

**TIMBER CREEK
COMMUNITY
DEVELOPMENT DISTRICT**

NOVEMBER 13, 2025

AGENDA PACKAGE

Join Teams Meeting:

Meeting ID: 290 398 620 311 Passcode: eVprcT

Dial-in by Phone:

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



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

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
Hanna Yi, District Accountant
Melinda Gallo, Administrative Assistant

Regular Meeting Agenda

Thursday, November 13, 2025, at 6:00 p.m.

Join Teams Meeting

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Dial-in by Phone

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

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

The Regular Meetings of the **Timber Creek Community Development District** will be held **November 13, 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 3
 - D. On-Site Manager
5. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-03; Amending the FY 2025 BudgetPage 13
 - B. Discussion of Fieldstone Proposal for Landscape Services..... Page 16
 - C. Consideration of Inframark Proposal for Playground Gate Hinges..... Page 29
 - D. Discussion on Parking Policy
 - E. Discussion of Xecutive Pools Proposal Page 32
6. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on October 9, 2025Page 37
 - B.Consideration of the Operation and Maintenance Expenditures for September 2025 Page 41
7. **BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
8. **AUDIENCE COMMENTS**
9. **ADJOURNMENT**

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



Timber Creek CDD

Wednesday, 05 November 2025

Prepared For Board Of Supervisors

22 Items Identified

22 Items Incomplete

Long Nguyen

Field Inspection Coordinator



Items 1

Assigned To: District

Trash can in playground is completely full. Please remove and replace the bag.

Items 2

Assigned To: Fieldstone

Exposed irrigation lines found around the perimeter of the playground. Please secure and cover to prevent damage.



Items 3

Assigned To: Fieldstone

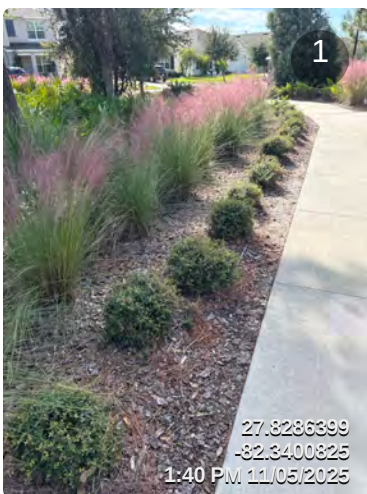
Weeds found growing in mulch bed of playground. Please provide treatment to mitigate further growth.



Items 4

Assigned To: Fieldstone

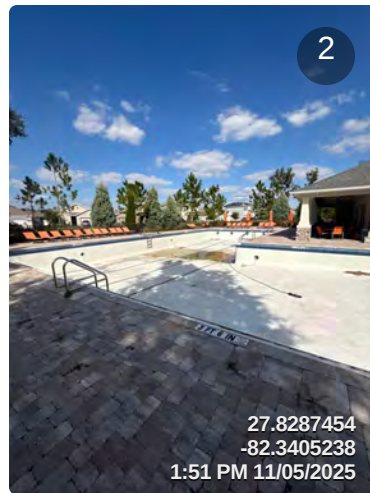
Mulch beds in front of amenities building looks scarce. Recommend replenishment.



Items 5

Assigned To: District Manager

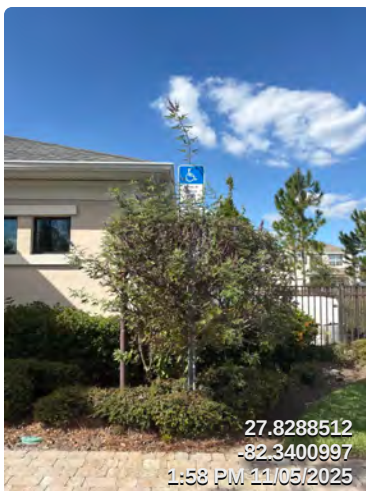
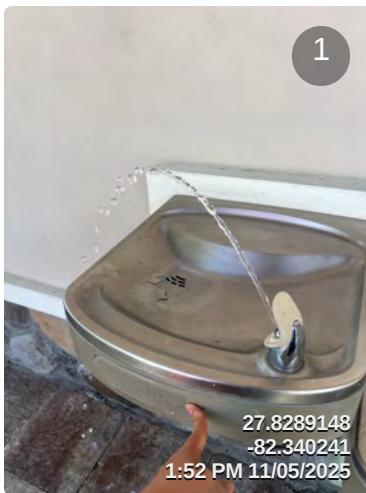
Pool area remains closed. Locks are functioning and signage is visible.



Items 6

Assigned To: Inframark Maintenance Solutions

Both water fountains at pool have over-spray. Lower fountain's stream goes into the other's vent. In turn, damp inner component may damage over time. Maintenance to troubleshoot and estimate the repair.



Items 7

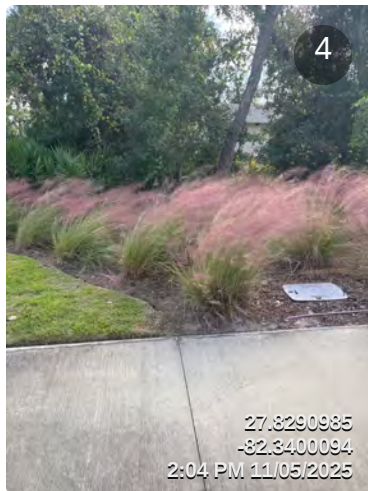
Assigned To: Fieldstone

Ornamental tree has overgrown into handicap signage for amenity building. Please trim back to enhance visibility.

Items 8

Assigned To: Fieldstone

Mulch beds under the muhly grass have bare spots exposing irrigation lines. Recommend replenishing.



Items 9

Assigned To: District

Amenity center sign is very dirty. Cleaning it will enhance overall appearance.

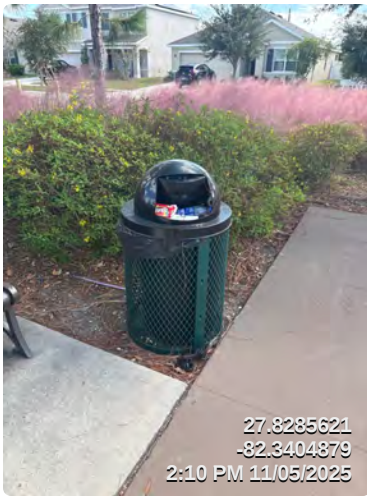




Items 10

Assigned To: Fieldstone

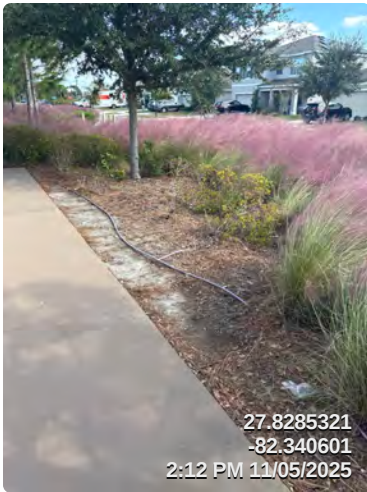
Please remove broken tree branch from near basketball court.



Items 11

Assigned To: District

Trash can in basketball court is completely full. Please remove and replace the bag.



Items 12

Assigned To: Fieldstone

South side of basketball court is in need of mulch replenishment. Doing so could help maintain healthy landscape.



Items 13

Assigned To: Fieldstone

Pond behind Cloudburst ct. is maintained. Please trim back banks on next visit to prevent further growth to the water line.

Items 14

Assigned To: Fieldstone

Overgrowth found along fence lines throughout the dirt road. Please trim to maintain uniformity.



Items 15

Assigned To: Fieldstone

Dead end of Miracle Mile Dr. is properly maintained. Conservation encroachment is minimal. Will continue monitoring.



Items 16

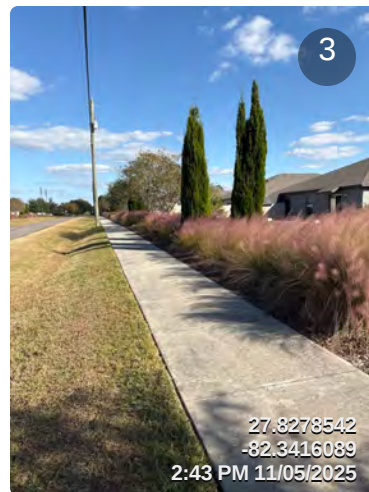
Assigned To: Fieldstone

Accumulation of weeds and dead plant material has piled on CDD property. Please remediate to maintain pleasant aesthetic.

Items 17

Assigned To: Fieldstone

Landscape along both sides of Tucker Jones rd. are properly maintained and edge is defined.





Items 18

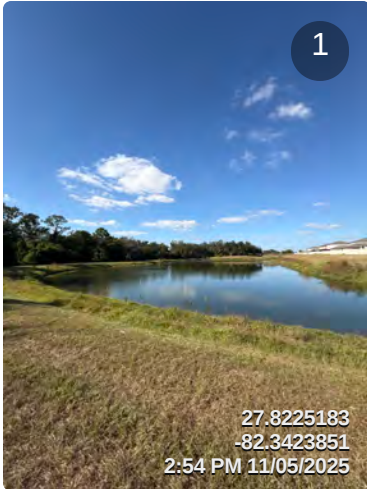
Assigned To: Fieldstone

Overgrowth found at Bright Crystal ave. dead end between signs. Please trim or spray.

Items 19

Assigned To: Fieldstone

Pond quality in SW corner of CDD property is good. Perimeter is mowed and properly maintained. Recommend trimming overgrown banks on next visit.



Items 20

Assigned To: Fieldstone

Pond quality in south most side of CDD property is good. Perimeter is mowed and properly maintained. Recommend trimming overgrown banks on next visit.

Items 21

Assigned To: Fieldstone

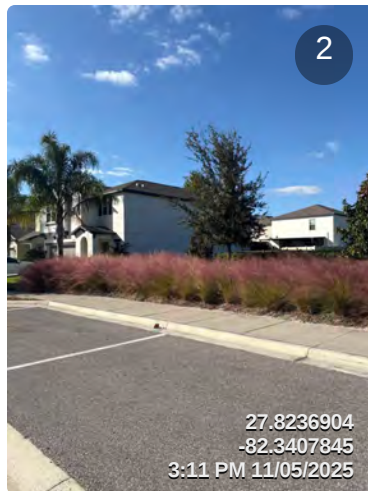
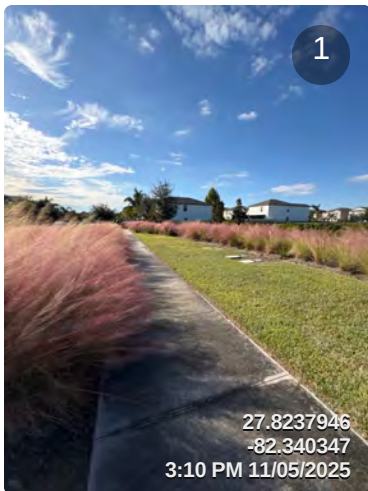
Numerous spider webs found developing in bushes at the dog park. Please investigate for possible disease and report back to Inframark.



Items 22

Assigned To: Fieldstone

Landscape around dog park is properly maintained and looks great.



RESOLUTION 2026-03

**A BUDGET AMENDMENT AMENDING THE TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND
BUDGET FOR FISCAL YEAR 2025**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Timber Creek Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2025, and

WHEREAS, the Board desires to *reallocate* funds budgeted to reappropriate General Funds approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 13th day of November 2025 and be reflected in the monthly and Fiscal Year End 9/30/2025 Financial Statements and Audit Report of the District.

**Timber Creek
Community Development District**

By: _____

Chairman/Vice Chairman

Attest:

By: _____
Secretary/Assistant Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 2,865	\$ 2,865
Interest - Tax Collector	-	-	-	1,312	1,312
Special Assmnts- Tax Collector	369,534	-	369,534	340,751	(28,783)
Other Miscellaneous Revenues	-	-	-	400	400
TOTAL REVENUES	369,534	-	369,534	345,328	(24,206)
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees	12,000	-	12,000	9,800	2,200
Trustees Fees	6,900	-	6,900	5,614	1,286
Dissemination Agent/Reporting	4,200	-	4,200	4,635	(435)
District Counsel	5,000	35,000	40,000	37,969	2,031
District Engineer	4,000	30,000	34,000	35,547	(1,547)
District Management	31,200	2,345	33,545	33,545	-
Auditing Services	5,700	-	5,700	5,700	-
Website Compliance	1,500	-	1,500	1,500	-
Postage, Phone, Faxes, Copies	200	1,000	1,200	1,243	(43)
General Liability	3,750	-	3,750	3,750	-
Public Officials Insurance	3,067	25,000	28,067	28,029	38
Legal Advertising	2,000	8,500	10,500	10,552	(52)
Bank Fees	200	-	200	708	(508)
Website Admin Services	1,500	-	1,500	3,750	(2,250)
Onsite Office Supplies	500	-	500	-	500
Dues, Licenses & Fees	1,000	-	1,000	506	494
Loan Expense	-	-	-	11,776	(11,776)
Total Administration	82,717	101,845	184,562	194,624	(10,062)
<u>Utility Services</u>					
Water/Waste	4,000	-	4,000	2,607	1,393
Electric Utility Services	4,082	-	4,082	2,145	1,937
Street Lights	58,445	-	58,445	53,274	5,171
Total Utility Services	66,527	-	66,527	58,026	8,501
<u>Other Physical Environment</u>					
Pond Maintenance Contract	4,600	6,635	11,235	11,235	-
Onsite Staff	31,200	-	31,200	31,200	-
Field Management	12,480	-	12,480	12,480	-
Pool Maintenance - Contract	24,000	30,000	54,000	53,516	484
Janitorial - Contract	11,700	1,500	13,200	13,150	50
Amenity Internet	1,800	-	1,800	2,031	(231)

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Property & Casualty Insurance	17,510	-	17,510	17,891	(381)
Amenity R&M	9,000	-	9,000	5,739	3,261
Landscaping - R&M	8,000	-	8,000	7,443	557
Ponds Repairs & Maintenance	-	390,000	390,000	390,000	-
Pool Treatments & Other R&M	1,000	8,500	9,500	9,452	48
Landscape Tree Trimming	4,000	-	4,000	-	4,000
Key Card Distribution	2,500	-	2,500	-	2,500
Landscape Maintenance - Contract	49,500	22,000	71,500	71,324	176
Landscaping - Plant Replacement Program	1,000	-	1,000	-	1,000
Landscaping - Mulch	5,000	-	5,000	286	4,714
Miscellaneous Maintenance	10,000	14,520	24,520	27,151	(2,631)
Irrigation Maintenance	3,000	-	3,000	2,481	519
Reserve - Undesignated	24,000	-	24,000	6,680	17,320
Total Other Physical Environment	220,290	473,155	693,445	662,059	31,386
TOTAL EXPENDITURES	369,534	575,000	944,534	914,709	29,825
Excess (deficiency) of revenues					
Over (under) expenditures	-	(575,000)	(575,000)	(569,381)	5,619
OTHER FINANCING SOURCES (USES)					
Loan Proceeds	-	-	-	500,000	500,000
TOTAL FINANCING SOURCES (USES)	-	-	-	500,000	500,000
Net change in fund balance	-	(575,000)	(575,000)	(69,381)	505,619
FUND BALANCE, BEGINNING (OCT 1, 2024)	74,442	-	74,442	74,442	-
FUND BALANCE, ENDING	\$ 74,442	\$ (575,000)	\$ (500,558)	\$ 5,061	\$ 505,619



**TIMBER CREEK CDD
10224 Opaline Sky Court
Ruskin, FL 33578**

October, 8 2025

Thank you for the opportunity to submit our proposal for the Landscape Maintenance of your community. At Fieldstone Landscape Services we recognize the significance of protecting your investment and have complete confidence in the superiority of our services. We take pride in providing exceptional communication, customer service, and the highest quality work.

Our primary goal is to build strong, trustworthy relationships that last. We look forward to beginning this process with you.

Fieldstone is the leader in landscape management in the Tampa Bay area that employs a dedicated staff of professionals consisting of Certified Maintenance Technicians, Licensed Irrigation Contractors and Certified Horticulturalists. Our department heads are specialist in their own fields. They work in conjunction with a common goal of maintaining a high standard in the property's overall appearance.

Thank you for taking the time to look into our company. We feel confident that given the opportunity, we will exceed all of your expectations.

Sincerely,

Chris Eastman
President



**TIMBER CREEK CDD
10224 Opaline Sky Court
Ruskin, FL 33578**

Service - Summary

Client Experience

- Assigned Account Manager with Proactive approach
- Constant and accurate communication
- Recurring meetings & site inspections
- Monthly Reports
- Prompt, thorough, and accurate Proposals

Landscape Maintenance - Grounds

- (40) Services per year
- Weekly April through September
- Bi-weekly October through March
- Mow & Line-Trim Turf Areas
- Hard Edge Turf along Hard-Surface Edges
- Soft Edge Turf along Landscape Beds & Tree Rings
- Hand-Pull Visible Weeds
- Chemically Treat Landscape Beds, Tree Rings, & Hard Surfaces
- Trash & Debris Removal

Landscape Maintenance - Plant, Shrub, & Ornamentals

- (12) Services per year
- Plants, Shrubs, & Ornamentals under 10'
- Clippings, Debris, & Trash Removal

Horticulture Services - Fertilization, Insect, & Disease Control

- (12) Services per year
- (2) Plant, Shrub, & Ornamental Fertilization
- (4) Turf Fertilization
- (12) Integrated Pest Management Inspections & Treatments

Irrigation Inspections & Repairs

- (12) Irrigation Inspections
- Detailed Irrigation Inspection Report
- Complete Pre-Approved Irrigation Repairs
- Proposal for required & recommended repairs and/or enhancements.
- Run & inspect zones monthly.



- Seasonal Controller Adjustments.
- Adjust irrigation heads to ensure proper coverage.
- Visual inspection for dry spots, broken heads, leaks, or staining
- Monthly irrigation repair pre-approval of \$500.00

Total cost per month: \$5,238.33

Total cost per year: \$62,860.00

Initial_____



TERMS AND CONDITIONS:

Owner

Timber Creek CDD
10224 Opaline Sky Court
Ruskin, FL 33578

Contractor

Fieldstone Landscape Services
4801 122nd Avenue North
Clearwater, FL 33762

The Owner and Contractor agree as Follows:

1. Scope of Work

- Contractor shall furnish all labor, equipment, materials, and supervision to complete landscape management services of the property per attached service summary.
- Contractor shall provide professional uniform Supervisors, Technicians, and Crews.
- Crews will be sufficient to meet the estimated demands for the level of landscape services as provided included in this Contract.

2. Term of Contract

- Contract period will be one (1) year from contract commencing date of: **11/1/2025**

3. Contract Sum

- Client shall pay Contractor in current funds for the performance of the work in the contract sum of: **\$62,948.00**

4. Progress Payments

- Contractor will submit request for payment on or around the 1st of each month.
- Client will make monthly payments of **\$5,238.33** for the amount due within (30) days thereafter.

5. Changes in Work

- Client may order changes in the scope of work consisting of additions, deletions, and/or modifications.
- Contract sum will be adjusted accordingly.

6. Termination of the Contract

- If Client fails to make payment for a period of sixty (60) days, Contractor may suspend services and/or terminate Contract until balance is paid in full.
- Client may terminate Contract upon thirty (30) days written notice delivered via



certified mail to Contractor.

7. Considerations for Insurance, Licenses, Permits and Liability

- Contractor will carry liability amounts and Worker's Compensation coverage required by law on all operators and employees and requires same of any sub-contractors and provides proof of same to the Client.
- Contractor responsible for obtaining any licenses and/or permits required by law for activities on Client's property.
- Prior to commencing work, Contractor shall have insurance company or companies, which are acceptable to the Client, execute a Certificate of Insurance form and file copy of the same with Client. Certificates shall contain ten (10) day notice of termination to Client clause.
- Contractor shall maintain at own expense such insurance as will protect Contractor from claims under Workman's Compensation and public liability, property damage and other such insurance in the following amounts:

General Liability

- General Aggregate \$2,000,000
- Products-Comp/Op Agg. \$2,000,000
- Personal & Adv. Injury \$1,000,000
- Each Occurrence \$1,000,000
- Med. Expense \$10,000

Automobile Liability

- Combined Single Limit \$1,000,000

Umbrella Liability

- Each Occurrence \$3,000,000
- Aggregate \$3,000,000

8. Situations which Contractor may deem responsibility

- Damage due to operation of equipment in performing Contract.
- Failure to comply with all laws pertaining to protected plant species.



- Damage to plant material due to improper horticultural practices.
- Improper replacement or retrofitting of irrigation system components.

9. Situations which Contractor may deem not responsibility

- Death or decline of plant material due to improper selection, placement, planting or maintenance done before the time of this Contract.
- Damage due to improper irrigation components existing at the the time of Contract execution, exposed cables/wires or sprinkler components/lines normally found below the lawn's surface.
- Flooding, storm, wind, fire, cold damages or any other 'Act of God' are not included in contract.
- Damage due to disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative irrigation components, or irrigation restrictions imposed by the Water Management District or civil authorities.
- Damage caused by, or to any hidden item in the landscape that are not clearly guarded or marked.
- Damage due to vandalism

10. Billing Process and Payment Terms

- Payment Terms are Net 30 in order to assist in financing Contractor operations.
- Monthly Invoices will be made on the 1st day of the month, for all services to be performed for that month.
- Client shall agree to pay interest in the amount of 1.5% per month on all accounts not received within sixty (60) days past due. Further, Client shall be responsible for any collection costs and attorney fees incurred by Contractor, in collection of sums past due under this contract.

11. Term

- This contract shall remain in force for a period of one (1) year from contract date.
- If, upon expiration of this contract, a new contract has not been executed by both parties, this contract shall automatically renewal for a period of one (1) year from the date of expiration of the previous term including a price increase not to exceed the current Consumer Price Index (CPI).
- The CPI is a measure of the average change over time in the prices paid by urban consumers for a market basket of consumer goods and services. Indexes are available for the U.S. and various geographic areas. Average price data for select utility, automotive fuel, and food items are also available.



AGREED TO AND SIGNED BY THE FOLLOWING:

Client: Timber Creek CDD

Authorized Signature: _____ Date: _____

Contractor: Fieldstone Landscape Services LLC

Authorized Signature: _____ Date: _____



I. Company Support

Resource Capacity

At Fieldstone Landscape Services we strive to distinguish ourselves by offering a complete package of Landscape Management services. We offer a wide range of services including: Landscape Maintenance, Landscape Enhancements, Turf Care, Irrigation Repairs & Installation, and Arbor Care.

Our focus at Fieldstone is to assemble the best team for the management of your property's landscape based upon our analysis of the total scope of work and the maintenance schedule. Our typical staffing model may be subject to minor changes and substitutions depending upon the final scope and maintenance schedule. The Landscape Maintenance Team is likewise provisional and by no means is this final, as new talent always joining the firm and the fact that local personnel will be hired to fill many positions in the project work force.

II. Customer Satisfaction

Quality Control and Quality Assurance

Providing a quality product and service is the joint concern of all members of Fieldstone Landscape Services. The first step in providing quality products and services is to develop a realistic cost estimate and maintenance schedule that meets the Owner's needs yet allows for innovation and creativity in exceeding customer expectations. The internal checks provided by Fieldstone Landscape Services Team have been described in other parts, what follows here is a description of the tools used to manage all customers on a daily basis.

Client Retention

Customer satisfaction is the number one priority of Fieldstone Landscape Services. It is our mission to develop long lasting relationships with our customers. This can best be exemplified by our consistent retention of customers which exceeds 90% each annual renewal period. Our relationships with our customers are second to none largely in part due to our management team and their countless efforts to satisfy their every need.

We believe that our retention of customers speaks for itself and is the best measurement when measuring customer satisfaction.

III. Company Capabilities – Value Added Services

➤ Landscape Maintenance

Fieldstone Landscape Services offers a full service landscape maintenance program for every landscape, performed by educated and trained personnel. Our Horticulture Specialists can create a customized maintenance schedule specifically suited for the demands of your site and landscape investment.

Your account will be assigned a manager to assure personalized program development and service. The Fieldstone Landscape Services way assures that problems are solved, goals are



achieved, consultations are provided, and maintenance schedules are performed – always accurately, promptly, and dependably.

➤ ***Turf & Ornamental Management***

Fieldstone's spray department is dedicated to providing the latest state-of-the-art technology in nutrition and disease control through applications for turf, trees, shrub care, pest/weed control, and fertilization.

We work with each client to quickly diagnose turf symptoms and tree and shrub deficiencies in order to begin timely treatments.

➤ ***Irrigation Services***

Fieldstone is dedicated to providing state-of-the-art technology and superior products so you can be assured that you are getting the best possible irrigation services.

When your irrigation system requires special attention, responsiveness is essential. Fieldstone's irrigation division offers knowledgeable and reliable service options for repairs, maintenance and upgrades.

➤ ***Landscape Enhancements***

Fieldstone's landscape enhancement department specializes in assisting your property in reaching its full potential. From landscape design and installation to annual flower color, our team of designers and estimators are dedicated to delivering competitive customized bid packages for any size landscape project.

Equipment

Fieldstone Landscape Services has maintained a steady investment in capital resources such as modern facilities, modern equipment, and state-of-the-art technology. This inventory includes everything from specialty trucks and trailers, to mowing equipment, pay loaders, backhoes, skid steer loaders, pick-up trucks, dump trucks, and trenchers.

Training and Safety

The safety and well-being of our employees and every person we come in contact with is of paramount importance to our operation. It is the specific intent of Fieldstone Landscape Services to operate in compliance with all state and federal safety ordinances.



Grounds Maintenance Services

- Mowing of all turf areas throughout the property will be completed weekly in the heavy growing season.
- Mowing in the dormant months will be scheduled bi-weekly
- Proper height for each season will be maintained per horticultural standards. This height will vary based on species and adverse weather conditions. Typically, the height will range from 3 ½" to 5"
- Turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. will be maintained by line trimmers or chemical means
- The edging of all hard surfaces will be completed each service
- The edging of all bed-lines will be completed every other service
- Bed-lines and tree rings with concrete edging or curbing will be maintained with a line trimmer
- Bed-lines and tree rings with rock, pebble, or other hard material as bed covering will be chemically edged to prevent flying projectiles
- Contractor will remove all trash each service. Trash will be collected, bagged, and removed from the property
- Contractor will blow grass clippings, leaves, and debris off hard surfaces after each mow service

Plant, Shrub, & Ornamental Maintenance

- Highly visible and focus areas will be maintained each service. All other areas will be maintained monthly
- Hedges, shrubs, ornamental trees, and palms up to 10' overall height are included in routine services.
- Trimming will be completed in a neat and orderly fashion and in a manner conducive to the nature of the plant to enhance the overall landscape of the property
- Contractor will remove all trash each service. Trash will be collected, bagged, and removed from the property
- Debris illegally dumped on-site will be removed and disposed of at Client's expense.

Bed Weed Control

- Contractor to remove visible weeds and vines throughout landscape beds and tree rings
- Chemical means will be used to control weeds throughout landscape beds, tree rings, and hardscape joints
- Contractor will control weed growth within areas with established ground cover using a chemical called Over-the-Top. Chemical will eliminate weeds without harming ground



cover

Irrigation Inspections

- Contractor will inspect and adjust irrigation system each month, or as specified in service summary, for maximum efficiency and to stay ahead of any environmental concerns that are present.
- Contractor will conduct a visual inspection of the system looking for dry spots, malfunctioning or broken heads, leaks, staining, poor coverage, weak pressure or other irrigation related issues.
- Contractor will adjust heads to ensure maximum coverage for turf and shrub material
- Clogged Nozzles will be cleaned
- Irrigation Controllers will be inspected and adjusted for optimal efficiency and environmental conditions. Seasonal adjustments will be made during inspections.
- Irrigation damaged by Contractor shall be repaired at no costs to Client, as long as such components were installed and functioning properly.
- Detailed Irrigation Inspection Report will be submitted. Report will include all findings including any needed repairs or upgrades to the system.
- Contractor proposes an Irrigation Service Plan to supplement the above-mentioned inspections. Plan is structured on a 'not to exceed' amount. Plan is not included in the monthly Irrigation Management portion of Contract. Plan will allow Contractor to complete repairs onsite without a written Proposal or Client approval. If no repairs are needed, no additional charges will be applied.

Monthly Pre-Approved Irrigation Repairs

Fertilization, Insect, & Disease Control Management

- In compliance Best Management Practices (GI-BMP) ordinance, all turf areas, shrub beds, and ground covers will be fertilized as per the maintenance specifications attached. No fertilizer shall be applied within 10' of any service water, landward edge of the top of seawall, designated wetland, or wetland as defined by the Florida Department of Environmental Protection.
- Complete fertilizers will be a custom blended mix in a granular or liquid and contain a minimum of 50% nitrogen in a slow or controlled release form.
- All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or 2:1 for a complete fertilizer formulation.
- No Phosphorus will be added or applied to any turf areas without first having a soil sample from a State of Florida approved lab showing a creditable deficiency of Phosphorus availability in the soil.
- Turf areas will be inspected each visit for indications of pest problems such as insects, disease, weeds, etc. and advise Client of such problems.



- Contractor will be executing Integrated Pest Management (IPM) practices. Upon confirmation of a specific infestation or concern requiring a pesticide treatment, pesticides will be applied on an as needed or spot treatment basis, whenever possible, using the least toxic, effective means of control. In some cases, control of a disease or insect infestation may require a more aggressive treatment approach to reach a manageable status. A separate proposed agreement will be provided if a disease or insect infestation compromises the overall health or appearance of the turf.
- Weed Control will be completed with chemical spray applications. Chemical Weed Control will be applied safely when temperatures are below 85 degrees and wind drift is at a minimum. Due to the unavailability or restricted use of effective control products, the prevention of carpet grass and select sedges are not part of this Contract and are not included in the contract amount.
- All fertilizer formulations will have Nitrogen to Potassium ratio of 1:1 or 2:1 for a complete fertilizer formulation.

Additional Services

Fieldstone Landscape Services shall provide services over and above the "Contract Specifications" with written authorization from customer only, such as daily or timed porter services.

PERSONNEL

1. Fieldstone will provide all labor, transportation and supervision necessary to perform the work described herein.
2. Field personnel will be equipped with all supplies, tools, parts and equipment to perform work.
3. Personnel will be licensed for all applicable maintenance functions, including any chemical application when required by law.
4. Personnel shall wear clean Fieldstone uniforms of consistent design and color so that they may be recognized personnel of Fieldstone while on site. Fieldstone personnel shall comply with all OSHA dress code regulations, i.e. steel toed shoes, safety goggles, etc.
5. Fieldstone personnel are perceived as representatives of customer while on property, and as such, will conduct themselves in a professional, well mannered, well groomed, workmanlike manner at all times.
6. Any damage caused by FieldStone personnel shall be repaired promptly at no cost to customer.
7. Scheduling/Safety



- a. Sufficient warning devices will be employed whenever necessary, to provide safety to persons and vehicular traffic. Work will be coordinated with customer and scheduled to give the least possible interference to property, merchants, occupants, guests, visitors and customers.

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



MAINTENANCE Solutions



www.inframark.com/community-management/#maintenance

MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- ADA Skid Pad Replacements
- Community Inspections/ Reporting
- Debris Removal
- General Maintenance
- Landscape Inspections/ Reporting
- Light Changeouts and Maintenance
- Maintenance of Storm Structures
- Management of Vendor Contracts
- Minor Boardwalk and Wood Structure Repairs
- Minor Electrical
- Minor Patch Repairs in Roadways or Alleyways
- On-site Staff
- Painting
- Pressure Washing
- Porter Services
- Review of Landscape Architectural Designs
- Sidewalk Grinding and Replacement
- Sign Installations and Maintenance

CONTACT US TODAY

to see how we can provide quality maintenance for your community.

GC# CBC1257480

CALL 407.566.1935 or

EMAIL maintenance@inframark.com

www.inframark.com/community-management/#maintenance





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

By: Don Cameron

By: _____

Date: 08/25/2025

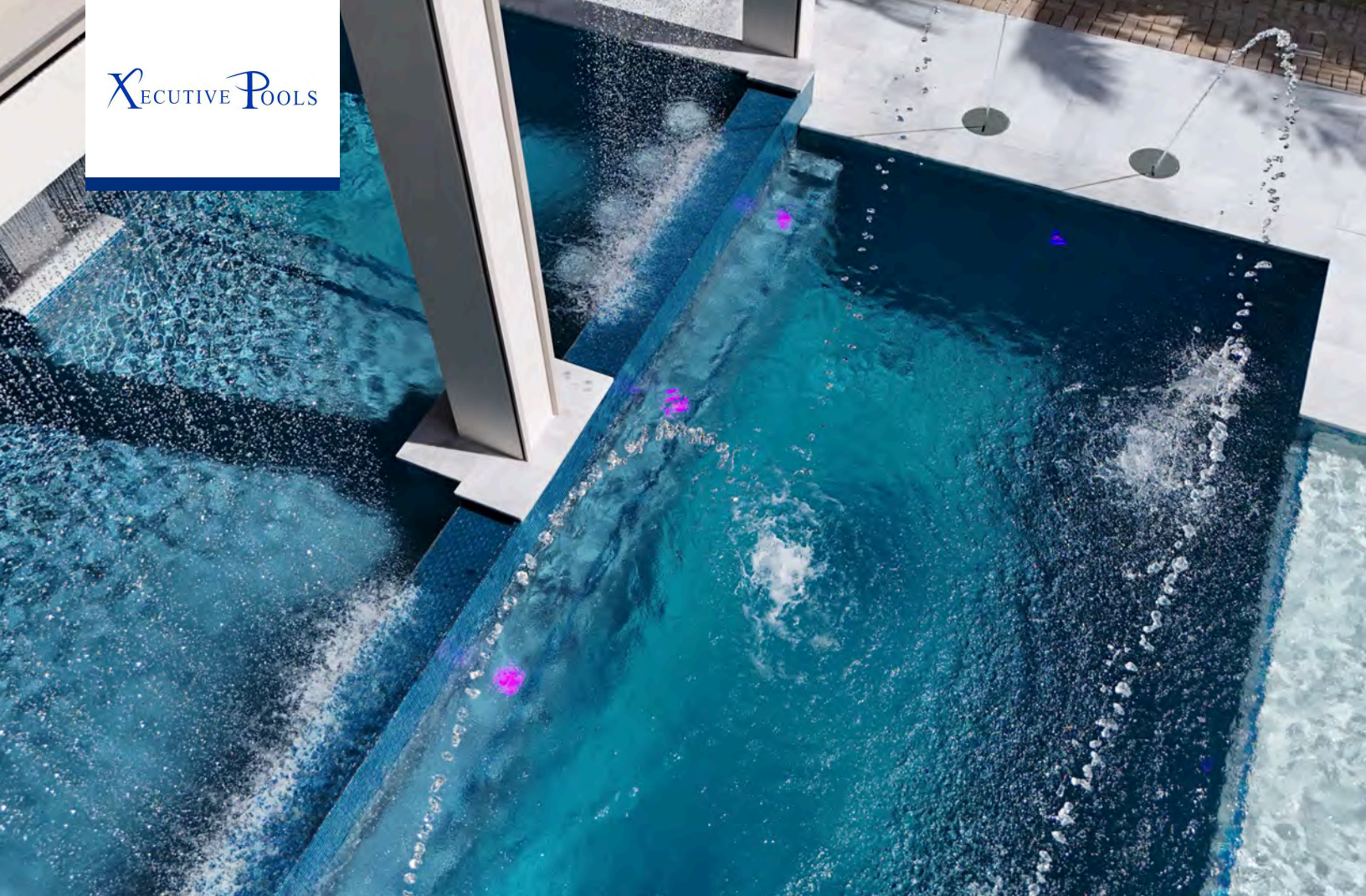
Date: _____

Inframark

TIMBER CREEK CDD

Inframark Offices – Celebration – Tampa

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



Swimming Pool Proposal

Proposal XP1580-1

Xecutive Pools understands that swimming pools are large investments and often considered as the heart of the outdoor living space. We guarantee to be there every step of the way, making this project experience enjoyable and the most exciting as possible! We look forward to working with you and building a lasting relationship!

Prepared By

Rob Romano
XECUTIVE POOLS
(813) 344-1763
rromano@xecutivepools.com
13542 N. Florida Avenue Suite 215 Tampa, FL 33613

Prepared For

Heather Jackson
Timber Creek Community Development District (CDD)
(656) 258-5166
Hjackson@inframark.com
10224 Opaline Sky Ct, Riverview, FL 33578, USA

Introduction

It's amazing how often homeowners or property managers are disappointed with their contractor's inability to perform what was promised. A lack of communication and a disregard for timeliness seem to be the norm for a vast majority of today's tradesmen. We deliver what we promise!

Our key to success is understanding customer needs and providing them with quality service. Whether the job is big or small we have the experience and crew to handle your swimming pool needs. Our work varies from equipment repairs to full design modifications for both commercial and residential swimming pools.

Remodeling your pool can be a big decision, so this is what we promise:

- *Upon request, your sales representative can supply you with references.*
- *We carry worker's compensation and \$2,000,000 in liability insurance.*
- *We will be on time and be prepared to get right to work.*
- *A representative will be available to help you before, during, and after completion of your project.*

Thank you for considering Xecutive Pools and giving us the opportunity to work with you!

Sincerely,

Patrick Borrelli

President, Xecutive Pools

DESCRIPTION	TOTAL
Interior Surface	\$72,823.10
Pebble Finish • Stonescapes white mini-pebble series Installed. • Drain all water and prep for new pebble surface. • Start-up circulation equipment and install new PVC wall fittings. • Apply Initial chemical dosage to begin exposing new interior.	
Tiles	\$23,507.16
Water Line • 6x6 tile throughout water line perimeter. Includes all depth markers. • Remove all existing tile, rebuild & level out to prep.	
Entry Steps • 2x6 non-skid bullnose tile installed along entry steps. • Remove all existing tile, rebuild & level out to prep.	
Perimeter Scum Gutter • 2x6 non-skid bullnose tile along perimeter gutter. • Remove all existing tile, rebuild & level out to prep.	
Lap Lanes • 2x2 mosaic tile lap/swim lanes. • Remove all existing tile, rebuild & level out to prep.	
Structural Repair	\$104,810.00
Concrete Pool Shell Structural Repair Areas • All work will be completed in accordance with the Halliwell engineering report and performed to meet current structural and construction standards.	
SUBTOTAL	\$201,140.26
TAX	\$0.00
TOTAL	\$201,140.26

PAYMENTS STARTING FROM **\$1,025/month** for a \$100,000 loan on  [Acorn](#) [Learn More →](#)



Pricing Includes:

- Material & Labor
- Sales Tax (if applicable)
- Colored Wall Fittings & Drain Covers
- Full Warranty Coverage



The Next Steps To Move Forward

Step 1: Approve Your Proposal

- Electronically sign/approve your proposal below! This is not a binding contract and no payment is due at this time. The approval simply shows your commitment to us in order to lock in pricing and begin scheduling.

Step 2: Material Selection

- You're invited to visit our showroom to browse and select material options for your new project. If you're unable to come to us, we can bring samples to you at your convenience.

Step 3: Pool Agreement

- Your Pool Agreement will be issued and will include all selected material, terms and conditions.

Step 4: Start Date

- Once The Pool Agreement is approved a start date will be scheduled.

**Pre-Construction Schedule** 🚧**Step 1: Deposit Invoice**

- The deposit invoice will be sent to you electronically and is due no later than 7 days before the start date. You may submit payment electronically through the invoice provided, ACH transfer, personal check or credit card(credit card payments will incur a 3.5% fee).

Step 2: Material Delivery

- Material for the project will be delivered on site 3-4 days before the start date.

Step 3: Pre-Construction Site Visit

- A site visit will be performed by your Project Manager assigned to the job approximately 1-2 days before the start date. The site visit consists of the inspection of multiple items and areas within the work zone, crew access on the property and material check-in.

Step 4: Start Work

- Crews are on site and work begins! This will begin the production timeline which you will receive. You're able to follow the progress of work completed and view the project schedule.

The above specifications, costs, and terms are hereby accepted.

HEATHER JACKSON

DATE

Start

Phase 1

STEP 1

Drain & Demo

Drain and remove water from pool, inspect thoroughly and begin demolition if needed.

STEP 2

Additions & Features

Design modification or additions including: sun-shelves, benches, water or fire features.

STEP 3

Pool Coping

Coping installed along water's edge, risers and/or raised beams.

Phase 2

STEP 4

Pool Tile

Tile installed throughout the water line, risers, and/or raised beams.

STEP 5

Pool Deck & Patio

Pool & patio decking, deck drains & flush mounted pool skimmer covers.

STEP 6

Equipment & Accs.

Pool equipment, electronics, lighting plumbing and accessory features.

Phase 3

STEP 7

Prep & Site Clean-up

Prep pool for plaster and clean in and around the job site and all work areas.

STEP 8

Pool Plaster

Interior pool finish(plaster) installed.

Phase 4

STEP 9

Pool Start-up

Pool equipment powered up & initial chemicals added.

STEP 10

Project Close Out

Final inspection and an optional pool-school instructional overview.

**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, October 9, 2025, at 6:00 p.m. located at 10224 Opaline Sky Court Riverview, FL 33578.

Present and constituting a quorum were:

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

Also, the presents were:

Heather Jackson	District Manager
Jennifer Goldyn	District Manager
Jason Liggett	Field Manager
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. Jackson called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Motion to Approve Agenda

ON MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, the agenda was approved. 4-0
--

THIRD ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

The Board would like District Management Jennifer Goldyn to have a conversation with counsel regarding invoices. Vice Chair Mr. Hutchinson wanted an update why other counsels turned them down, Ms. Goldyn explained that a lot of times we find night meetings are the issue. Board states that they do not need counsel at their meetings. Ms. Goldyn explains if the Board is in consensus with that, we will revisit with the counsel that we reached out too to see if that changes their decision.

Ms. Jackson will request qualifications from other district counsel.

Ms. Goldyn explains another counsel called current counsel for updates, and charged the District, District Manager Jennifer Goldyn will speak with counsel regarding invoices. Mr Hutchinson asked if they proceed with legal action against the builder regarding the pool, can we find construction counsel.

Mr. Neildlinger states he has two proposals that were going to be brought up in the August meeting, however he was under the impression that Lisa stated Mr. De la Ossa was handling the pool. Ms. Goldyn will obtain a proposal from another counsel we used at another district. No further conversations.

B. District Engineer

Mr. Neidlinger discussed his concerns for engineering invoices, especially dates of July 7,8 & 9 for full days, he is unsure what he completed on those days for full days. Discussed several days that are claimed full hour days, and has never received a report explaining what was completed on these full days at the District.

Mr. Hutchinson explains during the FEMA pond project that the District asked for a detailed schedule of what engineer did and time line, but never received. Mr. Hutchinson explains that thankfully Site Masters did a great job, however the engineering charges were pretty steep and later found that about 30K was missed in repairs needed.

Ms. Goldyn explained we will speak with engineer and ask for details on future billing, and timely billing.

Ms. Goldyn asked the Board if they would like us to look into other engineering firms, and the board declined at this time.

C. District Manager

i. Community Inspections Report

Mr. Jason Liggitt field inspection report was reviewed and discussed.

D. On-site Manager

Ms. Goldyn explained that in lieu of their on-site, while we search for a new on site manager, Ms. Heather Jackson, District Manager will be on site two times a week to fulfill that role during the transition.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-01; Redesignating Officers

Ms. Goldyn noted the treasurer is actually Mr. Eric Davidson and will be updated. Ms. Leah Popelka is our head of finance. We are adding Ms. Jennifer Goldyn in the event that Ms. Heather Jackson is absent and adding Ms. Heather Jackson as the new District Manager.

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, Resolution 2026-01 Redesignating Officers as outlined above was adopted. 4-0

B. Consideration of Resolution 2026-02; Goals, Objectives, Performance Measures and Standard

On MOTION by Mr. Hutchinson seconded by Mr. Webb, Resolution 2026-02 Goals, Objectives, Performance Measures and Standard was adopted as presented. 4-0

C. Consideration of A-Quality Pool Service Additional Charge for Acid Wash for Pool Resurface

This item was tabled.

D. Consideration of Fieldstone Irrigation Repair Proposal

This item was tabled.

E. Discussion on Legal Counsel

Discuss with district counsel that we reached out to regarding the Board's new term of no need to attend meetings and report back with updates should new counsel decide to

F. Discussion on Parking Policy

Add to next board meeting, to review updated verbiage for the Board's approval.

G. Discussion on Pool Update

Discussed the pool in depth, regarding the Board's decision to proceed with proposals regarding the engineers report from Halliwell dated October 2nd. Ms. Jackson will obtain proposals based on the scope of work from the engineer's report.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on September 11, 2025

On MOTION by Ms. Hutchinson seconded by Mr. Webb, with all in favor, the September 11, 2025 minutes were approved. 4-0

B. Acceptance of the Operation and Maintenance Expenditures for July 2025

On MOTION by Mr. Hutchinson seconded by Mr. Murray, with all in favor, the Operations and Maintenance Expenditures , were approved. 4-0

District funds are extremely low, Inframark will hold invoices until funds are received. We are also reaching out to Fieldstone to hold their invoices until December 2025.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

Mr. Neidlinger would like a meeting with the VP of Inframark, either Tuesday, Wednesday or Friday.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

NINTH 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 7:38 p.m. 4-0

Assistant Secretary

Chairperson

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
A-QUALITY POOL SERVICE	10/1/2025	978755	\$995.00	\$995.00	OCT 25 POOL SERVICE
CHARTER COMMUNICATIONS ACH	10/6/2025	2455305100625 ACH	\$238.95	\$238.95	OCT 25 INTERNET SERVICE
DISASTER LAW AND CONSULTING LLC	10/2/2025	100225-	\$1,625.00	\$1,625.00	SEPT 25 FEMA COUNSEL
FIELDSTONE LANDSCAPE SERVICES, LLC	10/1/2025	26570	\$4,954.00	\$4,954.00	OCT 25 LANDSCAPE CONTRACT
INFRAMARK LLC	10/15/2025	160872	\$350.00		OCT 25 - DISTRICT INVOICE
INFRAMARK LLC	10/15/2025	160872	\$2,678.00		OCT 25 - DISTRICT INVOICE
INFRAMARK LLC	10/15/2025	160872	\$1,071.25		OCT 25 - DISTRICT INVOICE
INFRAMARK LLC	10/15/2025	160872	\$2,678.00	\$6,777.25	OCT 25 - DISTRICT INVOICE
SITEX AQUATICS	10/1/2025	10255-B	\$380.00	\$380.00	OCT 25 AQUACTIC MAINTENANCE
Monthly Contract Subtotal			\$14,970.20	\$14,970.20	
Utilities					
BOCC ACH	9/23/2025	092325-4734 - ACH	\$153.79	\$153.79	SERVICE 08.20.25 - 09.19.25
Utilities Subtotal			\$153.79	\$153.79	
Regular Services					
CLAUDE A. NEIDLINGER	10/9/2025	CN-100925	\$200.00	\$200.00	BOARD 10/09/25
DAVID EVAN HUTCHINSON	10/9/2025	DH-100925	\$200.00	\$200.00	BOARD 10/09/25
PAUL MURRAY	10/9/2025	PM-100925	\$200.00	\$200.00	BOARD 10/09/25
TECO TAMPA ELECTRIC ACH	10/6/2025	100625-4737	\$25.03	\$25.03	08/30/25-09/30/25 ELECTRIC
TECO TAMPA ELECTRIC ACH	10/6/2025	100625-5063	\$3,448.93	\$3,448.93	ELECTRIC 08/30/2025-09/30/2025
TECO TAMPA ELECTRIC ACH	10/6/2025	100625-3412	\$170.13	\$170.13	ELECTRIC 08/30/2025-09/30/2025
TECO TAMPA ELECTRIC ACH	10/6/2025	100625-8326	\$86.70	\$86.70	ELECTRIC 08/30/2025-09/30/2025
TECO TAMPA ELECTRIC ACH	10/6/2025	100625-3665	\$20.68	\$20.68	ELECTRIC 08/30/2025-09/30/2025
TECO TAMPA ELECTRIC ACH	10/6/2025	100625-3099 ACH	\$564.83	\$564.83	08/30/25-09/30/25 ELECTRIC
TIMOTHY A WEBB	10/9/2025	TW-100925	\$200.00	\$200.00	BOARD 10/09/25
US BANK	7/25/2025	7831587	\$4,040.63	\$4,040.63	TRUSTEE FEES 07/01/2025-06/30/2026
Regular Services Subtotal			\$9,156.93	\$9,156.93	
Additional Services					

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
BGE INC	10/2/2025	30413	\$536.20	\$536.20	SEPT 25 DISTRICT ENGINEERING
FLORIDACOMMERCE	10/1/2025	93381	\$175.00	\$175.00	STATE FEE
NEPTUNE MULTI SERVICES LLC	10/2/2025	0053975	\$350.00	\$350.00	OCT 25 MONUMENT BROKEN TILE
Additional Services Subtotal			\$1,061.20	\$1,061.20	
TOTAL			\$25,342.12	\$25,342.12	



Invoice Date	Invoice #
10/1/2025	978755
Balance	\$995.00

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

Thank you for choosing A-Quality Pool Service!

October 6, 2025
Invoice Number: 2455305100625
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
Or, call us at 855-252-0675

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.

Summary

Service from 10/06/25 through 11/05/25
details on following pages

Previous Balance	205.00
Payments Received -Thank You!	-205.00
Adjustments	230.00
Remaining Balance	\$230.00
Spectrum Business™ Internet	170.00
Spectrum Business™ Voice	35.00
Other Charges	0.00
One-Time Charges	8.95
Current Charges	\$213.95
YOUR AUTO PAY WILL BE PROCESSED 10/23/25	
Total Due by Auto Pay	\$443.95

\$238.95

Late fee = \$8.95
Current bill = ~~\$213.95~~ \$205.00
Ret'd bank fee = ~~\$25.00~~
\$238.95

Auto pay
not working
on this account

ACTION REQUIRED: ACCOUNT STATUS DELINQUENT

Your account is now in a delinquent status. The total delinquent amount is due immediately and must be paid to avoid collections activity including, potential service suspension. If you resume service after disconnection due to nonpayment, your past due balance, along with first month of service and a reconnection fee will be required.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 06 10072025 NNNNNYNN 01 000996 0004

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



October 6, 2025

TIMBER CREEK CDD

Invoice Number: 2455305100625
Account Number: 8337 12 028 2455305
Service At: 10224 OPALINE SKY PL
RIVERVIEW FL 33578-7668

Total Due by Auto Pay \$443.95

238.95



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186





Invoice Number: TIMBER CREEK CDD
 Account Number: 2455305100625
 Security Code: 8337 12 028 2455305
 2302

Contact Us

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

8633 2390 DY RP 06 10072025 NNNNNYNN 01 000996 0004

Charge Details

Previous Balance		205.00
EFT Payment	09/23	-205.00

Payments received after 10/06/25 will appear on your next bill.

Adjustments

Rc1236614786-eft_ret	09/23	205.00
Rc1236614786-eft_ret	09/30	25.00
Adjustments Total		\$230.00

Remaining Balance **\$230.00**

Service from 10/06/25 through 11/05/25

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

One-Time Charges

Late Fee	10/06	8.95
One-Time Charges Total		\$8.95

Current Charges **\$213.95**
Total Due by Auto Pay **\$443.95**

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.

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**.





Disaster Law and Consulting, LLC
409 Whittington
Mount Ida, Arkansas 71957
850-445-2306

September 2025 Invoice for the Timber Creek CDD

Invoice Period: September 1, 2025 - September 30, 2025
Invoice Date: October 2, 2025
Total Invoice Amount: **\$1,625.00**

Position	Hours	Rate	Cost
Legal Counsel	6.5	\$250	\$1,625.00

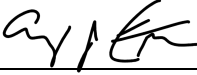
Thank you for your trust and your business.

Disaster Law and Consulting, LLC

September 2025 Timesheet for the Timber Creek CDD

<u>Date</u>	<u>Hours</u>	<u>Description</u>
9/2	3.0	Email exchange with FEMA PDMG re management costs conference call. Participate in conference call. Follow up call with email to FEMA setting forth requested information. Review three emails from LC with documents from Tim re dumptruck loads; pictures of completed work and the punch list. Work to organize documents. Send email to District advising that both projects had been obligated by FEMA.
9/3	0.75	Review email from FDEM re Enhanced project checklist. Email exchange with District re same. Email FDEM and request to be exempt from the conference call that is required with checklist.
9/4	0.50	Email exchange with FEMA re Cat Z project. Log on to GrantsPortal and sign/submit Cat Z project for management costs.
9/5	0.50	Email exchange with FDEM re application for a UEI number. Email exchange with FDEM re resolution of request for no required checklist call. Review checklist and email FDEM re errors.
9/11	1.0	Complete checklist for CN signature. Email exchange re same. Email completed form to FDEM.
9/25	0.75	Email exchange with new DM. Change District contact information in GrantsPortal. Email FDEM re Cat Z documentation.

Total Invoice Amount: 6.5 hours @ \$250 per hour = \$1,625.00



Signature

9/2/25

Date



4801 122nd Avenue North
Clearwater, FL 33762

Invoice 26570

Date	PO#
10/01/25	
SalesRep	Terms
Shane Wumkes	Net 30

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

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

Sales Tax	\$0.00
Grand Total	\$4,954.00

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

Phone #	Fax #	E-mail	Web Site
(727) 822-7866	(727) 269-5490	accounting@fieldstonels.com	www.fieldstonels.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160872

CUSTOMER ID

C2316

PO#

INVOICE

DATE

10/15/2025

NET TERMS

Due On Receipt

DUE DATE

10/15/2025

BILL TO

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	350.00		350.00
District Management	1	Ea	2,678.00		2,678.00
Field Management	1	Ea	1,071.25		1,071.25
Personnel Services	1	Ea	2,678.00		2,678.00
Subtotal					6,777.25

Subtotal

\$6,777.25

Tax

\$0.00

Total Due

\$6,777.25

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

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.: 10255-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	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



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	09/23/2025	10/14/2025

Service Address: 10224 OPALINE SKY CT

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	08/20/2025	14084	09/19/2025	14086	200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$0.60
Water Base Charge	\$40.06
Water Usage Charge	\$0.21
Sewer Base Charge	\$98.37
Sewer Usage Charge	\$1.30

Miscellaneous Charges

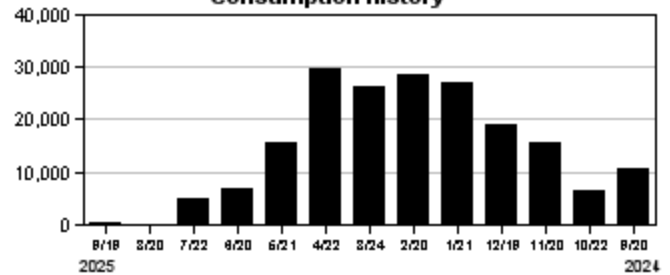
Late Payment Charge	\$7.22
Total Miscellaneous Charges	\$7.22

Summary of Account Charges

Previous Balance	\$144.46
Net Payments	\$0.00
Past Due Amount	\$144.46
Bill Adjustments	\$7.22
Total Account Charges	\$146.57

AMOUNT DUE	\$298.25
-------------------	-----------------

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/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

7.187 8

DUE DATE	10/14/2025
AMOUNT DUE	\$298.25
AMOUNT PAID	



Hillsborough County Water Resources Department

ACH Withdrawal

Your payment was successful!

Please print this page for your records. Thank you for you online payment.

Date Paid	10/14/2025 1:15:31 PM
HCWRS Account Number	6143684734
Amount Paid	\$298.25
Bank Routing Number	021201383
Type of Account	Business Checking
Bank Account Number	*****7801
Confirmation Number	25101449782372

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Timber Creek CDD</u>
Board Meeting Date:	<u>10.09.2025</u>

Name	In Attendance Please X	Paid
1 Claude Neidlinger	X	
2 David Hutchinson	X	
3 Carlos de la Ossa		
4 Paul Murray	X	
5 Timothy Web	X	

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

Approved for payment:

Heather Jackson
District Manager Signature

10.17.2025
Date

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

REVISED 10/21/2025 12:52

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Timber Creek CDD</u>
Board Meeting Date:	<u>10.09.2025</u>

	Name	In Attendance Please X	Paid
1	Claude Neidlinger	X	
2	David Hutchinson	X	
3	Carlos de la Ossa		
4	Paul Murray	X	
5	Timothy Web	X	

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

Approved for payment:

<u>Heather Jackson</u>	<u>10.17.2025</u>
District Manager Signature	Date

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

REVISED 10/21/2025 12:52

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Timber Creek CDD</u>
Board Meeting Date:	<u>10.09.2025</u>

Name		In Attendance Please X	Paid
1	Claude Neidlinger	X	
2	David Hutchinson	X	
3	Carlos de la Ossa		
4	Paul Murray	X	
5	Timothy Web	X	

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

Approved for payment:

Heather Jackson
District Manager Signature

10.17.2025
Date

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

REVISED 10/21/2025 12:52



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

Statement Date: October 06, 2025

Amount Due: \$25.03

Due Date: October 27, 2025
Account #: 221007724737

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due	\$21.67
Payment(s) Received Since Last Statement	-\$21.67

Current Month's Charges	\$25.03
-------------------------	---------

Amount Due by October 27, 2025 \$25.03

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 **12.5% higher** than it was in your previous period.



Scan here to view your account online.

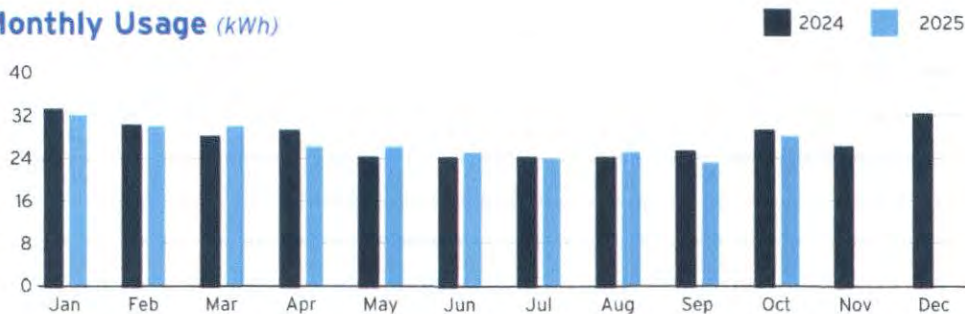
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

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



Monthly Usage (kWh)



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



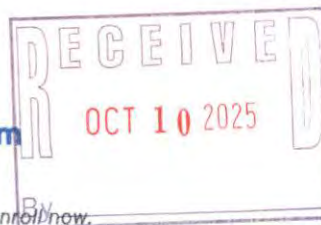
To ensure prompt credit, please return stub portion of this bill with your payment.



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

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

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



Account #: 221007724737

Due Date: October 27, 2025

Amount Due: \$25.03

Payment Amount: \$ _____

684717582698

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

Meter Read

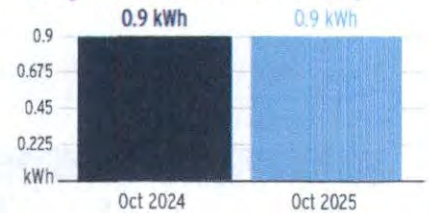
Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514006	09/30/2025	1,662	1,634	28 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	28 kWh @ \$0.08641/kWh	\$2.42
Fuel Charge	28 kWh @ \$0.03391/kWh	\$0.95
Storm Protection Charge	28 kWh @ \$0.00577/kWh	\$0.16
Clean Energy Transition Mechanism	28 kWh @ \$0.00418/kWh	\$0.12
Storm Surcharge	28 kWh @ \$0.02121/kWh	\$0.59
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.03

Total Current Month's Charges

\$25.03

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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
10202 TUCKER JONES RD
RIVERVIEW, FL 33578-7630

Statement Date: October 06, 2025

Amount Due: \$3,448.93

Due Date: October 27, 2025

Account #: 211018485063

DO NOT PAY. Your account will be drafted on October 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 October 27, 2025 \$3,448.93

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



Scan here to view
your account online.

DON'T BE FOOLED!

Scammers are using
digital ads, imposter
websites and
spoofed phone
numbers to pose
as us and steal your
money. Learn how to
stop them at

TampaElectric.com/Scam.



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



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

Account #: 211018485063

Due Date: October 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,448.93

Payment Amount: \$ _____

668668248387

Your account will be
drafted on October 27, 2025

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

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

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



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

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

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	76 kWh @ \$0.03412/kWh	\$2.59
Fixture & Maintenance Charge	4 Fixtures	\$66.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	76 kWh @ \$0.03363/kWh	\$2.56
Storm Protection Charge	76 kWh @ \$0.00559/kWh	\$0.42
Clean Energy Transition Mechanism	76 kWh @ \$0.00043/kWh	\$0.03
Storm Surcharge	76 kWh @ \$0.01230/kWh	\$0.93
Florida Gross Receipt Tax		\$0.17

Lighting Charges

\$186.42

Billing information continues on next page →

00000041-0000950-Page 26 of 30

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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Mail A Check

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



Credit or Debit Card

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Phone

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Contact Us

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TampaElectric.com

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

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

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1330 kWh @ \$0.03412/kWh	\$45.38
Fixture & Maintenance Charge	70 Fixtures	\$1162.70
Lighting Pole / Wire	70 Poles	\$1982.40
Lighting Fuel Charge	1330 kWh @ \$0.03363/kWh	\$44.73
Storm Protection Charge	1330 kWh @ \$0.00559/kWh	\$7.43
Clean Energy Transition Mechanism	1330 kWh @ \$0.00043/kWh	\$0.57
Storm Surcharge	1330 kWh @ \$0.01230/kWh	\$16.36
Florida Gross Receipt Tax		\$2.94

Lighting Charges **\$3,262.51**

Total Current Month's Charges

\$3,448.93

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

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

Important Messages

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

Statement Date: October 06, 2025

Amount Due: \$170.13

Due Date: October 27, 2025

Account #: 221007683412

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due \$153.59

Payment(s) Received Since Last Statement -\$153.59

Current Month's Charges \$170.13

Amount Due by October 27, 2025 \$170.13

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 **130.77% 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.

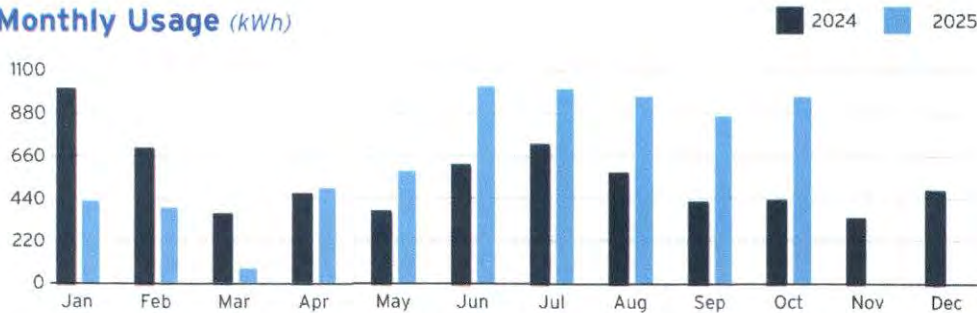
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



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



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

Account #: 221007683412

Due Date: October 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: \$170.13

Payment Amount: \$ _____

684717582696

Your account will be drafted on October 27, 2025

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

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

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



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

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

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	09/30/2025	35,219		34,257		962 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	962 kWh @ \$0.08641/kWh	\$83.13
Fuel Charge	962 kWh @ \$0.03391/kWh	\$32.62
Storm Protection Charge	962 kWh @ \$0.00577/kWh	\$5.55
Clean Energy Transition Mechanism	962 kWh @ \$0.00418/kWh	\$4.02
Storm Surcharge	962 kWh @ \$0.02121/kWh	\$20.40
Florida Gross Receipt Tax		\$4.25

Electric Service Cost

\$170.13

Total Current Month's Charges

\$170.13

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

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

Contact Us

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

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

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

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

Statement Date: October 06, 2025

Amount Due: \$86.70

Due Date: October 27, 2025
Account #: 221007708326

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due	\$79.63
Payment(s) Received Since Last Statement	-\$79.63

Current Month's Charges	\$86.70
-------------------------	---------

Amount Due by October 27, 2025	\$86.70
--------------------------------	---------

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 **44.44% higher** than the same period last year.



Your average daily kWh used was **7.14% lower** than it was in your previous period.



Scan here to view your account online.

DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

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



Monthly Usage (kWh)



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



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



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.

Account #: 221007708326

Due Date: October 27, 2025

Amount Due: \$86.70

Payment Amount: \$ _____

684717582697

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

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	09/30/2025	23,868	23,443		425 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	425 kWh @ \$0.08641/kWh	\$36.72
Fuel Charge	425 kWh @ \$0.03391/kWh	\$14.41
Storm Protection Charge	425 kWh @ \$0.00577/kWh	\$2.45
Clean Energy Transition Mechanism	425 kWh @ \$0.00418/kWh	\$1.78
Storm Surcharge	425 kWh @ \$0.02121/kWh	\$9.01
Florida Gross Receipt Tax		\$2.17
Electric Service Cost		\$86.70

Total Current Month's Charges

\$86.70

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

Ways To Pay Your Bill

Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope.	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
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		

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

Statement Date: October 06, 2025

Amount Due: \$20.68

Due Date: October 27, 2025
Account #: 221007623665

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

Account Summary

Current Service Period: August 30, 2025 - September 30, 2025

Previous Amount Due \$18.74

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

Current Month's Charges \$20.68

Amount Due by October 27, 2025 \$20.68

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



Scan here to view your account online.

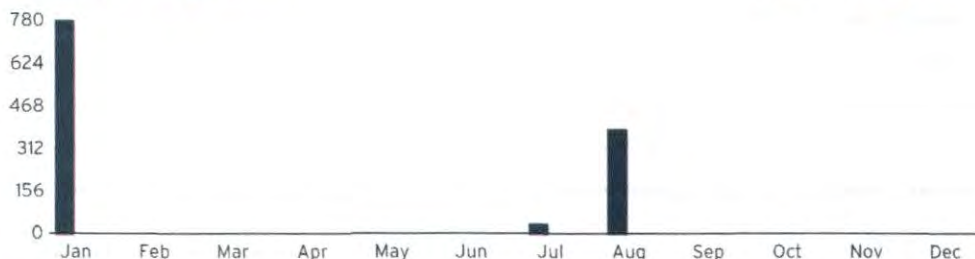
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

TampaElectric.com/Scam.



Monthly Usage (kWh)



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



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

Account #: 221007623665

Due Date: October 27, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$20.68

Payment Amount: \$ _____

684717582694

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

Meter Read

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	09/30/2025	69,258	69,258		0 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges **\$20.68**

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

Ways To Pay Your Bill

- Bank Draft**
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free:
866-689-6469
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com

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

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: October 06, 2025

Amount Due: \$564.83

Due Date: October 27, 2025

Account #: 221007683099

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

Account Summary

Previous Amount Due	\$552.64
Payment(s) Received Since Last Statement	-\$552.64
Current Month's Charges	\$564.83

Amount Due by October 27, 2025 \$564.83

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 **82.27% lower** than the same period last year.



Your average daily kWh used was **2.5% lower** than it was in your previous period.



Scan here to view your account online.

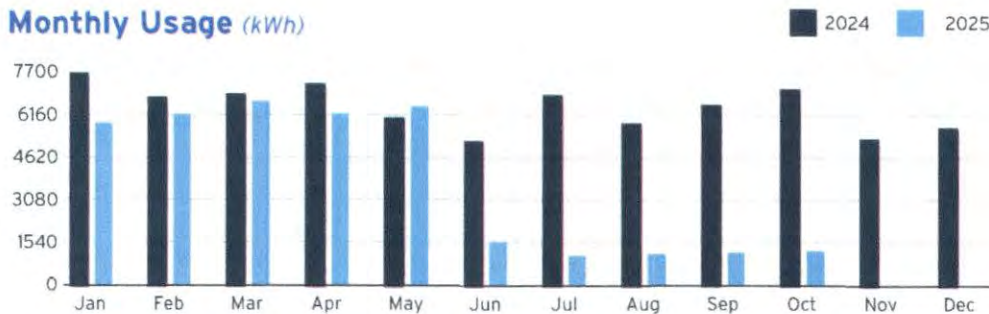
DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

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



Monthly Usage (kWh)



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



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

Account #: 221007683099

Due Date: October 27, 2025



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

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

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

Amount Due: \$564.83

Payment Amount: \$ _____

684717582695

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

Meter Read

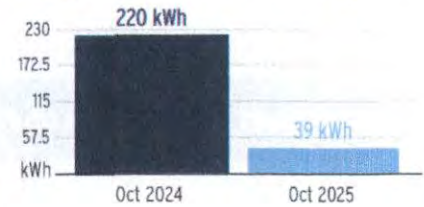
Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514614	09/30/2025	42,543	41,308	1,235 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1,235 kWh @ \$0.08641/kWh	\$106.72
Fuel Charge	1,235 kWh @ \$0.03391/kWh	\$41.88
Storm Protection Charge	1,235 kWh @ \$0.00577/kWh	\$7.13
Clean Energy Transition Mechanism	1,235 kWh @ \$0.00418/kWh	\$5.16
Storm Surcharge	1,235 kWh @ \$0.02121/kWh	\$26.19
Florida Gross Receipt Tax		\$5.31

Electric Service Cost

\$212.55

Billing information continues on next page →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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: October 06, 2025
Charges Due: October 27, 2025

Service Period: Aug 30, 2025 - Sep 30, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	173 kWh @ \$0.03412/kWh	\$5.90
Fixture & Maintenance Charge	7 Fixtures	\$138.77
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	173 kWh @ \$0.03363/kWh	\$5.82
Storm Protection Charge	173 kWh @ \$0.00559/kWh	\$0.97
Clean Energy Transition Mechanism	173 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	173 kWh @ \$0.01230/kWh	\$2.13
Florida Gross Receipt Tax		\$0.38

Lighting Charges **\$352.28**

Total Current Month's Charges

\$564.83

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

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

Important Messages

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Timber Creek CDD</u>
Board Meeting Date:	<u>10.09.2025</u>

Name		In Attendance Please X	Paid
1	Claude Neidlinger	X	
2	David Hutchinson	X	
3	Carlos de la Ossa		
4	Paul Murray	X	
5	Timothy Web	X	

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

Approved for payment:

Heather Jackson
District Manager Signature

10.17.2025
Date

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

REVISED 10/21/2025 12:52



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

7831587



000001039 02 SP 106481452465514 P

Meritus
Attn- Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States





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

Invoice Number: 7831587
Account Number: 216018000
Invoice Date: 07/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Meritus
Attn- Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

TIMBER CREEK CDD SERIES 2018

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

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

TIMBER CREEK CDD SERIES 2018

Invoice Number: 7831587
Account Number: 216018000
Current Due: \$4,040.63

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

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 216018000
Invoice # 7831587
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7831587
Invoice Date: 07/25/2025
Account Number: 216018000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

TIMBER CREEK CDD SERIES 2018

Accounts Included 216018000 216018001 216018002 216018003 216018004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 07/01/2025 - 06/30/2026				\$3,750.00
Incidental Expenses 07/01/2025 to 06/30/2026	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





INVOICE

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

October 2, 2025
Project No: 00014424-00
Invoice No: 30413

Invoice Total	\$536.20
----------------------	-----------------

Project 00014424-00 Timber Creek CDD District Engineering Services
Site visit to verify sod establishment at Pond A weir repair.

Services current through September 26, 2025

Professional Personnel

	Hours	Rate	Amount	
Intern	5.50	90.00	495.00	
Totals	5.50		495.00	
Total Labor				495.00

Reimbursable Expenses

R-Project Travel & Subsist.			41.20	
Total Reimbursables			41.20	41.20
Total this Invoice				\$536.20

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

Billing Backup

Thursday, October 2, 2025

BGE, Inc.

Invoice 30413 Dated 10/2/2025

4:40:44 PM

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

Professional Personnel

			Hours	Rate	Amount	
Intern						
Huerta, Kent	9/3/2025		4.00	90.00	360.00	
Huerta, Kent	9/4/2025		1.50	90.00	135.00	
	Totals		5.50		495.00	
	Total Labor					495.00

Reimbursable Expenses

R-Project Travel & Subsist.						
000000079872	9/3/2025	 Huerta, Kent / Timber Creek / Inspect the final results for the Timber Creeks retention pond weir placement. / 53.50 miles @ 0.70			41.20	
	Total Reimbursables				41.20	41.20
				Total this Project		\$536.20
				Total this Report		\$536.20

09/05/2025

124795 mi 4898.2

D

79°F

0.0

09/05/2025



124843 mi 4945.9

D

86°F

09/03/2025



124564 mi 4667.3

D

83°F

09/03/2025



124618 mi 4720.8

D 93°F

FloridaCommerce, Special District Accountability Program

check mailed separately

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93381
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:



Timber Creek Community Development District
 Mr. Brian Lamb
 Meritus
 2005 Pan Am Circle, Suite 300
 Tampa, Florida 33607

- 2. Telephone: 813-397-5120 Ext:
- 3. Fax: 813-873-7070
- 4. Email: brian.lamb@inframark.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: timbercreekcdd.com
- 8. County(ies): Hillsborough
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 02/14/2018
- 11. Creation Document on File: 02/14/2018
- 12. Date Established: 02/14/2018
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Hillsborough County
- 15. Creation Document(s): County Ordinance 18-9
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



Neptune Multi services LLC

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

Invoice

Invoice No: 0053975
 Date: 10/02/2025
 Terms: NET 0
 Due Date: 10/02/2025

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

Description	Quantity	Rate	Amount
Monument broken tile	1	\$350.00	\$350.00

Payment Instructions

Cashapp \$neptunejku

Subtotal	\$350.00
TAX 0%	\$0.00
Total	\$350.00
Paid	\$0.00

Pay Now

Balance Due \$350.00



Photo 3

