

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 Webb, Assistant Secretary

Heather Jackson, District Manager
Michael Broadus, District Counsel
Phil Chang, District Engineer
Clay Wright, Field Manager
Sam Stevens, Onsite Manager

Regular Meeting Agenda

Thursday, October 9, 2025, at 6:00 p.m.

Join Teams Meeting

Meeting ID: 262 435 537 687 8 Passcode: GH3K7ar9

Dial-in by Phone

Phone: +1 646-838-1601 Pin: 477 242 753#

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

The Regular Meetings of the **Timber Creek Community Development District** will be held **October 9, 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. **MOTION TO APPROVE AGENDA**
3. **AUDIENCE COMMENTS** *Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.*
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspection Report.....Page 2
 - D. On-Site Manager
5. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-01; Re-designating Officers.....Page 9
 - B. Consideration of Resolution 2026-02; Goals, Objectives, Performance Measures and Standards...Page 10
 - C. Consideration of A-Quality Pool Service Additional Charge for Acid Wash for Pool Resurface ...Page 16
 - D. Consideration of Fieldstone Irrigation Repair Proposal.....Page 17
 - E. Discussion on Legal Counsel
 - F. Discussion on Parking Policy
 - G. Discussion on Pool Update
6. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 11, 2025.....Page 20
 - B. Consideration of the Operation and Maintenance Expenditures for August 2025.....Page 23
7. **BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
8. **AUDIENCE COMMENTS**
9. **ADJOURNMENT**

The next meeting is scheduled to be held on Thursday, November 13, 2025, at 6:00 P.M.



Timber Creek CDD

Tuesday, 30 September 2025

Prepared For Board Of Supervisors

11 Item Identified

11 Item Incomplete

A handwritten signature in black ink, appearing to read "Jason Liggett".

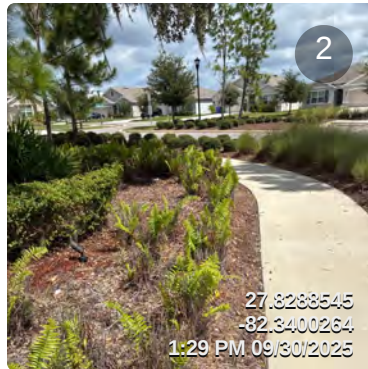
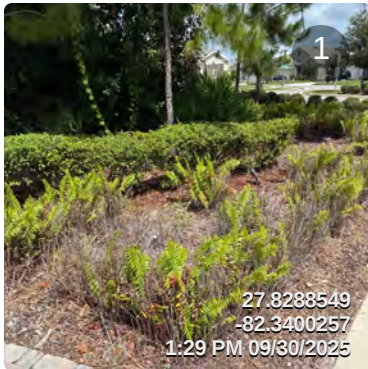
Jason Liggett

Lead District Field Coordinator

Item 1

Assigned To: [Fieldstone](#)

Please make sure we are not trimming the ferns around the clubhouse. Let's allow them to grow and see how they develop over the coming months.



Item 2

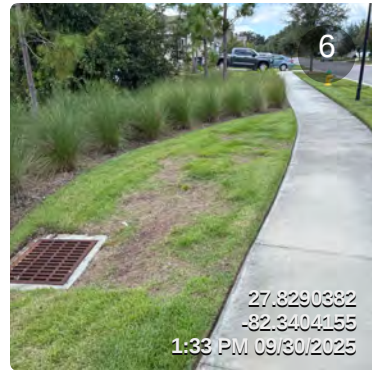
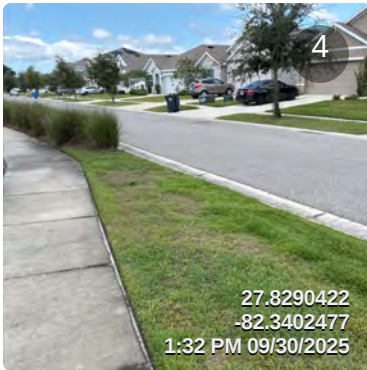
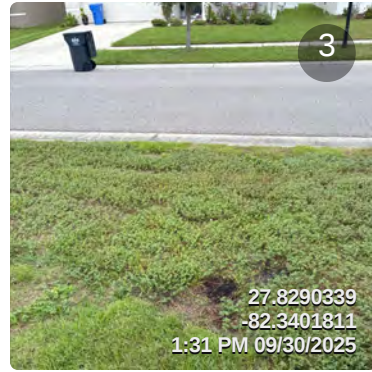
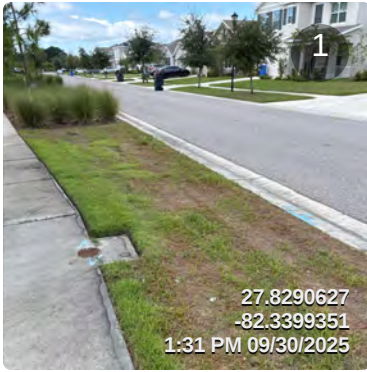
Assigned To: [Fieldstone](#)

Crews need to be policing trash around the amenity center during every visit. Some of the trash I'm seeing appears to have been there for quite some time.

Item 3

Assigned To: [Fieldstone](#)

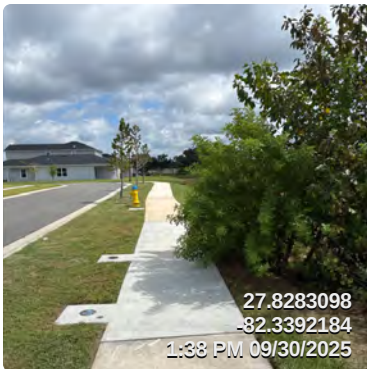
In the Zoysia around the amenity center—especially along the backside—we need to treat with both a fungicide and an insecticide. The affected areas appear to be spreading. While some of the turf will likely need to be replaced, we should proactively work to preserve as much as possible. What has Fieldstone done so far to address this issue?



Item 4

Assigned To: [Fieldstone](#)

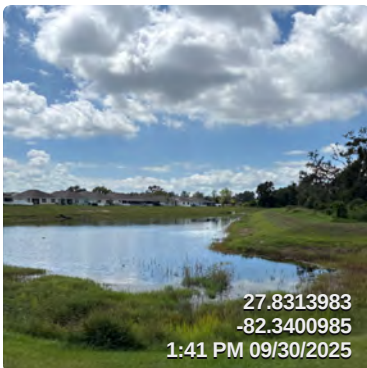
Please lift the oak tree to the west of the basketball court by raising the canopy.



Item 5

Assigned To: [Fieldstone](#)

In the common area heading east on Gerbera Daisy, please ensure that the conservation area is not overgrowing onto the sidewalks.



Item 6

Assigned To: [Board](#)

Pond mowing looks good throughout the community. However, there is still significant erosion behind 11605 Miracle Mile Drive.



Item 7

Assigned To: [Fieldstone](#)

Please remove the trash and weeds from the Indian Hawthorne on the inbound side of the Miracle Mile entrance.



Item 8

Assigned To: [Fieldstone](#)

Please revisit the canopy lifting of the oak trees along Tucker Jones Road to ensure proper clearance and appearance.



Item 9

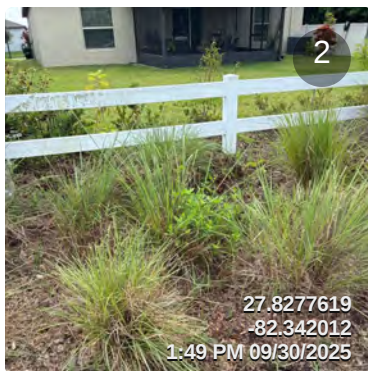
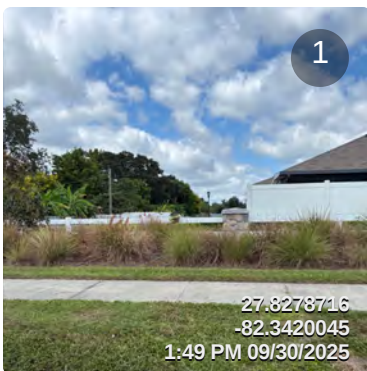
Assigned To: [Fieldstone](#)

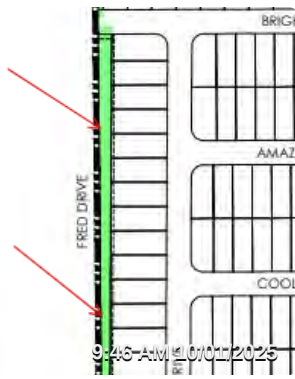
Please eradicate the bed weeds in the south-side planting beds beneath the Thryallis along Tucker Jones Road.

Item 10

Assigned To: [Fieldstone](#)

Please cut back the grasses along Tucker Jones Road all the way to the westernmost point of the fence line, and remove the tall weeds from the beds.





Item 11

Assigned To: [Fieldstone](#)

I'm concerned about the maintenance behind the homes on Miracle Mile. Please check the area behind 12226 Miracle Mile Dr, Riverview, FL 33578, and ensure it is being properly maintained.



August Responses to Landscape Report

Item # 2 – Weeds on patio and pool deck

Weeds have been removed and sprayed – completed 9/2/25.

Pool area trimmed and vines removed on 9/2/25.

Item # 4 – Remove traveler seed in Fakahatchee grass behind pool – completed 9/2/25



Item # 5 – Dead Bermuda grass behind pool -

Area looks to be recovering a little, smaller in size and some turf growth emerging. Continue to monitor the area for recovery.



Item# 6 – Pull weeds and vines from Fern behind clubhouse:

Completed on 9/2/25 – Vines and weeds removed as well as trimmed the shrubs.

7 – Ferns – struggling and sun scorched.

Discussed with the crew to not trim so that we can monitor new growth and reduce the stress on the ferns. Keep ferns trimmed off of sidewalks but allow them to grow taller and fill in. Ferns prefer shade or little direct sunlight. Irrigation is operating and consistent rain should allow ferns to fill in.

9 – Cap off drip lines in empty landscape bed- investigate standing water and algae in parking lot.

The irrigation technician will be out Thursday the 4th to check on the area to make sure there is no irrigation leak and see if he can determine where the water is originating from.

11 - Penta on corner of Tucker Jones - Continue to trim and remove any dead branches or plants in the Penta beds to encourage new growth/ flowering. – Ongoing service item.

12- Lift mower deck on corner of Tucker Jones – Scalping

Discussed with the crew to change direction of mowing in this area in addition to making sure the mower deck is raised. 9/2/25

13 – West end of Tucker Jones – weeds overgrown

Crew was addressing the weeds on the west end on 9/2/25. Pulling and spraying, crew needs to continue each visit to address these weeds and trim the plants

14 – Trim suckers off of Oaks – Dog Park – completed 9/2/25



15 – Mowing of full pond – Completed on 9/2/25



RESOLUTION 2026-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR
AN EFFECTIVE DATE.**

WHEREAS, 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 entirely within the County of Hillsborough; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

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

1. The following persons are elected to the offices shown to wit:

<u>Claude Neidlinger</u>	Chairman
<u>David Hutchinson</u>	Vice-Chairman
<u>Heather Jackson</u>	Secretary
<u>Leah Popelka</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Carlos de la Ossa</u>	Assistant Secretary
<u>Timothy Webb</u>	Assistant Secretary
<u>Jennifer Goldyn</u>	Assistant Secretary
<u>Paul Murray</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 9th DAY OF OCTOBER 2025.

ATTEST:

**TIMBER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; 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*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2025, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS 9TH DAY OF OCTOBER
2025.**

ATTEST:

**TIMBER CREEK
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Goals, Objectives, and Annual Reporting Form

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Timber Creek Community Development District
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications). **Achieved:** Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Timber Creek Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Timber Creek Community Development District

A-QUALITY POOL SERVICE

3940 Trump Pl.
Zephyrhills, FL. 33542
Phone (813) 453-5988
Fax (813) 936-4852
License - CPC1457935
info@a-qualitypools.net
www.a-qualitypools.net



QUOTATION

Quote Number: 4756
Prepared On: 9/24/2025
Prepared By: Jennifer L
Valid Until: 10/24/2025

Customer

Timber Creek/ Lisa Castoria-Tax Exempt
10224 Opaline Sky Court
Riverview FL 33578
inframarkcms@payableslockbox.com
(656) 223-7011

Overview

-Acid Wash for Pool Resurface. In Addition to Quote #3925-B

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Acid Wash To Prepare Pool For Resurface*	\$2000.00	\$2000.00
*Due to the extended duration during which the pool has remained empty, additional hollow spots have emerged. Consequently, the pool will require an acid wash once more.			
Parts Total			\$2000.00
Installation Labor Total			\$0.00
Subtotal			\$2000.00
Price quoted includes all applicable tax and labor. Total payment with options listed below.			

Payments Due (\$2000.00 + applicable fees)

\$2000.00 + applicable fees due Upon Job Completion

Payment by Check Mailed

Total \$2000.00

Please note that on some installations there may be unforeseen issues that would require additional parts or labor time. While our estimates would usually account for all parts and labor required to complete a job, in some instances there may be additional parts or labor time required that could not have been detected until the work has begun. We will quote you separately in the event that an issue, while rare, should occur.

This Quote is not an Invoice. Pricing listed above is not finalized until a formal Invoice is provided.

Date: September 30, 2025
Proposal #: 22022



QUOTATION

Mailing Address

Inframark
2654 Cypress Ridge Blvd. Suite 101
Wesley Chapel, FL 33544

Home Phone:

Job Address

Timber Creek CDD
10224 Opaline Sky Court
Ruskin, FL 33578

Business Phone:

Job Summary:

Complete the following Irrigation Repairs

Controller # 1 -

Zone # 14 - Zone not responding - Bad decoder

Controller # 2 - Dog Park

Zone # 6 - bad decoder

Zone # 8 - bad decoder

Locate zones and replace decoders

Quote Total: \$1,740.40

Terms & Conditions

Acceptance of Work

- **Fieldstone Landscape Services, LLC (Contractor)** and **Timber Creek CDD (Client)** agree to services, conditions, materials, and total dollar amount.
- Contractor will commence the Work at the agreed time and place, and continue such Work diligently and without delay, in a good and workmanlike manner, and in strict conformity with the specifications and requirements contained herein and in any related Order.

Payment Terms and Conditions

- The client is subject to a Progress Billing & Payment Schedule based on the total size of the proposed project. Payment Schedule may include up to a 50% Deposit to schedule work.
- Client agrees to pay the balance before the due date on final invoice to avoid 1.5% penalty for late payment.

Procedure for Extra Work and Changes

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, reports, or specifications for any part of the project or reasons over which Contractor has no control, or are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Client will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis.
- All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Extras to the Contract are payable by the Client forthwith upon receipt of the Contractor's invoice.

Warranty and Tolerances

- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work.
- **Diligence:** the Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub-surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost, and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the Quotation and may require changes in design and construction to overcome such problems – all for which the Client will be responsible.
- **Underground Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities. Damage to neighbor's utilities on the Client's property is the responsibility of the Client.

Material Tolerances

- **Landscape:** Contractor warrants the installation, workmanship, and material. Material is guaranteed to be true to name and maintain a healthy condition except for normal shock of installation.
 - Hardwood & Palm Trees: (6) Months
 - Plants/Shrubs/Ornamentals/Groundcover: (3) Months
 - Sod: (30) Days
 - Seasonal Annual Flowers: (30) Days
- **Irrigation/Drainage/Lighting:** Contractor warrants the installation, workmanship, design, and

materials employed in connection with the underground irrigation system for six (6) months following installation completion.

- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone.
- The warranty is not valid on relocated material, annuals and any existing irrigation, drainage, and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Contractor will void warranty.

Signature: _____ **Date:** _____
Inframark

We wanted to share with you our new customer portal. This will allow you to manage your account online by having access to: viewing proposals and being able to electronically sign for new proposed work, viewing and submitting issues, as well as viewing and electronically paying your invoices.

To register, please use the following link: Fieldstone.PropertyServicePortal.com

Thank you so much and we look forward to assisting you with this great new feature we're able to offer. If you have any issues, please contact accountsreceivable@fieldstonels.com

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

The regular meeting of the Board of Supervisors of the Timber Creek Community Development District was held on Thursday, September 11, 2025, at 6:00 p.m. located at 10224 Opaline Sky Court Riverview, FL 33578.

Present and constituting a quorum were:

Claude Neidlinger	Chairperson
David Hutchinson	Vice Chairperson
Paul Murray	Assistant Secretary
Timothy Webb	Assistant Secretary
Carlos de la Ossa	Assistant Secretary (<i>via conference call</i>)

Also, the presents were:

Kristee Cole	Senior District Manager
Heather Jackson	District Manager
Jason Liggett	Field Manager
Phil Chang	District Engineer (<i>via conference call</i>)
Sam Stevens	On-Site Manager

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

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

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Consent Agenda**

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

The Board reviewed the Consent Agenda items.

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

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

There being none, the next item followed.

B. District Engineer

5C was addressed at this time. FEMA has approved the funding to be released to the District. There was a discussion regarding the pond stability and if it was acceptable for the ponds to begin being cut again. Mr. Liggett stated that the ponds were safe to begin mowing the sod around the ponds again.

C. District Manager**i. Community Inspections Report**

The Community Inspections Report was reviewed and discussed by the Board and Mr. Liggett. Mr. Liggett stated that he will do his next inspection with the landscaper vendor, schedule permitting.

Ms. Cole informed the Board that their next meeting is scheduled for October 9, 2025, at 6:00 p.m.

D. On-site Manager

Ms. Stevens reviewed her project board with the Board. There were no further questions from the Board.

FIFTH ORDER OF BUSINESS**Business Items****A. Consideration of Resolution 2025-11, Adopting Parking and Towing Policies**

There was discussion regarding what was requested for the parking and towing policies. The Chair will work with Ms. Jackson offline regarding the Board's desires and bring it back to the Board once the document is finalized for Board approval.

B. Update on Pool Crack

A meeting will take place on September 12, 2025, with the pool vendor and Management Company. Once further information is provided to the Management Company, the information will be distributed to the Board.

C. Discussion on Pond Restoration Project

This item was discussed during District Engineer.

In addition, all 3 ponds were already serviced and mowed before the Board meeting as advised from vendor on 9/8/2025.

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

Mr. Hutchinson gave direction to the District Staff to obtain proposals for District Counsel with construction experience.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, the meeting was adjourned at 6:31 p.m. 5-0

Assistant Secretary

Chairperson

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities					
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-3099 ACH	\$544.75	\$544.75	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-4737 ACH	\$23.91	\$23.91	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-3665 ACH	\$19.38	\$19.38	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-5063 ACH	\$3,448.93	\$3,448.93	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-8326 ACH	\$83.55	\$83.55	ELECTRIC
TECO TAMPA ELECTRIC ACH	8/6/2025	080625-3412 ACH	\$169.31	\$169.31	ELECTRIC
Utilities Subtotal			\$4,289.83	\$4,289.83	
Regular Services					
ACTION SECURITY, INC	8/1/2025	30140	\$125.00	\$125.00	access control
BGE INC	7/30/2025	26204	\$9,606.37	\$9,606.37	engineer
CARLOS DE LA OSSA	8/14/2025	CO-081425	\$200.00	\$200.00	BOARD 8/14/25
CHARTER COMMUNICATIONS ACH	8/6/2025	2455305080625 ACH	\$205.00	\$205.00	INTERNET SERVICE
CLAUDE A. NEIDLINGER	8/14/2025	CN-081425	\$200.00	\$200.00	BOARD 8/14/25
DAVID EVAN HUTCHINSON	8/14/2025	DH-081425	\$200.00	\$200.00	BOARD 8/14/25
FIELDSTONE LANDSCAPE SERVICES, LLC	8/1/2025	26131	\$4,954.00	\$4,954.00	LANDSCAPE MAINT
INFRAMARK LLC	8/1/2025	155306	\$350.00		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155306	\$2,600.00		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155306	\$1,040.00		DISTRICT INVOICE
INFRAMARK LLC	8/1/2025	155306	\$2,600.00	\$6,590.00	DISTRICT INVOICE
ORKIN LLC	8/18/2025	282558891	\$146.20	\$146.20	PEST CONTROL
PAUL MURRAY	8/14/2025	PM-081425	\$200.00	\$200.00	BOARD 8/14/25
SITEX AQUATICS	8/1/2025	10043-B	\$380.00	\$380.00	AQUATIC MAINT.
STRALEY ROBIN VERICKER	8/15/2025	26946	\$2,275.00	\$2,275.00	LEGAL COUNSEL
TIMOTHY A WEBB	8/14/2025	TW-081425	\$200.00	\$200.00	BOARD 8/14/25
Regular Services Subtotal			\$25,281.57	\$25,281.57	

TIMBER CREEK CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
DISASTER LAW AND CONSULTING LLC	8/5/2025	080525-	\$562.50	\$562.50	special council
NEPTUNE MULTI SERVICES LLC	7/23/2025	0053892	\$800.00	\$800.00	fence
Additional Services Subtotal			\$1,362.50	\$1,362.50	
TOTAL			\$30,933.90	\$30,933.90	



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

Statement Date: August 06, 2025

Amount Due: \$544.75

Due Date: August 27, 2025

Account #: 221007683099

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

Account Summary

Previous Amount Due	\$535.24
Payment(s) Received Since Last Statement	-\$535.24
Current Month's Charges	\$544.75

Amount Due by August 27, 2025 \$544.75

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

Your Energy Insight

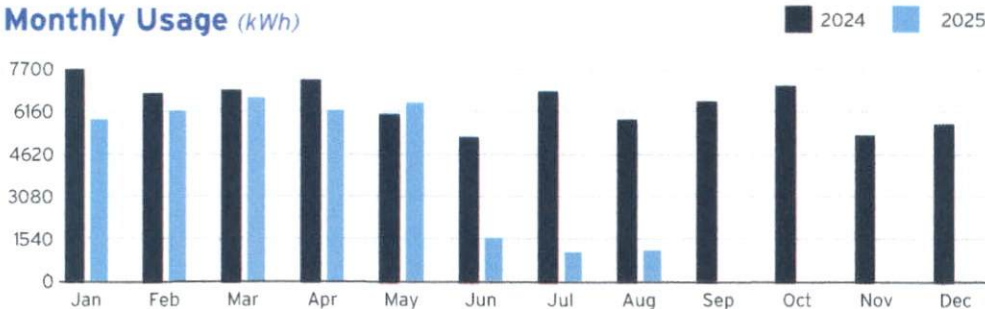
Your average daily kWh used was **80.83% lower** than the same period last year.

Your average daily kWh used was **2.78% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Let's be honest.
You don't need me anymore.

You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 221007683099

Due Date: August 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$544.75

Payment Amount: \$ _____

687186658188

Your account will be drafted on August 27, 2025

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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



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

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

Meter Read

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514614	07/31/2025	40,139	39,025	1,114 kWh	1	30 Days

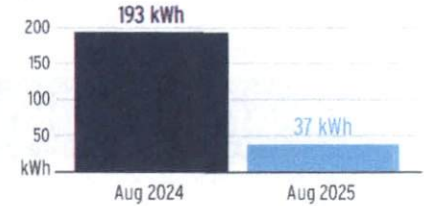
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,114 kWh @ \$0.08641/kWh	\$96.26
Fuel Charge	1,114 kWh @ \$0.03391/kWh	\$37.78
Storm Protection Charge	1,114 kWh @ \$0.00577/kWh	\$6.43
Clean Energy Transition Mechanism	1,114 kWh @ \$0.00418/kWh	\$4.66
Storm Surcharge	1,114 kWh @ \$0.02121/kWh	\$23.63
Florida Gross Receipt Tax		\$4.81
Electric Service Cost		\$192.47

Avg kWh Used Per Day



Billing information continues on next page →

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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:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	173 kWh @ \$0.03412/kWh	\$5.90
Fixture & Maintenance Charge	7 Fixtures	\$138.77
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	173 kWh @ \$0.03363/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

\$544.75



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

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

Important Messages

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Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



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

Statement Date: August 06, 2025

Amount Due: \$23.91

Due Date: August 27, 2025

Account #: 221007724737

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

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.

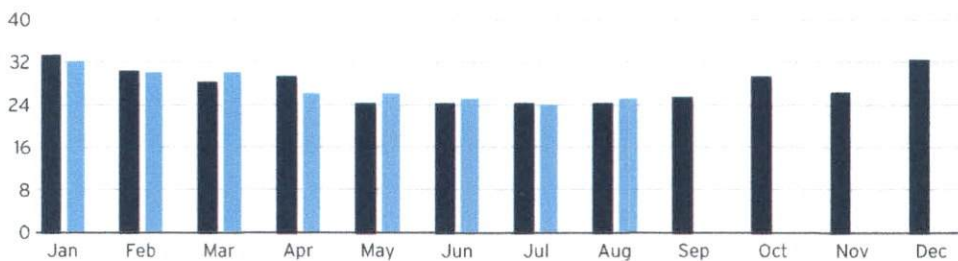
Let's be honest.
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Log in at TECOaccount.com and select "ON" to enroll.

Monthly Usage (kWh)



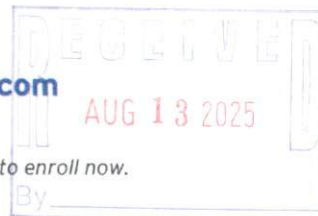
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See reverse side of your paystub for more ways to pay.

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



Account #: 221007724737

Due Date: August 27, 2025

Amount Due: \$23.91

Payment Amount: \$ _____

687186658191

Your account will be drafted on August 27, 2025

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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



Service For:
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Account #: 221007724737
Statement Date: August 06, 2025
Charges Due: August 27, 2025

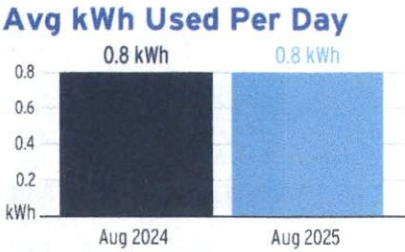
Meter Read

Service Period: Jul 02, 2025 - Aug 01, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514006	08/01/2025	1,611	1,586	25 kWh	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
	Energy Charge	25 kWh @ \$0.08641/kWh	\$2.16
	Fuel Charge	25 kWh @ \$0.03391/kWh	\$0.85
	Storm Protection Charge	25 kWh @ \$0.00577/kWh	\$0.14
	Clean Energy Transition Mechanism	25 kWh @ \$0.00418/kWh	\$0.10
	Storm Surcharge	25 kWh @ \$0.02121/kWh	\$0.53
	Florida Gross Receipt Tax		\$0.60
	Electric Service Cost		\$23.91



Important Messages

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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:
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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)

Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909



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

Statement Date: August 06, 2025

Amount Due: \$19.38

Due Date: August 27, 2025

Account #: 221007623665

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due \$18.74

Payment(s) Received Since Last Statement -\$18.74

Current Month's Charges \$19.38

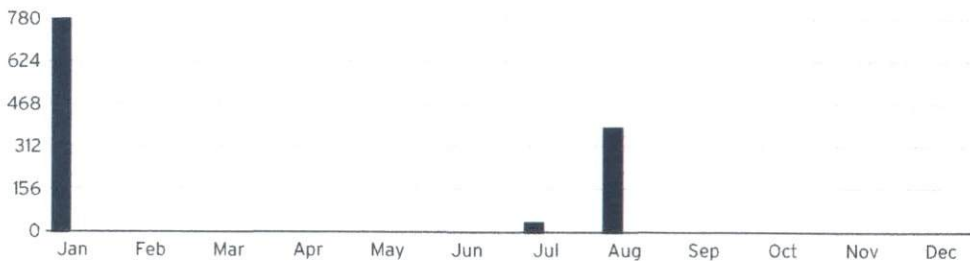
Amount Due by August 27, 2025 \$19.38

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



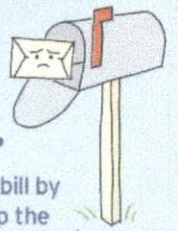
Scan here to view
your account online.

Monthly Usage (kWh)



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anymore.



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Move on to paperless billing.

Log in at TECOaccount.com
and select "ON" to enroll.



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

Account #: 221007623665

Due Date: August 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$19.38

Payment Amount: \$ _____

687186658187

Your account will be
drafted on August 27, 2025

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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



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

Account #: 221007623665
Statement Date: August 06, 2025
Charges Due: August 27, 2025

Meter Read

Service Period: Jul 02, 2025 - Jul 31, 2025 Rate Schedule: General Service - Non Demand

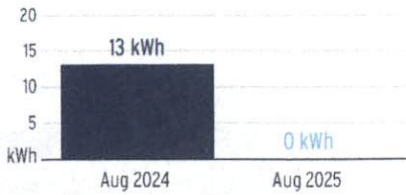
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000498720	07/31/2025	69,258	69,258	0 kWh	1	30 Days

Charge Details

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

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

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source
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Tampa, FL 33631-3318
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All Other Correspondences:
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Tampa, FL 33601-0111

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

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

Contact Us

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

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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

Statement Date: August 06, 2025

Amount Due: \$3,448.93

Due Date: August 27, 2025

Account #: 211018485063

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

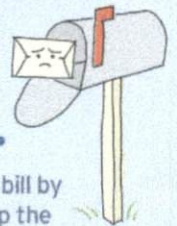
Amount Due by August 27, 2025 \$3,448.93

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



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

Account #: 211018485063

Due Date: August 27, 2025

Amount Due: \$3,448.93

Payment Amount: \$ _____

694592979893

Your account will be
drafted on August 27, 2025



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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: August 06, 2025
Charges Due: August 27, 2025

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	76 kWh @ \$0.03412/kWh	\$2.59
Fixture & Maintenance Charge	4 Fixtures	\$66.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	76 kWh @ \$0.03363/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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813-223-0800 (Hillsborough)
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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

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813-275-3909

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

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

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: Lighting Service

Charge Details



00000034-0000792-Page 13 of 30



Electric Charges

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

Lighting Energy Charge	1330 kWh @ \$0.03412/kWh	\$45.38
Fixture & Maintenance Charge	70 Fixtures	\$1162.70
Lighting Pole / Wire	70 Poles	\$1982.40
Lighting Fuel Charge	1330 kWh @ \$0.03363/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: August 06, 2025
Charges Due: August 27, 2025

Important Messages

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Quarterly Fuel Source

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

Statement Date: August 06, 2025

Amount Due: \$83.55

Due Date: August 27, 2025

Account #: 221007708326

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due	\$81.97
Payment(s) Received Since Last Statement	-\$81.97

Current Month's Charges	\$83.55
-------------------------	---------

Amount Due by August 27, 2025	\$83.55
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



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

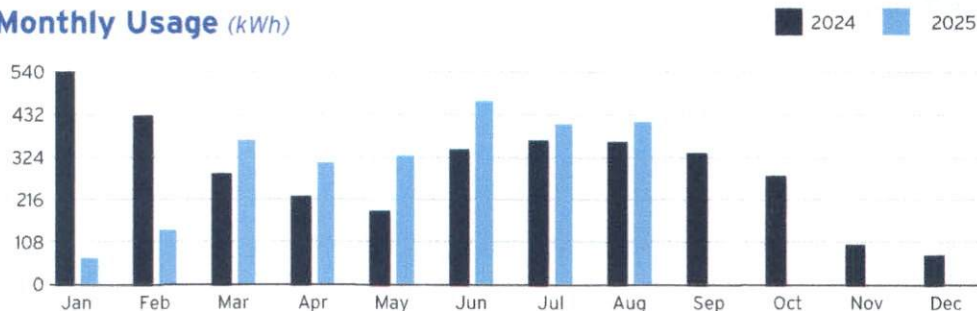


Your average daily kWh used was **0% higher** than it was in your previous period.



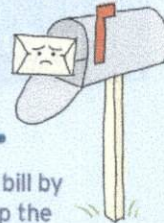
Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 221007708326

Due Date: August 27, 2025



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

Amount Due: \$83.55

Payment Amount: \$ _____

687186658190

Your account will be drafted on August 27, 2025

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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



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

Account #: 221007708326
Statement Date: August 06, 2025
Charges Due: August 27, 2025

Meter Read

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000511668	07/31/2025	23,051	22,638	413 kWh	1	30 Days

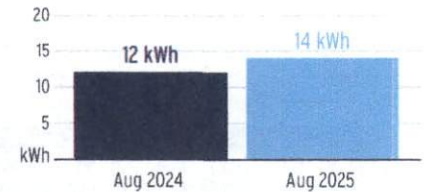
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	413 kWh @ \$0.08641/kWh	\$35.69
Fuel Charge	413 kWh @ \$0.03391/kWh	\$14.00
Storm Protection Charge	413 kWh @ \$0.00577/kWh	\$2.38
Clean Energy Transition Mechanism	413 kWh @ \$0.00418/kWh	\$1.73
Storm Surcharge	413 kWh @ \$0.02121/kWh	\$8.76
Florida Gross Receipt Tax		\$2.09
Electric Service Cost		\$83.55

Avg kWh Used Per Day



Important Messages

Moving? Save time and reduce stress!
Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$83.55

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



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

Statement Date: August 06, 2025

Amount Due: \$169.31

Due Date: August 27, 2025

Account #: 221007683412

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

Account Summary

Current Service Period: July 02, 2025 - July 31, 2025

Previous Amount Due	\$174.56
Payment(s) Received Since Last Statement	-\$174.56

Current Month's Charges	\$169.31
-------------------------	----------

Amount Due by August 27, 2025	\$169.31
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight



Your average daily kWh used was **68.42% higher** than the same period last year.

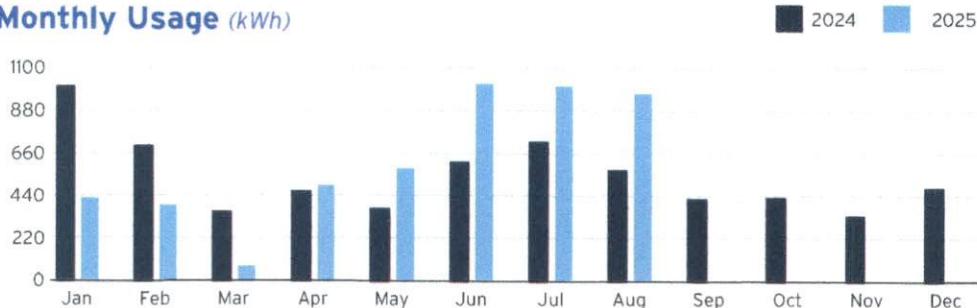


Your average daily kWh used was **8.57% lower** than it was in your previous period.



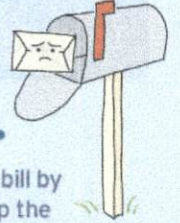
Scan here to view your account online.

Monthly Usage (kWh)



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

Let's be honest.
You don't need me anymore.



You can get your bill by email or text, skip the stamp and pay securely online. Move on to paperless billing.

Log in at TECOaccount.com and select "ON" to enroll.



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

Account #: 221007683412

Due Date: August 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$169.31

Payment Amount: \$ _____

687186658189

Your account will be drafted on August 27, 2025

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

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

Account #: 221007683412
Statement Date: August 06, 2025
Charges Due: August 27, 2025

Meter Read

Service Period: Jul 02, 2025 - Jul 31, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000500726	07/31/2025	33,389	32,424	965 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	965 kWh @ \$0.08641/kWh	\$83.39
Fuel Charge	965 kWh @ \$0.03391/kWh	\$32.72
Storm Protection Charge	965 kWh @ \$0.00577/kWh	\$5.57
Clean Energy Transition Mechanism	965 kWh @ \$0.00418/kWh	\$4.03
Storm Surcharge	965 kWh @ \$0.02121/kWh	\$20.47
Florida Gross Receipt Tax		\$4.23
Electric Service Cost		\$169.31

Avg kWh Used Per Day



Important Messages

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Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$169.31

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7-1-1

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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
30140	08/01/2025	\$125.00	08/01/2025	Due on receipt	

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

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

BALANCE DUE

\$125.00

Thank you, we appreciate your business!



INVOICE

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

July 30, 2025
Project No: 00014424-00
Invoice No: 26204

Project 00014424-00 Timber Creek CDD District Engineering Services
Coordination and construction observation (site visits) of pond repairs. Coordination with geotechnical engineer. Attend July meeting via Teams. Resubmit request to Hillsborough County regarding low area/pond in neighboring Magnolia Creek.

Services current through July 25, 2025

Professional Personnel

	Hours	Rate	Amount	
Director I	9.25	280.00	2,590.00	
Intern	73.00	90.00	6,570.00	
Totals	82.25		9,160.00	
Total Labor				9,160.00

Reimbursable Expenses

R-Project Travel & Subsist.			446.37	
Total Reimbursables			446.37	446.37

Total this Invoice \$9,606.37

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

Wednesday, July 30, 2025

BGE, Inc.

Invoice 26204 Dated 7/30/2025

10:34:48 AM

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

			Hours	Rate	Amount
Director I					
Chang, Philip	6/30/2025		.50	280.00	140.00
Chang, Philip	7/7/2025		3.50	280.00	980.00
Chang, Philip	7/8/2025		.50	280.00	140.00
Chang, Philip	7/9/2025		1.50	280.00	420.00
Chang, Philip	7/10/2025		.50	280.00	140.00
Chang, Philip	7/16/2025		2.50	280.00	700.00
Chang, Philip	7/17/2025		.25	280.00	70.00
Intern					
Huerta, Kent	6/30/2025		5.00	90.00	450.00
Huerta, Kent	7/1/2025		5.00	90.00	450.00
Huerta, Kent	7/2/2025		5.00	90.00	450.00
Huerta, Kent	7/7/2025		5.00	90.00	450.00
Huerta, Kent	7/8/2025		8.00	90.00	720.00
Huerta, Kent	7/9/2025		9.00	90.00	810.00
Huerta, Kent	7/14/2025		9.00	90.00	810.00
Huerta, Kent	7/15/2025		7.00	90.00	630.00
Huerta, Kent	7/16/2025		10.00	90.00	900.00
Huerta, Kent	7/21/2025		10.00	90.00	900.00
Totals			82.25		9,160.00
Total Labor					9,160.00

Reimbursable Expenses

R-Project Travel & Subsist.

000000077738	6/26/2025	 Huerta, Kent / Site visit / Site Visit- Check on project and Subcontractor
&nbsp; / 55.00 miles @ 0.70	42.35
000000077738	6/27/2025	 Huerta, Kent / Site Visit / Site Visit go check on the work performed and subcontractor. / 51.00 miles @ 0.70	39.27
000000078056	7/7/2025	Chang, Philip / Timber Creek Site visit - pond repairs / Travel to Timber Creek to observe progress of pond repairs / 61.00 miles @ 0.70	46.97
000000078070	7/7/2025	 Huerta, Kent / Site Visit Timber Creek / Went to the site to look at the progress general contractor made on the project / 54.00 miles @ 0.70	41.58
000000078070	7/8/2025	Huerta, Kent / Site Visit Timber Creek / Went to the site to look at the progress general contractor made on the project / 77.00 miles @ 0.70	59.29
000000078070	7/9/2025	Huerta, Kent / Site Visit Timber Creek / Went to the site to look at the progress general contractor made on the project / 56.00 miles @ 0.70	43.12
000000078257	7/14/2025	Huerta, Kent / Timber Creek Site Visit / Check on progress of the general contractor. / 56.00 miles @ 0.70	43.12
000000078257	7/15/2025	 Huerta, Kent / Timber Creek Site Visit / Check on progress of the general contractor. / 56.70 miles @ 0.70	43.66

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

INVOICE PAYABLE UPON RECEIPT

Project	00014424-00	Timber Creek CDD	Invoice	26204
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000000078257	7/16/2025	Huerta, Kent / Timber Creek Site Visit / Check on progress of the general contractor. / 55.00 miles @ 0.70	42.35	
000000078236	7/16/2025	Chang, Philip / Site Visit - Timber Creek Ponds / Site visit and meeting with contractor to discuss grading at pond repairs / 58.00 miles @ 0.70	44.66	
Total Reimbursables			446.37	446.37
			Total this Project	\$9,606.37
			Total this Report	\$9,606.37

REMIT TO: BGE, Inc. • 10777 Westheimer • Suite 400 • Houston, Texas 77042
INVOICE PAYABLE UPON RECEIPT

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Timber Creek</u>
Board Meeting Date:	<u>August 14, 2025</u>

	Name	In Attendance Please X	Paid
1	Claude Neidlinger	X	\$200
2	Carlos de la Ossa	X	\$200
3	Paul Murray	X	\$200
4	Tim Webb	X	\$200
5	David Hutchinson	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<u>Lisa Castoria</u>	<u>8/20/2025</u>
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

August 6, 2025
Invoice Number: 2455305080625
Account Number: 8337 12 028 2455305
Security Code: 2302
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Auto Pay Notice

Contact Us

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

Summary

Service from 08/06/25 through 09/05/25
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
Current Charges	\$205.00
YOUR AUTO PAY WILL BE PROCESSED 08/23/25	
Total Due by Auto Pay	\$205.00

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

IMPORTANT PHONE UPDATE

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

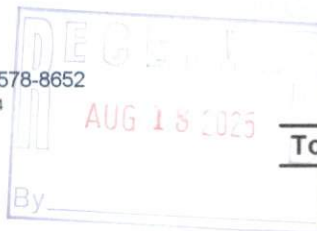
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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
8833 2390 DY RP 06 08072025 NNNNNNNN 01 000961 0004

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



August 6, 2025

TIMBER CREEK CDD

Invoice Number: 2455305080625
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: 2455305080625
 Account Number: 8337 12 028 2455305
 Security Code: 2302

TIMBER CREEK CDD

**Contact Us**

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

8633 2390 DY RP 06 08072025 NNNNNNNN 01 000961 0004

Charge Details

Previous Balance	205.00
EFT Payment 07/23	-205.00
Remaining Balance	\$0.00

Payments received after 08/06/25 will appear on your next bill.

Service from 08/06/25 through 09/05/25

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$170.00

Spectrum Business™ Voice

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

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$35.00

Other Charges

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

Other Charges Continued

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

Billing Information

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

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

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

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

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

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
 E911 Fee \$0.40, Federal USF \$2.02, 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.



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Timber Creek</u>
Board Meeting Date:	<u>August 14, 2025</u>

Name		In Attendance Please X	Paid
1	Claude Neidlinger	X	\$200
2	Carlos de la Ossa	X	\$200
3	Paul Murray	X	\$200
4	Tim Webb	X	\$200
5	David Hutchinson	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<u>Lisa Castoria</u>	<u>8/20/2025</u>
District Manager Signature	Date

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Lisa Castoria
District Manager Signature

8/20/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 26131
Invoice Date 08/01/25
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 August 2025				\$4,954.00

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

155306

CUSTOMER ID

C2316

PO#

INVOICE

DATE

8/1/2025

NET TERMS

Due On Receipt

DUE DATE

8/1/2025

BILL TO

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

Services provided for the Month of: August 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
Subtotal					6,590.00

Subtotal

\$6,590.00

Tax

\$0.00

Total Due

\$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.



SERVICE REPORT

CONTACT ORKIN:

(727) 526-9450
branch688@rollins.com
688-TAMPA BAY COMMERCIAL, FL
2840 SCHERER DR N
UNIT #430
ST PETERSBURG, FL 33716-1021

CUSTOMER INFORMATION

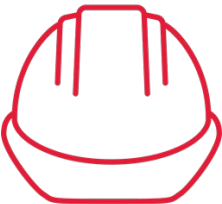
Business Name TIMBER CREEK CLUBHOUSE
CDD
Customer Since 2025
SERVICE ADDRESS
Name SAM BAKKAR
Address 10224 OPALINE SKY PL
RIVERVIEW, FL 33578-7668
Telephone (717) 465-2438
Account # 38723797
Program ID 15148050
Email Address ibtissam.bakkar@inframark.com

SERVICE INFORMATION

Date of Service 8/18/2025
Service Type PC Standard - Monthly
Service Event Type PC Standard
Time In 11:21 AM **Time Out** 11:47 AM

INVOICE INFORMATION

Invoice / Service Report # 282558891
Balance 73.10
Today's Service \$ 68.00
Tax 5.10
Total Amount Due 146.20
Total Amount Collected 0.00



YOUR ORKIN PRO
BLAKE MATTINGLY
LICENSE #

COMMENTS ABOUT TODAY'S SERVICE

I did not see any live or dead pest activity during my inspection. I applied a liquid residual around the exterior perimeter, office, restroom, doorway, and common areas to create a barrier for pest prevention. I did see dirty standing water in the pool and I would recommend draining the pool so we eliminate conducive conditions from pests. If you have any emergency concerns before your next service, please contact our office. Thank you, Mattingly

TODAY'S OBSERVATIONS



Location: Pool House (Exterior), Station #1, Exterior - Pool House
Observation: Standing Water
Pest Type:
Quantity:
Recommendation: Clear Area of Water
Responsibility: Customer
Status: Pending (Customer resolution needed)



Location: Pool House (Exterior), Station #1, Exterior - Pool House
Observation: Standing Water
Pest Type:
Quantity:
Recommendation: Clear Area of Water
Responsibility: Customer
Status: Pending (Customer resolution needed)

OPEN ACTIONS FROM PREVIOUS SERVICE

Observation Trash Issue	Recommendation Clean and Sanitize Area	Quantity
Pest Type	Status Pending	Location Building Perimeter (insect control)
Zone Name Pool House (Exterior)	Responsibility Customer	Station # 1
		Date Entered 06/12/2025

ZONE SUMMARY

Zone Name	Scheduled	Inspected	With Activity	No Activity
Playground (Exterior)	1	1	0	1
Pool House (Exterior)	1	1	0	1
Restrooms (Interior)	2	2	0	2

STATION / ROOM SUMMARY

Name	Scheduled	Inspected	With Activity	Added	Replaced	Skipped	Removed	End Total
Area	4	4	0	0	0	0	0	4

SERVICES PERFORMED BY TECHNICIAN TODAY

- Inspected for pest activity and treated in common areas as necessary.
- Monitored office areas for pest activity and treated as recommended.
- Inspected for pest activity and treated the perimeter as necessary.
- Assessed pool area and treated as needed.
- Inspected for pest activity and treated restrooms as necessary.
- Evaluated storage area and treated as recommended.
- Administered a perimeter liquid insect barrier around your property.

PRODUCT DETAILS

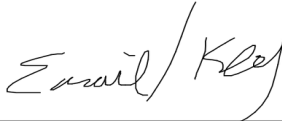
For additional information, a copy of the Label and/or SDS may be requested from your local branch or from [http:// www.orkin.com](http://www.orkin.com).

Product Name PATROL	Quantity 28 OUNCE(S)	Active Ingredient LAMBDA-CYHALOTHRIN, 9.7%	Target Pests Ants, Cockroaches, Spiders
Formulation Liquid	EPA # 100-1066	ApplicationMethod Crack and Crevice	Location Restrooms, Office Space (work area), Office, Doorway(s), Common Area(s), Building Perimeter (insect control)
Application Rate 0.4 fl oz per gal water (0.03% dilution) per 1000 sq ft	Lot Number	Application Equipment Compressed Sprayer	

NATIONAL POISON CONTROL CENTER: 1-800-222-1222

ZONE DETAILS

Zone Name	Station Number	Product Name	Applied
Pool House (Exterior)	1	PATROL	28 OUNCE(S)

	
Orkin Pro Signature	Customer's Signature SAM BAKKAR ibtissam.bakkar@inframark.com, ibtissam.bakkar@gmail.com

If you would prefer to not have photos included on future service reports, contact your local branch.

Remit To:
Orkin
688-TAMPA BAY COMMERCIAL, FL
P O BOX 740473
CINCINNATI, OH 45274-0473

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Timber Creek</u>
Board Meeting Date:	<u>August 14, 2025</u>

	Name	In Attendance Please X	Paid
1	Claude Neidlinger	X	\$200
2	Carlos de la Ossa	X	\$200
3	Paul Murray	X	\$200
4	Tim Webb	X	\$200
5	David Hutchinson	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<u>Lisa Castoria</u>	<u>8/20/2025</u>
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

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

Invoice details

Invoice no.: 10043-b
Terms: Net 30
Invoice date: 08/01/2025
Due date: 08/31/2025

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

August 15, 2025

Client: 001498

Matter: 000001

Invoice #: 26946

Page: 1

RE: General

For Professional Services Rendered Through July 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
7/2/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING CLUBHOUSE CONSTRUCTION CONCERNS; REVIEW CLUBHOUSE USAGE AGREEMENT.	0.9	\$292.50
7/18/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING DISTRICT POOL DAMAGE; REVIEW MCCLARENS' ENGINEER REPORT REGARDING THE POOL.	0.6	\$195.00
7/22/2025	MB	REVIEW PROPERTY RECORDS AND BUILDING PERMITS FOR DISTRICT AMENITY CENTER AND POOL.	1.8	\$585.00
7/23/2025	MB	CONFERENCE CALL WITH PROSPECTIVE OUTSIDE COUNSEL REGARDING DISTRICT POOL ISSUES.	0.4	\$130.00
7/25/2025	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE WITH PROSPECTIVE OUTSIDE COUNSEL FOR POOL DAMAGE.	0.4	\$130.00
7/30/2025	MB	CONFERENCE CALL AND EMAIL CORRESPONDENCE WITH POTENTIAL OUTSIDE COUNSEL FOR DISTRICT POOL DAMAGE; REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING RESERVED PARKING; REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING RESIDENT ADDRESS USED FOR POND RESTORATION.	2.9	\$942.50
Total Professional Services			7.0	\$2,275.00

August 15, 2025
Client: 001498
Matter: 000001
Invoice #: 26946

Page: 2

Total Services	\$2,275.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,275.00
Previous Balance		\$1,890.00
Less Payments		(\$1,890.00)
PAY THIS AMOUNT		\$2,275.00

Please Include Invoice Number on all Correspondence

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Timber Creek</u>
Board Meeting Date:	<u>August 14, 2025</u>

	Name	In Attendance Please X	Paid
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2	Carlos de la Ossa	X	\$200
3	Paul Murray	X	\$200
4	Tim Webb	X	\$200
5	David Hutchinson	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Lisa Castoria
District Manager Signature

8/20/2025
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****



Disaster Law and Consulting, LLC
3717 Still Creek Road
Tallahassee, Florida 32309
850-445-2306

July 2025 Invoice for the Timber Creek CDD

Invoice Period: July 1, 2025 - July 31, 2025
Invoice Date: August 5, 2025
Total Invoice Amount: **\$562.50**

Position	Hours	Rate	Cost
Legal Counsel	2.25	\$250	\$562.50

Thank you for your trust and your business.

Disaster Law and Consulting, LLC

July 2025 Timesheet for the Timber Creek CDD

<u>Date</u>	<u>Hours</u>	<u>Description</u>
7/9	0.50	Review and file documentation concerning pond repair. Email exchange with District re same
7/11	0.25	Review and file documentation concerning pond repair. Email exchange with District re same
7/15	0.50	Review and respond to email from new FEMA PDMG. Review and respond to email from FEMA EHP reviewing all conditions
7/18	0.25	Review multiple FEMA emails relating to meetings. Email exchange with District re same
7/24	0.75	Participate in teleconference with FEMA and FDEM re project status. Sign Damage Inventory. Email exchange with District and FEMA re same.

Total Invoice Amount: 2.25 hours @ \$250 per hour = \$562.50



Signature

8/5/25

Date



Neptune Multi services LLC

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

Invoice

Invoice No: 0053892
 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
Pond removal fence	1	\$800.00	\$800.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$800.00
TAX 0%	\$0.00
Total	\$800.00
Paid	\$0.00

Pay Now

Balance Due \$800.00



Please detach and send with remittance to:

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

Remittance Advice for Invoice # 0053892 on 07/23/2025

Balance Due \$800.00

Paid

Received From: Timber Creek cdd

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

Signature

