
Past Due Amount	\$1,262.78
Bill Adjustments	\$41.08
Total Account Charges	<b>\$215.27</b>

<b>AMOUNT DUE</b>	<b>\$1,519.13</b>
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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](https://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://HCFLGov.net/Water)



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



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

1,790 8

DUE DATE	07/16/2025
AMOUNT DUE	\$1,519.13
<b>Cash or Credit Card Only</b>	



0061436847349 00001519131



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

Statement Date: July 08, 2025

Amount Due: \$81.97

Due Date: July 29, 2025  
Account #: 221007708326

DO NOT PAY. Your account will be drafted on July 29, 2025

## Your Energy Insight

Your average daily kWh used was **16.67% higher** than the same period last year.

Your average daily kWh used was **6.67% lower** than it was in your previous period.



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[TampaElectric.com/SurgeProtection](http://TampaElectric.com/SurgeProtection)

ZapCap SYSTEMS | **TECO**  
TAMPA ELECTRIC AN EMERA COMPANY

## Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

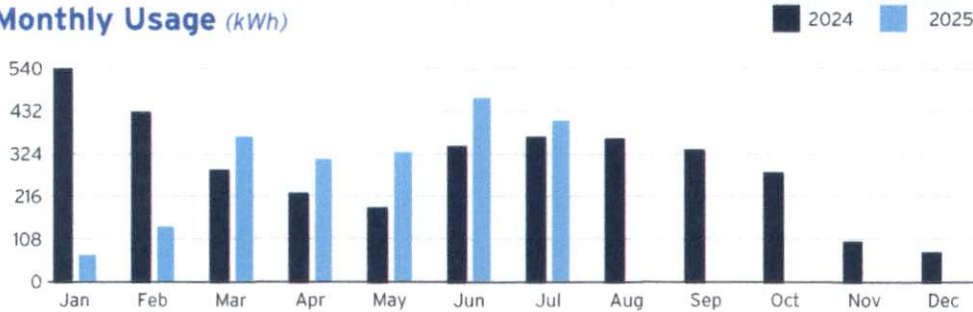
Previous Amount Due	\$92.91
Payment(s) Received Since Last Statement	-\$92.91

Current Month's Charges	\$81.97
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Amount Due by July 29, 2025	\$81.97
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

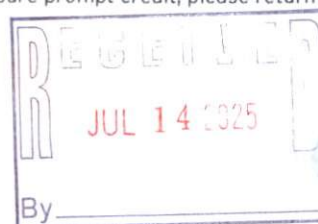
Account #: 221007708326  
Due Date: July 29, 2025



**Pay your bill online at [TampaElectric.com](http://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$81.97

Payment Amount: \$ \_\_\_\_\_

643977001842

Your account will be  
drafted on July 29, 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: July 08, 2025  
Charges Due: July 29, 2025

## Meter Read

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	07/01/2025	22,638	22,231		407 kWh	1	29 Days

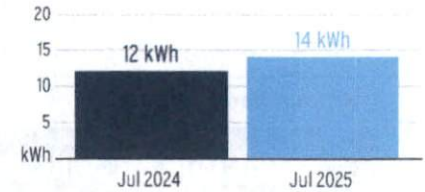
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	407 kWh @ \$0.08641/kWh	\$35.17
Fuel Charge	407 kWh @ \$0.03391/kWh	\$13.80
Storm Protection Charge	407 kWh @ \$0.00577/kWh	\$2.35
Clean Energy Transition Mechanism	407 kWh @ \$0.00418/kWh	\$1.70
Storm Surcharge	407 kWh @ \$0.02121/kWh	\$8.63
Florida Gross Receipt Tax		\$2.05
<b>Electric Service Cost</b>		<b>\$81.97</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$81.97**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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



### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

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

## Contact Us

### Online:

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

### Phone:

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

### Hearing Impaired/TTY:

7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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



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

Statement Date: July 08, 2025

Amount Due: \$22.46

Due Date: July 29, 2025

Account #: 221007724737

DO NOT PAY. Your account will be drafted on July 29, 2025

## Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due \$24.55

Payment(s) Received Since Last Statement -\$24.55

Current Month's Charges \$22.46

Amount Due by July 29, 2025 \$22.46

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.

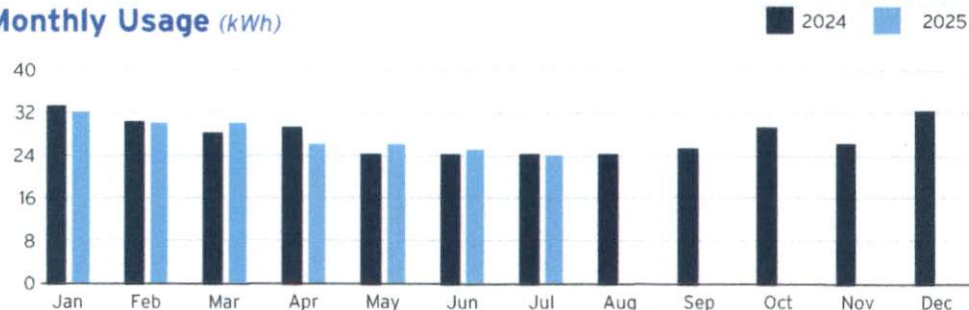


Your average daily kWh used was  
**0% higher** than it was in your  
previous period.



Scan here to view  
your account online.

## Monthly Usage (kWh)



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**STOP POWER SURGES!**  
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AN EMERA COMPANY



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

Account #: 221007724737

Due Date: July 29, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$22.46

Payment Amount: \$ \_\_\_\_\_

643977001843

Your account will be  
drafted on July 29, 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:** July 08, 2025  
**Charges Due:** July 29, 2025

## Meter Read

**Service Period:** Jun 03, 2025 - Jul 01, 2025

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

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514006	07/01/2025	1,586	1,562	24 kWh	1	29 Days

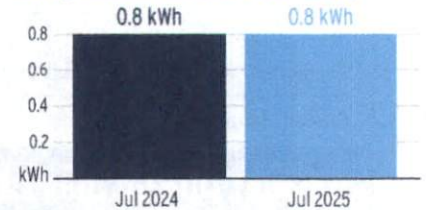
## Charge Details



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Fuel Charge	24 kWh @ \$0.03391/kWh	\$0.81
Storm Protection Charge	24 kWh @ \$0.00577/kWh	\$0.14
Clean Energy Transition Mechanism	24 kWh @ \$0.00418/kWh	\$0.10
Storm Surcharge	24 kWh @ \$0.02121/kWh	\$0.51
Florida Gross Receipt Tax		\$0.56
<b>Electric Service Cost</b>		<b>\$22.46</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$22.46**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

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### Mail A Check

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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**866-689-6469**

### All Other Correspondences:

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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

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



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

Statement Date: July 08, 2025

Amount Due: \$535.24

Due Date: July 29, 2025

Account #: 221007683099

DO NOT PAY. Your account will be drafted on July 29, 2025

## Your Energy Insight



Your average daily kWh used was **83.64% lower** than the same period last year.



Your average daily kWh used was **26.53% lower** than it was in your previous period.



Scan here to view your account online.

**STOP POWER SURGES!**  
50% OFF install  
plus 1<sup>st</sup> month free!

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[TampaElectric.com/SurgeProtection](https://TampaElectric.com/SurgeProtection)

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SYSTEMS<sup>®</sup> AN EMERA COMPANY

## Account Summary

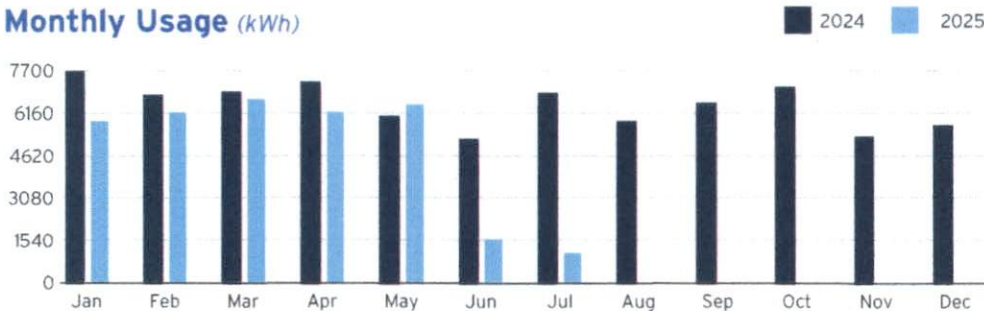
Previous Amount Due	\$614.85
Payment(s) Received Since Last Statement	-\$614.85
<b>Current Month's Charges</b>	<b>\$535.24</b>

**Amount Due by July 29, 2025**

**\$535.24**

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

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221007683099

Due Date: July 29, 2025



**Pay your bill online at [TampaElectric.com](https://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$535.24

Payment Amount: \$ \_\_\_\_\_

643977001840

Your account will be  
drafted on July 29, 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:** July 08, 2025  
**Charges Due:** July 29, 2025

## Meter Read

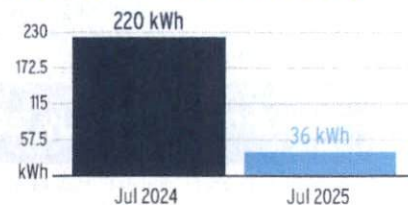
**Service Period:** Jun 03, 2025 - Jul 01, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000514614	07/01/2025	39,025	37,968	1,057 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,057 kWh @ \$0.08641/kWh	\$91.34
Fuel Charge	1,057 kWh @ \$0.03391/kWh	\$35.84
Storm Protection Charge	1,057 kWh @ \$0.00577/kWh	\$6.10
Clean Energy Transition Mechanism	1,057 kWh @ \$0.00418/kWh	\$4.42
Storm Surcharge	1,057 kWh @ \$0.02121/kWh	\$22.42
Florida Gross Receipt Tax		\$4.57
<b>Electric Service Cost</b>		<b>\$182.96</b>

Billing information continues on next page →

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## Ways To Pay Your Bill



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### Mail A Check

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



### Credit or Debit Card

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



### Phone

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

### All Other Correspondences:

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

## Contact Us

### Online:

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

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



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

Account #: 221007683099  
Statement Date: July 08, 2025  
Charges Due: July 29, 2025

**Important Messages**

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

Account #: 221007683099  
Statement Date: July 08, 2025  
Charges Due: July 29, 2025

Service Period: Jun 03, 2025 - Jul 01, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 \$535.24

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

Statement Date: July 08, 2025

Amount Due: \$18.74

Due Date: July 29, 2025  
Account #: 221007623665

DO NOT PAY. Your account will be drafted on July 29, 2025

## Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due	\$20.68
Payment(s) Received Since Last Statement	-\$20.68
Current Month's Charges	\$18.74

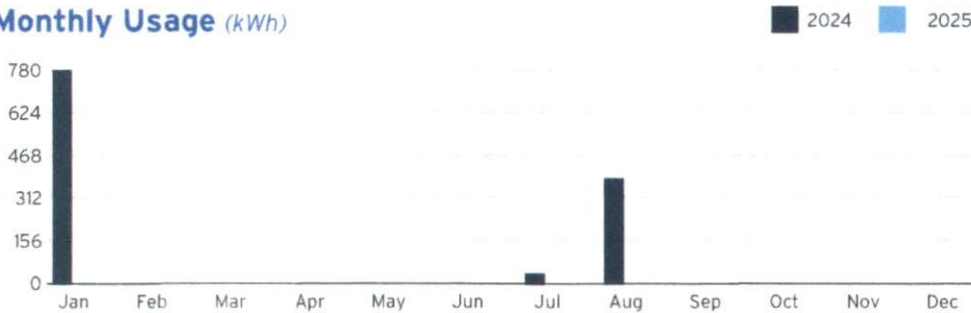
Amount Due by July 29, 2025 \$18.74

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](https://TECOaccount.com)



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

Account #: 221007623665

Due Date: July 29, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$18.74

Payment Amount: \$ \_\_\_\_\_

643977001839

Your account will be  
drafted on July 29, 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:** July 08, 2025  
**Charges Due:** July 29, 2025

## Meter Read

**Service Period:** Jun 03, 2025 - Jul 01, 2025

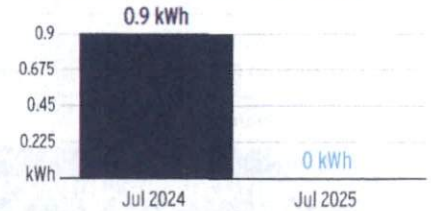
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000498720	07/01/2025	69,258	69,258	0 kWh	1	29 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Florida Gross Receipt Tax		\$0.47
	<b>Electric Service Cost</b>		<b>\$18.74</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$18.74**

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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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### In-Person

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### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://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

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### Phone:

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

Statement Date: July 08, 2025

Amount Due: \$3,448.93

Due Date: July 29, 2025

Account #: 211018485063

DO NOT PAY. Your account will be drafted on July 29, 2025

## Account Summary

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

Amount Due by July 29, 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](https://TECOaccount.com)



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

Account #: 211018485063

Due Date: July 29, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$3,448.93

Payment Amount: \$ \_\_\_\_\_

668668197817

Your account will be  
drafted on July 29, 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:** July 08, 2025  
**Charges Due:** July 29, 2025

**Service Period:** Jun 03, 2025 - Jul 01, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 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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For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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### Credit or Debit Card

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### Phone

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

### All Other

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

## Contact Us

### Online:

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### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

**Account #:** 211018485063  
**Statement Date:** July 08, 2025  
**Charges Due:** July 29, 2025

**Service Period:** Jun 03, 2025 - Jul 01, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

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





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

Account #: 211018485063  
Statement Date: July 08, 2025  
Charges Due: July 29, 2025

## Important Messages

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

Statement Date: July 08, 2025

Amount Due: \$174.56

Due Date: July 29, 2025  
Account #: 221007683412

DO NOT PAY. Your account will be drafted on July 29, 2025

## Your Energy Insight



Your average daily kWh used was **52.17% higher** than the same period last year.



Your average daily kWh used was **9.38% higher** than it was in your previous period.

## Account Summary

Current Service Period: June 03, 2025 - July 01, 2025

Previous Amount Due	\$178.52
Payment(s) Received Since Last Statement	-\$178.52

Current Month's Charges	\$174.56
-------------------------	----------

Amount Due by July 29, 2025	\$174.56
-----------------------------	----------

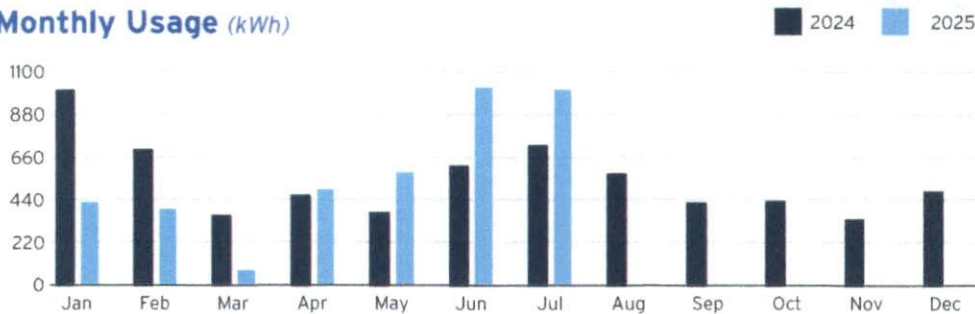
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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](https://TECOaccount.com)



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

Account #: 221007683412

Due Date: July 29, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$174.56

Payment Amount: \$ \_\_\_\_\_

643977001841

Your account will be  
drafted on July 29, 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:** July 08, 2025  
**Charges Due:** July 29, 2025

## Meter Read

**Service Period:** Jun 03, 2025 - Jul 01, 2025

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	07/01/2025	32,424	31,421		1,003 kWh	1	29 Days

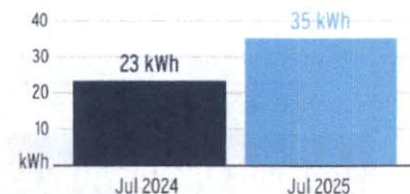
## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,003 kWh @ \$0.08641/kWh	\$86.67
Fuel Charge	1,003 kWh @ \$0.03391/kWh	\$34.01
Storm Protection Charge	1,003 kWh @ \$0.00577/kWh	\$5.79
Clean Energy Transition Mechanism	1,003 kWh @ \$0.00418/kWh	\$4.19
Storm Surcharge	1,003 kWh @ \$0.02121/kWh	\$21.27
Florida Gross Receipt Tax		\$4.36
<b>Electric Service Cost</b>		<b>\$174.56</b>

## Avg kWh Used Per Day



## Important Messages

**Total Current Month's Charges**

**\$174.56**

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

## Ways To Pay Your Bill



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P.O. Box 31318  
Tampa, FL 33631-3318  
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Toll Free: **866-689-6469**

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

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

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7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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

**Invoice**



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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
29839	07/01/2025	\$125.00	07/01/2025	Due on receipt	

ACTIVITY	QTY	RATE	AMOUNT
<b>Service</b> 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!



# INVOICE

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

July 8, 2025  
Project No: 00014424-00  
Invoice No: 25112

Project 00014424-00 Timber Creek CDD District Engineering Services  
Coordination of pond repairs/meetings with DM, Chair and FEMA attorney; Coordination with geotechnical engineer; site visits to observe pond repairs;

**Services current through June 27, 2025**

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Director I	8.75	280.00	2,450.00	
Intern	13.00	90.00	1,170.00	
Totals	21.75		3,620.00	
<b>Total Labor</b>				<b>3,620.00</b>

**Reimbursable Expenses**

R-Project Travel & Subsist.			43.89	
<b>Total Reimbursables</b>			<b>43.89</b>	<b>43.89</b>

**Total this Invoice \$3,663.89**

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

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

**INVOICE PAYABLE UPON RECEIPT**

# Billing Backup

Tuesday, July 8, 2025

BGE, Inc.

Invoice 25112 Dated 7/8/2025

1:53:16 PM

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

## Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	5/28/2025	.75	280.00	210.00	
Chang, Philip	5/29/2025	.50	280.00	140.00	
Chang, Philip	5/30/2025	.50	280.00	140.00	
Chang, Philip	6/2/2025	1.00	280.00	280.00	
Chang, Philip	6/4/2025	.75	280.00	210.00	
Chang, Philip	6/6/2025	.25	280.00	70.00	
Chang, Philip	6/10/2025	.50	280.00	140.00	
Chang, Philip	6/12/2025	1.25	280.00	350.00	
Chang, Philip	6/17/2025	2.50	280.00	700.00	
Chang, Philip	6/18/2025	.25	280.00	70.00	
Chang, Philip	6/19/2025	.50	280.00	140.00	
Intern					
Huerta, Kent	6/17/2025	3.00	90.00	270.00	
Huerta, Kent	6/26/2025	5.00	90.00	450.00	
Huerta, Kent	6/27/2025	5.00	90.00	450.00	
	Totals	21.75		3,620.00	
	<b>Total Labor</b>				<b>3,620.00</b>

## Reimbursable Expenses

R-Project Travel & Subsist.					
000000077521	6/17/2025	Chang, Philip / Site visit - pond repairs / Site visit to observe start of pond repairs at Timber Creek / 57.00 miles @ 0.70		43.89	
	<b>Total Reimbursables</b>			<b>43.89</b>	<b>43.89</b>

**Total this Project \$3,663.89**

**Total this Report \$3,663.89**

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

July 6, 2025

Invoice Number: 2455305070625

Account Number: 8337 12 028 2455305

Security Code: 2302

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

Auto Pay Notice

## NEWS AND INFORMATION

## Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)

Or, call us at 855-252-0675

## Summary

Service from 07/06/25 through 08/05/25  
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 07/23/25	
<b>Total Due by Auto Pay</b>	<b>\$205.00</b>

**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.

## Telecommunications Relay Service (TRS).

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services (TRS). TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at

<https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

**Thank you for choosing Spectrum Business.**

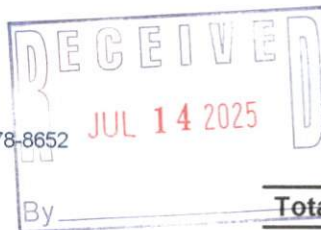
We appreciate your prompt payment and value you as a customer.

**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 DY RP 06 07072025 NNNNNNNN 01 001019 0004

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



July 6, 2025

TIMBER CREEK CDD

Invoice Number: 2455305070625

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: 2455305070625  
 Account Number: 8337 12 028 2455305  
 Security Code: 2302

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 06 07072025 NNNNNNNN 01 001019 0004

**Charge Details**

Previous Balance		205.00
EFT Payment	06/23	-205.00
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 07/06/25 will appear on your next bill.

Service from 07/06/25 through 08/05/25

**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
	<b>\$170.00</b>

Spectrum Business™ Internet Total **\$170.00**

**Spectrum Business™ Voice**

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

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total **\$35.00**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Other Charges Continued**

<b>Current Charges</b>	<b>\$205.00</b>
<b>Total Due by Auto Pay</b>	<b>\$205.00</b>

**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](http://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](http://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 \$2.02, 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: July 10, 2025**

**DMS:** *Lisa Castoria*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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 Webb	x	Salary Accepted	\$200.00

**TIMBER CREEK CDD**  
**MEETING DATE: July 10, 2025**

**DMS:** *Lisa Castoria*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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 Webb	x	Salary Accepted	\$200.00

Fieldstone Landscape Services

4801 122nd Avenue North  
Clearwater, FL 33762

INVOICE

Invoice Number 25879  
Invoice Date 07/01/25  
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 July 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
\$5,849.00	\$0.00	\$0.00	\$0.00	\$0.00



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

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

Services provided for the Month of: July 2025

**INVOICE#**  
153015

**CUSTOMER ID**  
C2316

**PO#**

# INVOICE

**DATE**  
7/1/2025

**NET TERMS**  
Due On Receipt

**DUE DATE**  
7/1/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,600.00		2,600.00
Field Management	1	Ea	1,040.00		1,040.00
Personnel Services	1	Ea	2,600.00		2,600.00
<b>Subtotal</b>					<b>6,590.00</b>

<b>Subtotal</b>	\$6,590.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$6,590.00

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

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

To pay via ACH or Wire, please refer to our banking information below:  
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196  
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

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

Services provided for the Month of: June 2025

**INVOICE#**  
152715

**CUSTOMER ID**  
C2316

**PO#**

# INVOICE

**DATE**  
6/30/2025

**NET TERMS**  
Net 30

**DUE DATE**  
7/30/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,600.00		2,600.00
Field Management	1	Ea	1,040.00		1,040.00
Personnel Services	1	Ea	2,600.00		2,600.00
<b>Subtotal</b>					<b>6,590.00</b>

<b>Subtotal</b>	\$6,590.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$6,590.00

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

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

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

154347

**CUSTOMER ID**

C2316

**PO#****DATE**

7/16/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

7/16/2025

**BILL TO**

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

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	50	Ea	0.15		7.50
<b>Subtotal</b>					<b>7.50</b>

**Subtotal**

\$7.50

**Tax**

\$0.00

**Total Due**

\$7.50

**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*

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*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.*



# Neptune Multi services LLC

11423 Crestlake Village Dr  
 Riverview, FL, 33569-2939  
 Neptunemts@gmail.com  
 neptunemts@gmail.com  
 813-778-9857

# Invoice

Invoice No: 0053895  
 Date: 07/23/2025  
 Terms: NET 14  
 Due Date: 08/06/2025

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

Description	Quantity	Rate	Amount
Janitorial and dog stations services July 2025	1	\$1,000.00	\$1,000.00

## Payment Instructions

Cashapp \$neptunejku

Subtotal	\$1,000.00
TAX 0%	\$0.00
Total	\$1,000.00
Paid	\$0.00

Pay Now

**Balance Due \$1,000.00**



Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053895 on 07/23/2025

Balance Due \$1,000.00

Paid

Received From: Timber Creek cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature







# Neptune Multi services LLC

11423 Crestlake Village Dr  
 Riverview, FL, 33569-2939  
 Neptunemts@gmail.com  
 neptunemts@gmail.com  
 813-778-9857

# Invoice

Invoice No: 0053893  
 Date: 07/23/2025  
 Terms: NET 14  
 Due Date: 08/06/2025

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

Description	Quantity	Rate	Amount
Janitorial Services May 2025 and dog stations	1	\$1,000.00	\$1,000.00

## Payment Instructions

Cashapp \$neptunejku

Subtotal	\$1,000.00
TAX 0%	\$0.00
Total	\$1,000.00
Paid	\$0.00

Pay Now

**Balance Due \$1,000.00**



Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053893 on 07/23/2025

Balance Due \$1,000.00

Paid

Received From: Timber Creek cdd

Card Type

Cardholder's Name

Card Number













CVV




Expiry Date





Signature





# Neptune Multi services LLC

11423 Crestlake Village Dr  
 Riverview, FL, 33569-2939  
 Neptunemts@gmail.com  
 neptunemts@gmail.com  
 813-778-9857

# Invoice

Invoice No: 0053894  
 Date: 07/23/2025  
 Terms: NET 14  
 Due Date: 08/06/2025

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

Description	Quantity	Rate	Amount
Janitorial and dog stations services June 2025	1	\$1,000.00	\$1,000.00

## Payment Instructions

Cashapp \$neptunejku

Subtotal	\$1,000.00
TAX 0%	\$0.00
Total	\$1,000.00
Paid	\$0.00

Pay Now

**Balance Due \$1,000.00**



Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053894 on 07/23/2025

Balance Due \$1,000.00

Paid

Received From: Timber Creek cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature





**INVOICE 280749196**

Orkin  
P O BOX 740473  
CINCINNATI, OH 45274-0473

**Dated 7/2/2025**

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	\$5.10		\$73.10
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Total Payment Amount: \$0.00

<b>PLEASE REMIT</b>	<b>\$73.10</b>
---------------------	----------------

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 280749196 Dated 7/2/2025**  
**PLEASE REMIT \$73.10**

**TIMBER CREEK CDD**  
**MEETING DATE: July 10, 2025**

**DMS:** *Lisa Castoria*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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 Webb	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.: 9925-b  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

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

# 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

July 09, 2025

Client: 001498

Matter: 000001

Invoice #: 26781

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
6/4/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING DISTRICT POOL; REVIEW PACSON ENVIRONMENT REPORT REGARDING POOL CRACKING.	0.9	\$292.50
6/6/2025	MB	REVIEW PROPERTY RECORDS REGARDING DISTRICT POOL; CONFERENCE CALL REGARDING CRACKS TO DISTRICT POOL.	0.9	\$292.50
6/9/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING TREE ISSUES.	0.9	\$292.50
6/13/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$35.00
6/16/2025	MB	REVIEW PUBLICATION AD, LETTER TO RESIDENTS REGARDING INCREASE, BUDGET AND ASSESSMENT RESOLUTIONS FOR FISCAL YEAR 2026 BUDGET.	0.8	\$260.00
6/17/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL PUBLICATION ADS, MAILED NOTICE LETTER AND RESOLUTIONS WITH INSTRUCTIONS.	0.3	\$52.50
6/20/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION AD FOR BUDGET; REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	3.8	\$665.00
Total Professional Services			7.8	\$1,890.00



July 09, 2025  
Client: 001498  
Matter: 000001  
Invoice #: 26781

Page: 2

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Total Services	\$1,890.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,890.00
Previous Balance		\$4,963.85
Less Payments		(\$4,963.85)
<b>PAY THIS AMOUNT</b>		<b>\$1,890.00</b>

***Please Include Invoice Number on all Correspondence***

# Tampa Bay Times

tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone 1 (877) 321-7355  
Fed Tax ID 59-0482470

## DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/9/25-7/9/25	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Deirdre Bonett	TB176840
Total Amount Due	Invoice Number	
\$2,398.00	43668-070925	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/9/25	7/9/25	43668	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x10.25 IN	\$0.00
7/9/25	7/9/25	43668	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x10.25 IN	\$2,396.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/9/25-7/9/25	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Deirdre Bonett	TB176840
Total Amount Due	Invoice Number	
\$2,398.00	43668-070925	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

TIMBER CREEK CDD  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607-6008

#### REMIT TO:

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

**Tampa Bay Times**

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,  
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/09/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



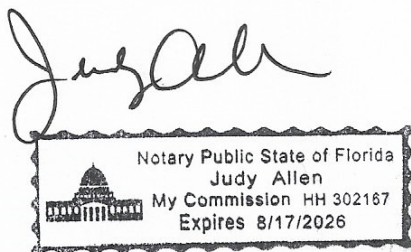
Signature of Affiant

Sworn to and subscribed before me this 07/09/2025

Signature of Notary of Public

Personally known X or produced identification.

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



# NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the “**Board**”) of the Timber Creek Community Development District (the “**District**”) will hold a public hearing and a meeting on **August 14, 2025, at 6:00 p.m.** at the Timber Creek Clubhouse located at 10224 Opaline Sky Court, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection,

and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting <https://www.timbercreekcdd.com/> or may be obtained by contacting the District Manager’s office via email at [lisa.castoria@inframark.com](mailto:lisa.castoria@inframark.com) or via phone at 656-223-7011.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

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	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	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	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	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	68%	\$ 1,595.75	\$ 1,595.75	\$ -	0%	\$ 3,568.51	\$ 2,773.46	\$ 795.05	29%
	16												

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

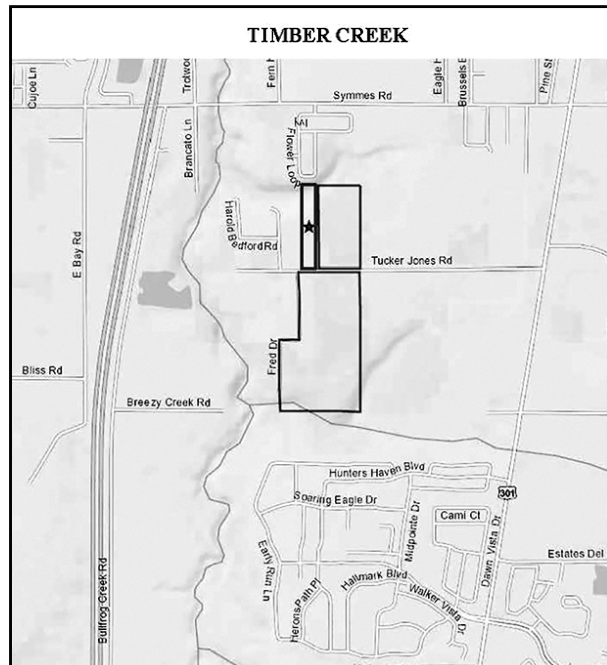
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public

hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Lisa Castoria  
District Manager





# Tampa Bay Times

tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone 1 (877) 321-7355  
Fed Tax ID 59-0482470

## DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
7/16/25-7/16/25	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
7/16/2025	Deirdre Bonett	TB176840
Total Amount Due	Invoice Number	
\$401.50	43663-071625	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/16/25	7/16/25	43663	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	Budget Hearing  Affidavit Fee	2	1.00x49.00 L	\$399.50  \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

imes Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/16/25-7/16/25	TIMBER CREEK CDD	
Billing Date	Sales Rep	Customer Account
7/16/2025	Deirdre Bonett	TB176840
Total Amount Due	Invoice Number	
\$401.50	43663-071625	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

TIMBER CREEK CDD  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607-6008

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

# Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Hearing was published in said newspaper by print in the issues of 07/16/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

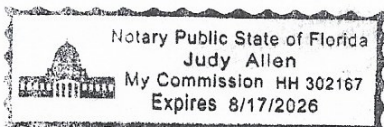
Signature of Affiant

Sworn to and subscribed before me this 07/16/2025

Signature of Notary Public

Personally known ☒ or produced identification.

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

## NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Timber Creek Community Development District (the "District") will hold a public hearing and a meeting on August 14, 2025, at 6:00 p.m. at the Timber Creek Clubhouse located at 10224 Opaline Sky Court, Riverview, Florida 33578.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://timbercreekcdd.com/> or may be obtained by contacting the District Manager's office via email at [lisa.castoria@inframark.com](mailto:lisa.castoria@inframark.com) or via phone at 656-223-7011.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Lisa Castoria  
District Manager  
July 16, 2025

43663

**TIMBER CREEK CDD**  
**MEETING DATE: July 10, 2025**

**DMS:** *Lisa Castoria*

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
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 Webb	x	Salary Accepted	\$200.00



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

# Invoice

Invoice Date	Invoice #
7/1/2025	976945
<b>Balance</b>	\$155.00

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

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

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Due on receipt		7/9/2025			
Quantity	Description				Price Each	Amount
1	JUNE REPAIRS Service Call To Deliver And Install Hoses And Sprinklers For Pool Surface -Completed 05/30/2025				155.00	155.00

Thank you for choosing A-Quality Pool Service!

<b>Total</b>	\$155.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$155.00





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

**June 2025 Invoice for the Timber Creek CDD**

Invoice Period: June 1, 2025 - June 30, 2025  
Invoice Date: July 2, 2025  
Total Invoice Amount: **\$1,125.00**

Position	Hours	Rate	Cost
Legal Counsel	4.5	\$250	\$1,125.00

Thank you for your trust and your business.

## **Disaster Law and Consulting, LLC**

### **June 2025 Timesheet for the Timber Creek CDD**

<u>Date</u>	<u>Hours</u>	<u>Description</u>
6/3	0.75	Review Site Masters Contract. Email District re need for complete contract. Email exchange with FEMA re scheduling of status calls
6/9	0.50	Email District re full execution of Site Masters contract. Review project status on GrantsPortal
6/10	0.50	Prepare for and participate in status call with FEMA. Email District re same.
6/12	0.50	Email exchange with District and FEMA re signed Site Masters contract.
6/13	0.75	Review fully executed Site Masters contract and email to FEMA. Email exchange with FEMA re signing of DDD [Damage, Descriptions, Dimensions]. Sign DDD in GrantsPortal.
6/26	0.25	Email exchange with District re project documentation
6/27	1.25	Discuss FEMA mitigation with District via phone call and email. Email exchange with District and FEMA re same informing FEMA that no mitigation is requested

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Total Invoice Amount: 4.5 hours @ \$250 per hour = \$1,125.00

  
\_\_\_\_\_  
Signature

7/2/25  
\_\_\_\_\_  
Date

## Fieldstone Landscape Services

4801 122nd Avenue North  
Clearwater, FL 33762

# INVOICE

**Invoice Number** 25845  
**Invoice Date** 06/30/25  
**Payment Terms** Net 30  
**PO Number**  
**Sales Rep** Elizabeth Moore

### Bill To

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

### Property Address

Timber Creek CDD  
10224 Opaline Sky Court  
Ruskin, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
Removal of dead Oak behind pool.				

Removal of dead Oak behind pool - flush cut



MT - Maintenance Landscape Enhancement - 06/28/2025

Subcontractor

1.00 Each

\$895.00

\$895.00

\$895.00

Subtotal: \$895.00

Sales Tax: \$0.00

**Invoice Total: \$895.00**

Credits/Payments:

**Balance Due: \$895.00**

**Current**

\$895.00

**1-30 Days  
Past Due**

\$0.00

**31-60 Days  
Past Due**

\$0.00

**61-90 Days  
Past Due**

\$0.00

**90+ Days  
Past Due**

\$0.00

# Fieldstone Landscape Services

4801 122nd Avenue North  
Clearwater, FL 33762

# INVOICE

Invoice Number 25966  
Invoice Date 07/08/25  
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
<b>2024 Landscape Management Contract</b>				
IRR - Pre-Approved Repairs - 07/08/2025				\$426.15
Labor - 07/07/25	5.23 Hrs	\$80.00	\$418.40	
Bubbler	1.00 ea	\$2.66	\$2.66	
Coupler 1/2"	1.00 ea	\$0.31	\$0.31	
Drip- Coupler	4.00 ea	\$0.48	\$1.90	
Drip- Pipe	2.00 ft	\$0.53	\$1.06	
Flex Pipe-1"	1.00 ft	\$1.82	\$1.82	

Subtotal: \$426.15  
Sales Tax: \$0.00  
**Invoice Total: \$426.15**  
Credits/Payments:  
**Balance Due: \$426.15**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$6,275.15	\$0.00	\$0.00	\$0.00	\$0.00



# Neptune Multi services LLC

11423 Crestlake Village Dr  
 Riverview, FL, 33569-2939  
 Neptunemts@gmail.com  
 neptunemts@gmail.com  
 813-778-9857

# Invoice

Invoice No: 0053896  
 Date: 07/23/2025  
 Terms: NET 0  
 Due Date: 07/23/2025

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

Description	Quantity	Rate	Amount
Office desk assembly	1	\$130.00	\$130.00

## Payment Instructions

Cashapp \$neptunejku

Subtotal	\$130.00
TAX 0%	\$0.00
Total	\$130.00
Paid	\$0.00

Pay Now

**Balance Due \$130.00**





Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569-2939

Remittance Advice for Invoice # 0053896 on 07/23/2025

Balance Due \$130.00

Paid

Received From: Timber Creek cdd

Card Type

Cardholder's Name

Card Number













CVV




Expiry Date





Signature



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

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INVOICE  
#063025-1

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

Date: June 30, 2025

**Pond Repairs and Restoration**

Contract amount	\$390,000
Work completed (50 %)	\$195,000
Previous payments	(\$ 78,000)

**TOTAL DUE    \$117,000**

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

---

INVOICE  
#071625-3

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

Date: July 16, 2025

**Pond Repairs and Restoration**

Contract amount	\$390,000
Work completed (80%)	\$312,000
Previously paid	(\$ 78,000)
Previously invoiced	(\$117,000)

**TOTAL DUE     \$117,000**



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

August 8, 2025

To Board of Supervisors  
Timber Creek Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Timber Creek Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Timber Creek Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.



**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,700 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Timber Creek Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Timber Creek Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

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



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

**Peer Review Team**  
**FICPA Peer Review Committee**

**850.224.2727, x5957**

**cc: Daniel Hevia, Racquel McIntosh**

**Firm Number: 900004390114**

**Review Number: 594791**



Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

Date: 08/25/2025

Work Order # WOTC08252025

Customer ID: TIMBER CREEK CDD

Quotation valid until 09/25/2025

Phone: 407-861-7233

Prepared by: Don Cameron

Description		Unit Price	Quantity	Amount
Playground gate hinges not closing. Attempted to adjust but will not close. Recommend replacing both hinges.				
Subtotal				\$190
Service Fee				\$125
Disposal Fee				-
Total	Labor and Materials			\$315

**Full payment is due within 30 days of finalizing the project.**

If you have any questions concerning this quotation, please contact:

Don Cameron at [Donald.Cameron@Inframark.com](mailto:Donald.Cameron@Inframark.com)

By: Don Cameron

By: \_\_\_\_\_

Date: 08/25/2025

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

Inframark

TIMBER CREEK CDD

Inframark Offices – Celebration – Tampa

We are proud to provide a range of services for your community.



## Timber Creek CDD

Field Inspection - August 2025

Thursday, August 28, 2025

Prepared For Timber Creek CDD Board Of Supervisors

15 Items Identified





### Item 1

Assigned To: District Manager

The pool is still closed until further notice.



### Item 2

Assigned To: Fieldstone

Weeds on the patio and around the furniture need to be sprayed.



### Item 3

Assigned To: Inframark

The rock climbing wall in the playground is upside down. A proposal was approved to reinstall it correctly.



### Item 4

Assigned To: Fieldstone

Please remove the traveler weed in the Fakahatchee grass behind the pool.



### Item 5

Assigned To: Fieldstone

Irrigation adjustments have been made to ensure adequate watering of the dead Bermuda Grass behind the clubhouse. Pesticide was also applied to combat possible chinch bugs.



## Item 6

Assigned To: Fieldstone

Please pull weeds/vines from the Ferns behind the clubhouse.

## Item 7

Assigned To: Fieldstone

Ferns are getting sun-scorched in areas with direct sunlight and thriving in partly shaded areas. Please monitor and ensure adequate watering. Avoid excessive trimming.



## Item 8

Assigned To: Neptune

Monument repairs in front of the clubhouse have been approved.



## Item 9

Assigned To: Fieldstone

Please cap off the drip line in the empty landscaping bed at the northeast corner of the parking lot. This should prevent standing water and algae in this corner.



## Item 10

Assigned To: Sitemasters/Sitex

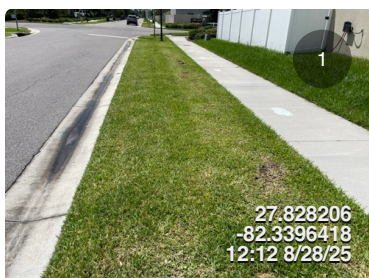
Pond bank and weir repair is completed in all 3 ponds. Aquatic maintenance will resume.



## Item 11

Assigned To: Fieldstone

The Pentads are growing back well at the entry monuments on Tucker Jones Rd. Please prune out any deteriorating limbs.



## Item 12

Assigned To: Fieldstone

Please lift the mower decks to avoid scalping the high spots in the new turf on Miracle Mile Dr.



## Item 13

Assigned To: Fieldstone

Weeds are overgrown and need to be treated/pulled at the west end of Tucker Jones Rd.



### Item 14

Assigned To: Fieldstone

Please trim Suckers off of the Oaks by the dog park.



### Item 15

Assigned To: Fieldstone

Mowing of the full pond banks can resume since erosion repair is completed.

## RESOLUTION NO. 2025-11

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICIES REGARDING GENERAL PARKING AND TOWING; AUTHORIZING THE ENGAGEMENT OF AN AUTHORIZED TOWING OPERATOR; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District owns and maintains the District-owned parking areas, including the clubhouse located at 10224 Opaline Sky Court, Riverview, FL (the “**Parking Lot**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.012(2)(d), Florida Statutes, to contract with a towing operator to remove vehicles from District-Owned Property if the notice and procedures requirements of section 715.07, Florida Statutes, are followed;

**WHEREAS**, unauthorized vehicles or vessels on the District-Owned Property may pose a danger or cause a hazard to the health, safety, and welfare of the District, its residents, its infrastructure, and the general public;

**WHEREAS**, the District desires to contract with a towing operator that is included on an approved list of towing operators in Hillsborough County, Florida, to tow unauthorized vehicles from District-Owned Property;

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

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of General Parking and Towing Policies.** The Board hereby adopts the General Parking and Towing Policy attached hereto as **Exhibit “A”**.
3. **Authorizing the Engagement of an Approved Towing Operator.**
  - a. The Board hereby authorizes the District to enter into an agreement with a company that is authorized to perform towing or wrecker services in compliance with Florida law, applicable Hillsborough County regulations, and the Parking and Towing Policy.
  - b. The District shall coordinate with the towing operator to ensure that the required signage shall be posted on District-Owned Property in the manner required by applicable laws and regulations (including specifically Section 715.07, Florida Statutes).
4. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.



5. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
6. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

**Passed and Adopted on this 11<sup>th</sup> DAY of SEPTEMBER 2025**

**Attest:**

**Timber Creek  
Community Development District**

\_\_\_\_\_  
Assistant Secretary

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

## **Exhibit “A”**

### **Timber Creek Community Development District Parking and Towing Policy**

The Timber Creek Community Development District (the “**District**”) has adopted the following policy (the “**Policy**”) regarding the parking and towing of vehicles or vessels of any kind (as defined by Section 715.07, Florida Statutes) located on both the District-owned clubhouse parking area (the “**Parking Lot**”) and surfaced parking areas located throughout the District (the “**District Parking Areas**”).

The term District Property shall include all common areas and sidewalks located adjacent to the District Parking Areas, and the grass strip between sidewalk and any roadway located adjacent to the District Parking Areas. This Policy is in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

#### **General Parking Policies:**

1. There should be no parking of vessels on any District property.
2. There should be no parking of vehicles on any District property except for on the Parking Lot and District Parking Areas.
3. Vehicles must not be parked in any way which blocks the normal flow of traffic, or in any way that limits the ability of emergency service workers to respond to situations.
4. Unless authorized in writing by the District, only vehicles that can fit in a standard parking space are permitted to park in the Parking Lot and/or District Parking Areas.
  - a. No commercial vehicles (other than vendors currently servicing the District), RVs, boats, trailers, moving trucks, or oversized vehicles are permitted.
5. The Parking Lot is only intended for the parking of vehicles operated by:
  - a. Patrons using the Recreational Facilities during hours of operation
  - b. Visitors for an authorized event under a Private Event Rental Agreement
  - c. Any member of the general public attending a District meeting
  - d. Any residents or visitors for a Homeowners Association meeting
6. The District may implement a parking reservation process for certain events that take place at the District Recreational Facilities. The reserved parking spots are reserved in the Parking Lot and/or District Parking Areas for these events. Those seeking to reserve a parking spot for an event will need to complete a Special Events Parking Form for consideration of District approval.
7. The District does not provide any security or monitoring for the Parking Lot and assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.
8. No overnight (between 10:00 pm and 6:00 am) parking is permitted.
9. All vehicles must have valid and proper license plates and registration affixed to their vehicles. Unregistered vehicles may be reported to license inspectors or law enforcement as a violation of Section 320.02, Florida Statutes. Additionally unregistered vehicles may be considered to have been abandoned and reported to law enforcement or code enforcement.
10. Unauthorized parking may result in being towed or reported to the local authorities for trespassing.
11. These policies are in addition to, and exclusive of, various state laws, county regulations, or homeowners’ association standards governing parking.

### **Towing Policies:**

1. Any vehicle or vessel that is parked on District property, the Parking Lot or District Parking Area in violation of this policy or applicable regulatory requirements may be towed, at the sole expense of the owner, in accordance with applicable laws and regulations (including Section 715.07, Florida Statutes).
2. The District shall keep a logbook of all violations of the District's parking restrictions.
3. Upon discovery of a first-time violation:
  - a. an Authorized Representative shall affix a warning to the vehicle or vessel.
    - i. The warning shall include the date, time, location, violation, and a notice that if the vehicle or vessel is still in violation within 24 hours it shall be subject to towing.
  - b. an Authorized Representative shall take a picture evidencing the warning and the violation.
  - c. then an Authorized Representative shall enter the relevant information (including but not limited to the make, model, color, and license plate) in the logbook and provide the picture to the District's records custodian.
  - d. If an Authorized Representative finds that the vehicle or vessel remains in violation after 24 hours of the warning, they shall:
    - i. take a picture evidencing the failure to move the vehicle or vessel
    - ii. enter the relevant information in the logbook and provide the picture to the District's records custodian.
    - iii. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.
4. Upon discovery of a subsequent violation within 2 calendar years of a first-time violation:
  - a. an Authorized Representative shall take a picture evidencing the unauthorized parking
  - b. enter the relevant information in the logbook and provide the picture to the District's records custodian.
  - c. then provide authorization for the Towing Operator to commence towing for only the reported violation and not to patrol for other violations.

**These policies were adopted by Resolution No. 2025-11 on September 11, 2025.**

## **Timber Creek Parking Reservation Agreement**

### **Resident Information:**

- **Name:** \_\_\_\_\_
- **Address:** \_\_\_\_\_
- **Phone Number:** \_\_\_\_\_
- **Email:** \_\_\_\_\_

### **Vehicle Information:**

- **License Plate #:** \_\_\_\_\_
- **Vehicle Make/Model:** \_\_\_\_\_
- **Vehicle Color:** \_\_\_\_\_

### **Parking Reservation Details:**

- **Parking Space Number:** \_\_\_\_\_
- **Reservation Start Date:** \_\_\_\_\_
- **Reservation End Date:** \_\_\_\_\_
- **Reservation Time (if applicable):** \_\_\_\_\_

---

### **Terms and Conditions:**

1. **Parking rental is subject to availability and approval by Timber Creek CDD management.**
2. **Residents must always display the issued parking permit visibly on their vehicle.**
3. **The parking space is rented on a daily basis, as agreed above.**
4. **The Residents agrees to follow all community parking rules and regulations.**
5. **Timber Creek is not responsible for any damage or theft occurring in the parking area.**
6. **Parking privileges may be revoked if the terms are violated.**

---

**Resident Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Management Approval:** \_\_\_\_\_ **Date:** \_\_\_\_\_