

**TIMBER CREEK  
COMMUNITY  
DEVELOPMENT DISTRICT**

**DECEMBER 11, 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

Page 2

## 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  
Clayton Taylor, Onsite Manager  
Hanna Yi, District Accountant  
Melinda Gallo, Administrative Assistant

## Regular Meeting Agenda

Thursday, December 11, 2025, at 6:00 p.m.

### Join Teams Meeting

Meeting ID: 290 398 620 311 Passcode: eVprcT

### Dial-in by Phone

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

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

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

1. **CALL TO ORDER/ROLL CALL**
2. **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**
6. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 11, 2025 .....Page 13
  - B. Consideration of the Operation and Maintenance Expenditures for November 2025.....Page 17
7. **BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
8. **AUDIENCE COMMENTS**
9. **ADJOURNMENT**

*\*The next meeting is scheduled to be held on Thursday, January 8, 2026, at 6:00 P.M.\**



## Timber Creek CDD

Field Inspection Report - November 2025

Friday, November 21, 2025

Prepared For Board Of Supervisors

17 Items Identified

17 Items Incomplete

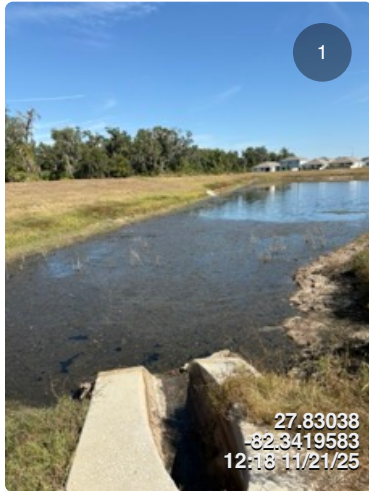
Long Nguyen

District Inspection Coordinator

## Items 1

Assigned To: Sitex

Pond behind Cloudburst ct. is blooming algae. Please propose to mitigate before conditions worsen.



## Items 2

Assigned To: Board

The dead end of Miracle Mile Dr. is properly maintained and conservation lines well managed. A gap in the conservation looks like a passageway. Would the board like a proposal to fill the gap to create uniformity?





### Items 3

Assigned To: Inframark Maintenance Solutions

The amenity sign is still dirty. Cleaning is recommended. Also found a crack in the tile. Please propose to match and fix the tile.



### Items 4

Assigned To: Fieldstone

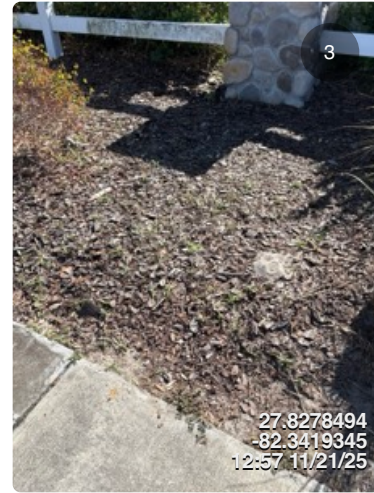
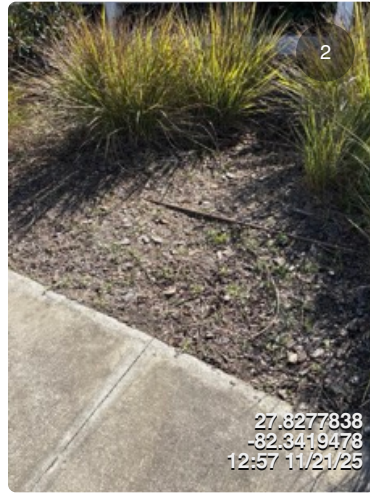
Turf quality in front of the amenity center appears unhealthy compared to other areas. Please investigate for potential irrigation issues.



## Items 5

Assigned To: Fieldstone

Please treat the mulch beds along Tucker Jones rd. of weeds.



## Items 6

Assigned To: Fieldstone

Dead plants found at the community signs. Please investigate for potential irrigation issues and propose to replace.





## Items 7

Assigned To: Fieldstone

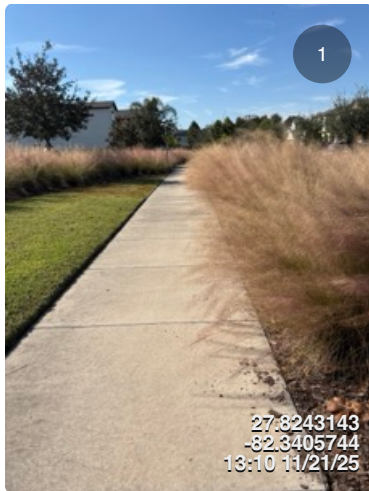
Please treat for weeds at the community signs off Tucker Jones rd.



## Items 8

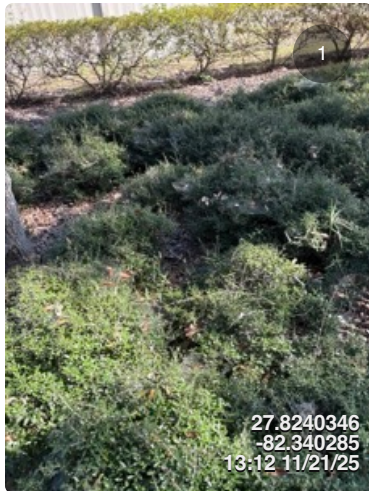
Assigned To: Fieldstone

Dog park Muhly grass is to be trimmed. Scheduled for next visit, 11/24. Will follow up when completed.



## Items 9

Spider webs within hedges are still present since last inspection. However, it does not look as abundant as last time. Will continue monitoring for decline.



## Items 10

Assigned To: Board

Oak tree in front of 10202 Happy Heart ave. is obstructing vision of stop sign. This could cause a safety concern. Please plan to mitigate.



## Items 11

Assigned To: Fieldstone

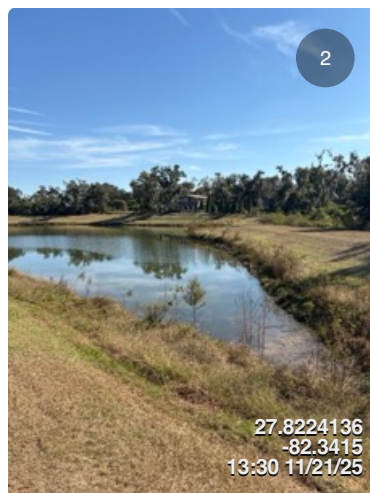
Pond in SW corner of property has weeds exceeding the maximum height agreed upon.  
Please trim down to 18" at next service.



## Items 12

Assigned To: Fieldstone

South most pond of property has weeds exceeding the maximum height agreed upon. Please trim down to 18" at next service.

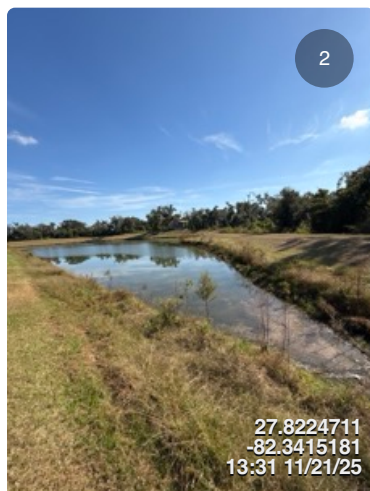
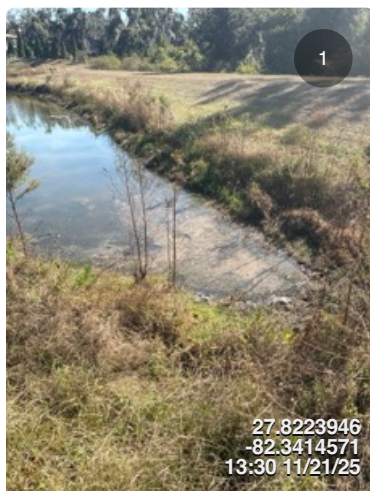




### Items 13

Assigned To: Sitex

South most pond of property is blooming algae. Please propose to mitigate before conditions worsen.

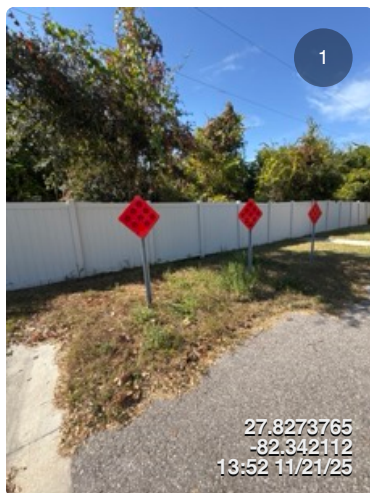


### Items 14

Assigned To: Board

Oak tree in front of 10202 Summer Kiss ave. is obstructing vision of stop sign. This could cause a safety concern. Please plan to mitigate.





## Items 15

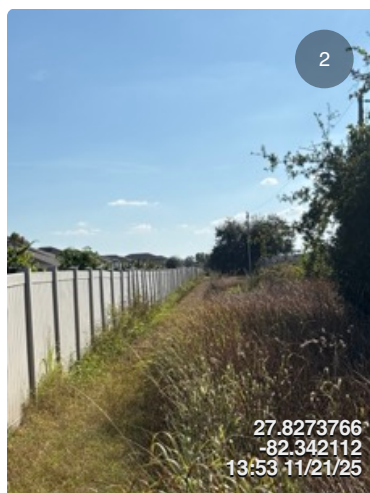
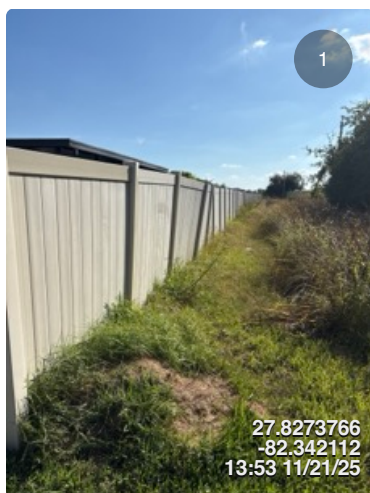
Assigned To: Fieldstone

Dead end at Bright Crystal ave. is unkept. Please trim around the signage post to enhance appearance.

## Items 16

Assigned To: Fieldstone

West most fence line at the southern neighborhood has overgrown weeds. Please trim down before conditions worsen.



Items 17

Assigned To: Inframark Maintenance Solutions

The fence behind 12230 Miracle Mile Dr. is leaning. Please propose to straighten and reinforce the post.



**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, November 13, 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 |
| Long Nguyen     | Field Manager    |
| Clayton Taylor  | 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**

Add (F) Vermona Pools to Business Items

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

**THIRD ORDER OF BUSINESS** **Public Comments**

Ms. Aponte expressed frustration regarding the pool closure and requested an update. She also referenced the previous year-long park closure.

Ms. Simon inquired about how to contact the Onsite Manager and requested an update on the pool. She also expressed concerns regarding assessments.

**FOURTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel**

Ms. Jackson informed the Board that she had contacted District Counsel, and Andy Cohen's office subsequently revised their decision based on the lack of night-meeting attendance. She provided the Board with the letter from the firm documenting this update.

November 13, 2025

## TIMBER CREEK CDD

**B. District Engineer**

Mrs. Jackson received an email from District Engineering after they reviewed the previous minutes and noted that site visit reports regarding the pond erosion process had not been provided to the Board. Mrs. Jackson has since distributed those site visit reports to the entire Board via email.

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

Mr. Long reviewed the field inspection report, and the Board had no questions.

Ms. Jackson informed the Board that A Quality had reached out requesting an update on the pool so they could begin the resurfacing project. She stated that she advised the vendor that the Board has not yet reached a decision and that a clearer timeline is expected around the New Year.

Ms. Jackson also provided an update on the status of FEMA based on information received from the attorney.

Additionally, Ms. Jackson informed the Board of the new onsite staff member, Clayton Thomas, whose scheduled hours will be Monday through Friday. from 11:00 a.m. to 3:00 p.m.

**D. On-site Manager**

No report at this time. The new onsite staff member has just started. Ms. Jackson introduced Clayton Taylor as the designated onsite representative. Ms. Jackson will update the website with Clayton's hours and contact information.

**FIFTH ORDER OF BUSINESS****Business Items****A. Consideration of Resolution 2026-03; Amending the FY 2025 Budget**

|  |
|--|
| On MOTION by Mr. Hutchinson seconded by Mr. Webb, with all in favor, Resolution 2026-03 amending the FY 2025 budget was adopted. 4-0 |
|--|

**B. Discussion of Fieldstone Proposal for Landscape Services**

Discussion ensued.

|   |
|---|
| On MOTION by Mr. Hutchinson seconded by Mr. Webb, with all in favor, the Fieldstone Proposal for Landscape Services was approved. 4-0 |
|---|



**C. Consideration of Inframark Proposal for Playground Gate Hinges**

This item was tabled. The Board would like a second proposal.

**D. Discussion of Parking Policy**

This item was tabled.

**E. Discussion of Xecutive Pools Proposal**

Mr. Rob Romano with Xecutive Pools presented their proposal. The Board will further review the proposals at the special meeting scheduled for December 1, 2025.

**F. Discussion of Vermona Pools**

Discussion ensued. Board will discuss at upcoming meeting on December 1, 2025 at 6:00 p.m.

**SIXTH ORDER OF BUSINESS****Business Administration****A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on October 9, 2025**

On MOTION by Ms. Hutchinson seconded by Mr. Murray, with all in favor, the October 9, 2025 minutes were approved. 4-0

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

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

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

Mr. Hutchinson requested a special meeting to discuss the pool proposals, define the Board's needs regarding District Management, review existing contracts, and discuss District Counsel. Board directed District Management to not be present.

Mr. Neidlinger requested that District Management review the District Engineer's site visit reports and cross-reference them with the corresponding billing.

**EIGHTH ORDER OF BUSINESS****Audience Comments**

118        There being none, the next order of business followed.

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120    **NINTH ORDER OF BUSINESS**

**Adjournment**

121        There being no further business,

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123        On MOTION by Mr. Hutchinson seconded by Mr. Webb, with all in  
124        favor, the meeting was adjourned at 7:18 p.m. 4-0

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

\_\_\_\_\_  
Chairperson

TIMBER CREEK CDD

Summary of Operations and Maintenance Invoices

| Vendor                             | Invoice Date | Invoice/Account Number | Amount      | Invoice Total | Vendor Total | Comments/Description                 |
|------------------------------------|--------------|------------------------|-------------|---------------|--------------|--------------------------------------|
| Monthly Contract                   |              |                        |             |               |              |                                      |
| A-QUALITY POOL SERVICE             | 11/3/2025    | 979205                 | \$995.00    |               |              | POOL SERVICE                         |
| FIELDSTONE LANDSCAPE SERVICES, LLC | 11/10/2025   | 26818                  | \$4,954.00  |               |              | LANDSCAPE MAINT NOV 2025             |
| INFRAMARK LLC                      | 11/11/2025   | 163556                 | \$350.00    |               |              | DISTRICT INVOICE                     |
| INFRAMARK LLC                      | 11/11/2025   | 163556                 | \$2,678.00  |               |              | DISTRICT INVOICE                     |
| INFRAMARK LLC                      | 11/11/2025   | 163556                 | \$1,071.25  |               |              | DISTRICT INVOICE                     |
| INFRAMARK LLC                      | 11/11/2025   | 163556                 | \$2,678.00  | \$6,777.25    | \$6,777.25   | DISTRICT INVOICE                     |
| NEPTUNE MULTI SERVICES LLC         | 11/5/2025    | 00531013               | \$1,100.00  |               |              | JANITORAL SERVICES OCT 25            |
| SITEX AQUATICS                     | 11/1/2025    | 10368-B                | \$380.00    |               |              | AQUATIC MAINT.                       |
| Monthly Contract Subtotal          |              |                        | \$14,206.25 |               |              |                                      |
| Utilities                          |              |                        |             |               |              |                                      |
| BOCC ACH                           | 9/23/2025    | 092325-4734 ACH        | \$153.79    |               |              | WATER                                |
| BOCC ACH                           | 10/24/2025   | 102425-4734 ACH        | \$145.51    |               | \$299.30     | WATER                                |
| Utilities Subtotal                 |              |                        | \$299.30    |               |              |                                      |
| Regular Services                   |              |                        |             |               |              |                                      |
| ACTION SECURITY, INC               | 11/1/2025    | 30937                  | \$125.00    |               |              | SECURITY SERVICE                     |
| BGE INC                            | 11/3/2025    | 32723                  | \$140.00    |               |              | DISTRICT ENGINEER THROUGH 10/24/2025 |
| CLAUDE A. NEIDLINGER               | 11/13/2025   | CN-111325              | \$200.00    |               |              | BOARD 11/13/25                       |
| DAVID EVAN HUTCHINSON              | 11/13/2025   | DH-111325              | \$200.00    |               |              | BOARD 11/13/25                       |
| NANCY C. MILAN, TAX COLLECTOR      | 11/4/2025    | 110425-6312            | \$490.34    |               |              | NOV 25 NOTICE OF AD VALOREM TAXES    |
| PAUL MURRAY                        | 11/13/2025   | PM-111325              | \$200.00    |               |              | BOARD 11/13/25                       |
| TECO TAMPA ELECTRIC ACH            | 11/6/2025    | 110625-8326 ACH        | \$84.97     |               |              | ELECTRIC 10/01/2025-10/31/2025       |
| TECO TAMPA ELECTRIC ACH            | 11/6/2025    | 110625-5063 ACH        | \$3,448.93  |               |              | ELECTRIC 10/01/2025-10/31/2025       |
| TECO TAMPA ELECTRIC ACH            | 11/6/2025    | 110625-3665 ACH        | \$20.03     |               |              | ELECTRIC 10/01/2025-10/31/2025       |
| TECO TAMPA ELECTRIC ACH            | 11/6/2025    | 110625-4737 ACH        | \$24.70     |               |              | ELECTRIC 10/01/2025-10/31/2025       |
| TECO TAMPA ELECTRIC ACH            | 11/6/2025    | 110625-3412 ACH        | \$162.97    |               |              | ELECTRIC                             |

TIMBER CREEK CDD

Summary of Operations and Maintenance Invoices

| Vendor                             | Invoice Date | Invoice/Account Number | Amount      | Invoice Total | Vendor Total | Comments/Description       |
|------------------------------------|--------------|------------------------|-------------|---------------|--------------|----------------------------|
| TECO TAMPA ELECTRIC ACH            | 11/6/2025    | 110625-3099 ACH        | \$523.01    |               | \$4,264.61   | ELECTRIC                   |
| TIMOTHY A WEBB                     | 11/13/2025   | TW-111325              | \$200.00    |               |              | BOARD 11/13/25             |
| Regular Services Subtotal          |              |                        | \$5,819.95  |               |              |                            |
| Additional Services                |              |                        |             |               |              |                            |
| DISASTER LAW AND CONSULTING LLC    | 11/3/2025    | 110325-                | \$2,250.00  |               |              | OCT 25 LEGAL COUNSEL       |
| FIELDSTONE LANDSCAPE SERVICES, LLC | 11/3/2025    | 26723                  | \$270.40    |               |              | IRRIGATION MAINT           |
| INFRAMARK LLC                      | 11/25/2025   | 164587                 | \$2.22      |               |              | DISTRICT INVOICE POSTAGE   |
| TIMBER CREEK CDD                   | 11/11/2025   | 11112025 - 01          | \$2,471.23  |               |              | SERIES 2018 FY25 DS EXCESS |
| TIMBER CREEK CDD                   | 11/11/2025   | 11112025 - 01          | \$5,177.71  |               |              | SERIES 2018 PRIOR FY DTDF  |
| TIMBER CREEK CDD                   | 11/11/2025   | 11112025 - 01          | \$988.38    |               |              | SERIES 2018 FY26 DS        |
| TIMBER CREEK CDD                   | 11/11/2025   | 11112025 - 01          | \$127.06    |               |              | SERIES 2020 FY25 DS EXCESS |
| TIMBER CREEK CDD                   | 11/11/2025   | 11112025 - 01          | \$50.82     | \$8,815.20    | \$8,815.20   | SERIES 2020 FY26 DS        |
| Additional Services Subtotal       |              |                        | \$11,337.82 |               |              |                            |
| TOTAL                              |              |                        |             |               |              |                            |
|                                    |              |                        | \$31,663.32 |               |              |                            |



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

|                |           |
|----------------|-----------|
| Invoice Date   | Invoice # |
| 11/3/2025      | 979205    |
| <b>Balance</b> | \$995.00  |

|   |
|---|
| Bill To   |
| Timber Creek-Tax Exempt<br>10224 Opaline Sky Court<br>Riverview, FL 33578 |

|  |
|--|
| Ship To  |
| Timber Creek<br>10224 Opaline Sky Court<br>Riverview, FL 33578 |

|             |   |     |            |     |                         |          |
|-------------|---|-----|------------|-----|-------------------------|----------|
| P.O. Number | Terms   | Rep | Due Date   | Via | F.O.B.                  | Project  |
|             | Net 20  |     | 11/20/2025 |     |                         |          |
| Quantity    | Description   |     |            |     | Price Each              | Amount   |
|             | DECEMBER Commercial Pool Service, MWF service   |     |            |     | 995.00                  | 995.00   |
|             | - Enzymes NOT included  |     |            |     |                         |          |
|             | - Repairs under \$300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly. |     |            |     |                         |          |
|             | -Discounting While Pool Is Closed For Repairs   |     |            |     |                         |          |
|             |   |     |            |     |                         |          |
|             |   |     |            |     |                         |          |
|             |   |     |            |     |                         |          |
|             | **Late payments are subject to a 5% Late Fee and can be subject to service suspension**   |     |            |     | 0.00                    | 0.00     |
|             | Sales Tax   |     |            |     | 7.00%                   | 0.00     |
|             |   |     |            |     |                         |          |
|             |   |     |            |     | <b>Total</b> 995.00     |          |
|             |   |     |            |     | <b>Payments/Credits</b> | \$0.00   |
|             |   |     |            |     | <b>Balance Due</b>      | \$995.00 |



Fieldstone Landscape Services

4801 122nd Avenue North  
Clearwater, FL 33762

INVOICE

Invoice Number 26818  
Invoice Date 11/10/25  
Payment Terms Net 30  
PO Number  
Sales Rep Elizabeth Moore

Bill To

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

Property Address

Timber Creek CDD  
10224 Opaline Sky Court  
Ruskin, FL 33578

| Description   | Qty / UOM | Rate | Ext. Price | Amount     |
|---|-----------|------|------------|------------|
| Month to Month Renewal Contract '25-'26 November 2025 |           |      |            | \$4,954.00 |

Subtotal: \$4,954.00

Sales Tax: \$0.00

Invoice Total: \$4,954.00

Credits/Payments:

Balance Due: \$4,954.00

| Current    | 1-30 Days<br>Past Due | 31-60 Days<br>Past Due | 61-90 Days<br>Past Due | 90+ Days<br>Past Due |
|------------|-----------------------|------------------------|------------------------|----------------------|
| \$5,224.40 | \$5,054.00            | \$0.00                 | \$4,954.00             | \$0.00               |



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

163556

**DATE**

11/11/2025

**CUSTOMER ID**

C2316

**NET TERMS**

Due On Receipt

**PO#**
**DUE DATE**

11/11/2025

**BILL TO**

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

Services provided for the Month of: November 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        |
| <b>Subtotal</b>        |     |     |          |        | <b>6,777.25</b> |

**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.*



## Neptune Multi services LLC

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

## Invoice

Invoice No: 00531013  
 Date: 11/05/2025  
 Terms: NET 0  
 Due Date: 11/05/2025

**Bill To:** Timber Creek cdd  
 inframarkcms@payableslockbox.com,  
 sstevens@inframark.com

| Description                     | Quantity | Rate       | Amount     |
|---------------------------------|----------|------------|------------|
| Janitorial service October 2025 | 1        | \$1,100.00 | \$1,100.00 |

### Payment Instructions

Cashapp \$neptunejku

|          |            |
|----------|------------|
| Subtotal | \$1,100.00 |
| TAX 0%   | \$0.00     |
| Total    | \$1,100.00 |
| Paid     | \$0.00     |

**Balance Due \$1,100.00**



Please detach and send with remittance to:

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

Remittance Advice for Invoice # 00531013 on 11/05/2025

Balance Due \$1,100.00

Paid

Received From: Timber Creek cdd

Page 23

Card Type

Cardholder's Name

Card Number

CVV

Expiry Date

  /  

Signature



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.: 10368-b  
Terms: Net 30  
Invoice date: 11/01/2025  
Due date: 12/01/2025

| #     | Date | Product or service  | Description  | Qty | Rate     | Amount   |
|-------|------|---------------------|--|-----|----------|----------|
| 1.    |      | Aquatic Maintenance | Monthly Lake Maintenance- 4 Waterways                                    | 1   | \$380.00 | \$380.00 |
| 2.    |      |                     | Please note our billing address is:<br>P.O. Box 917<br>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

S-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

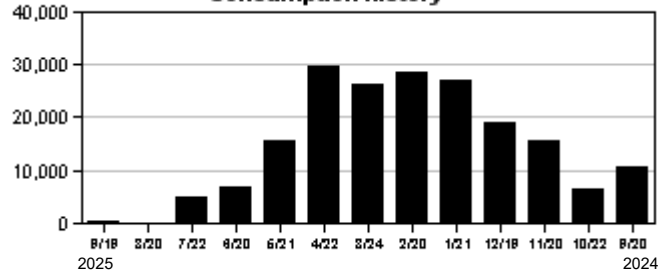
|                                    |               |
|------------------------------------|---------------|
| Late Payment Charge                | \$7.22        |
| <b>Total Miscellaneous Charges</b> | <b>\$7.22</b> |

#### Summary of Account Charges

|                              |                 |
|------------------------------|-----------------|
| Previous Balance             | \$144.46        |
| Net Payments                 | \$0.00          |
| Past Due Amount              | \$144.46        |
| Bill Adjustments             | \$7.22          |
| <b>Total Account Charges</b> | <b>\$146.57</b> |

|                   |                 |
|-------------------|-----------------|
| <b>AMOUNT DUE</b> | <b>\$298.25</b> |
|-------------------|-----------------|

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](https://www.hcfl.gov/WaterBill)

Additional Information: [HCFL.gov/Water](https://www.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

|                    |            |
|--------------------|------------|
| <b>DUE DATE</b>    | 10/14/2025 |
| <b>AMOUNT DUE</b>  | \$298.25   |
| <b>AMOUNT PAID</b> |            |



0061436847349 00000298257



Hillsborough  
County Florida

| CUSTOMER NAME    | ACCOUNT NUMBER | BILL DATE  | DUE DATE   |
|------------------|----------------|------------|------------|
| TIMBER CREEK CDD | 6143684734     | 10/24/2025 | 11/14/2025 |

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

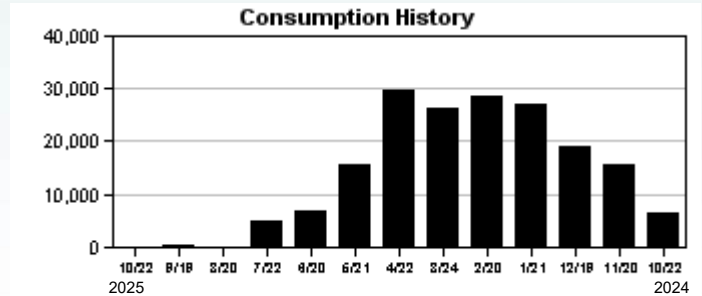
| METER NUMBER | PREVIOUS DATE | PREVIOUS READ | PRESENT DATE | PRESENT READ | CONSUMPTION | READ TYPE | METER DESCRIPTION |
|--------------|---------------|---------------|--------------|--------------|-------------|-----------|-------------------|
| 61056877     | 09/19/2025    | 14086         | 10/22/2025   | 14087        | 100 GAL     | ACTUAL    | WATER             |

**Service Address Charges**

|                          |         |
|--------------------------|---------|
| Customer Service Charge  | \$6.03  |
| Purchase Water Pass-Thru | \$0.30  |
| Water Base Charge        | \$40.06 |
| Water Usage Charge       | \$0.10  |
| Sewer Base Charge        | \$98.37 |
| Sewer Usage Charge       | \$0.65  |

**Summary of Account Charges**

|                          |                 |
|--------------------------|-----------------|
| Previous Balance         | \$298.25        |
| Net Payments - Thank You | \$-298.25       |
| Total Account Charges    | <b>\$145.51</b> |
| <b>AMOUNT DUE</b>        | <b>\$145.51</b> |



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](https://HCFL.gov/WaterBill)

Additional Information: [HCFL.gov/Water](https://HCFL.gov/Water)



**THANK YOU!**



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

7,299 8

|             |            |
|-------------|------------|
| DUE DATE    | 11/14/2025 |
| AMOUNT DUE  | \$145.51   |
| AMOUNT PAID |            |



0061436847349 00000145516

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

# Invoice


**BILL TO**

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

| INVOICE # | DATE       | TOTAL DUE | DUE DATE   | TERMS          | ENCLOSED |
|-----------|------------|-----------|------------|----------------|----------|
| 30937     | 11/01/2025 | \$125.00  | 11/01/2025 | Due on receipt |          |

| ACTIVITY   | QTY | RATE   | AMOUNT |
|--|-----|--------|--------|
| <b>Service</b><br>Monthly billing for Service Agreement at Timber Creek Amenity Center<br>as approved by customer. Includes database management. | 1   | 125.00 | 125.00 |

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

**BALANCE DUE**

**\$125.00**

Thank you, we appreciate your business!



# INVOICE

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

November 3, 2025  
 Project No: 00014424-00  
 Invoice No: 32723

|                      |                 |
|----------------------|-----------------|
| <b>Invoice Total</b> | <b>\$140.00</b> |
|----------------------|-----------------|

Project 00014424-00 Timber Creek CDD District Engineering Services  
 Correspondence with Hillsborough County regarding adjacent pond holding water potentially affecting Timber Creek. Report to District Manager regarding actions County will be requiring of neighboring community.

Services current through October 24, 2025

**Professional Personnel**

|                    | <b>Hours</b> | <b>Rate</b>               | <b>Amount</b> |                 |
|--------------------|--------------|---------------------------|---------------|-----------------|
| Director I         | .50          | 280.00                    | 140.00        |                 |
| Totals             | .50          |                           | 140.00        |                 |
| <b>Total Labor</b> |              |                           |               | <b>140.00</b>   |
|                    |              | <b>Total this Invoice</b> |               | <b>\$140.00</b> |

**Outstanding Invoices**

| <b>Number</b> | <b>Date</b> | <b>Balance</b> |
|---------------|-------------|----------------|
| 30413         | 10/2/2025   | 536.20         |
| <b>Total</b>  |             | <b>536.20</b>  |

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

Billing Backup

Monday, November 3, 2025

BGE, Inc.

Invoice 32723 Dated 11/3/2025

10:20:30 AM

Project

00014424-00

Timber Creek CDD District Engineering Services

Professional Personnel

|               |           |  | Hours | Rate   | Amount             |          |
|---------------|-----------|--|-------|--------|--------------------|----------|
| Director I    |           |  |       |        |                    |          |
| Chang, Philip | 9/29/2025 |  | .50   | 280.00 | 140.00             |          |
| Totals        |           |  | .50   |        | 140.00             |          |
| Total Labor   |           |  |       |        |                    | 140.00   |
|               |           |  |       |        | Total this Project | \$140.00 |
|               |           |  |       |        | Total this Report  | \$140.00 |

## Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Timber Creek CDD

Board Meeting Date: November 13th 2025

|   | Name              | In Attendance<br>Please X | Paid  |
|---|-------------------|---------------------------|-------|
| 1 | Claude Neidlinger | X                         | \$200 |
| 2 | David Hutchinson  | X                         | \$200 |
| 3 | Carlos de la Ossa |                           |       |
| 4 | Paul Murray       | X                         | \$200 |
| 5 | Timothy Web       | X                         | \$200 |

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

Approved for payment:

Heather Jackson  
District Manager Signature

11.13.2025  
Date

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

## Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Timber Creek CDD

Board Meeting Date: November 13th 2025

|   | Name              | In Attendance<br>Please X | Paid  |
|---|-------------------|---------------------------|-------|
| 1 | Claude Neidlinger | X                         | \$200 |
| 2 | David Hutchinson  | X                         | \$200 |
| 3 | Carlos de la Ossa |                           |       |
| 4 | Paul Murray       | X                         | \$200 |
| 5 | Timothy Web       | X                         | \$200 |

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

Approved for payment:

Heather Jackson  
District Manager Signature

11.13.2025  
Date

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





hillstaxfl.gov



# 2025 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

R100060002

Page 32

**Account No.:** A0772386312

**Account Name:** TIMBER CREEK CDD  
**Address:** 2005 PAN AM CIR STE 300  
TAMPA, FL 33607-6008

**Legal Description:** TIMBERCREEK PHASE 2A AND 2B TRACTS A E F AND G

**Property Location:**

10224 OPALINE SKY CT  
RIVERVIEW 33578-

## Ad Valorem Taxes

| Taxing Authority           | Telephone    | Assessed Value | Exempt Value | Taxable Value | Millage | Tax Amount |
|----------------------------|--------------|----------------|--------------|---------------|---------|------------|
| COUNTY OPERATING           | 813-272-5890 | 100            | 0            | 100           | 5.4608  | 0.00       |
| ENVIRONMENTAL LAND         | 813-272-5890 | 100            | 0            | 100           | 0.0604  | 0.00       |
| COUNTY M.S.T.U.            | 813-272-5890 | 100            | 0            | 100           | 4.6163  | 0.00       |
| LIBRARY-SERVICE            | 813-273-3652 | 100            | 0            | 100           | 0.5583  | 0.00       |
| SCHOOL - LOCAL             | 813-272-4064 | 100            | 0            | 100           | 2.2480  | 0.00       |
| SCHOOL - VOTER APPROVED    | 813-272-4064 | 100            | 0            | 100           | 1.0000  | 0.00       |
| SCHOOL - STATE             | 813-272-4064 | 100            | 0            | 100           | 3.0920  | 0.00       |
| PORT AUTHORITY             | 813-905-5132 | 100            | 0            | 100           | 0.0737  | 0.00       |
| HILLS CO TRANSIT AUTHORITY | 813-384-6583 | 100            | 0            | 100           | 0.5000  | 0.00       |
| CHILDRENS BOARD            | 813-229-2884 | 100            | 0            | 100           | 0.4589  | 0.00       |
| WATER MANAGEMENT           | 352-796-7211 | 100            | 0            | 100           | 0.1831  | 0.00       |

Total Millage: **18.2515**

Total Ad Valorem Taxes: **\$0.00**

## Non-Ad Valorem Taxes

| Taxing Authority       | Telephone    | Tax Amount |
|------------------------|--------------|------------|
| TIMBER CREEK CDD       | 954-603-0034 | 0.00       |
| STORMWATER MANAGEMENT  | 813-635-5400 | 0.00       |
| SOLID WASTE DISPOSAL   | 813-272-5680 | 208.60     |
| SOLID WASTE COLLECTION | 813-272-5680 | 302.17     |

Total Non-Ad Valorem Assessments: **\$510.77**

Combined Taxes & Assessments: **\$510.77**

Detach below portion and return it with your payment.

Nancy C. Millan, Hillsborough County Tax Collector

2025 Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Account No.: A0772386312

Tax District: U

Escrow:

Assessed Value: 100

Exemptions:

### ONLY PAY ONE AMOUNT

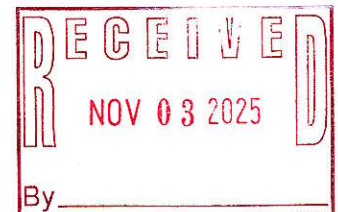
Postmarks not accepted after March 31st.

| If postmarked by | Amount Due |
|------------------|------------|
| Nov. 30, 2025    | \$490.34   |
| Dec. 31, 2025    | \$495.45   |
| Jan. 31, 2026    | \$500.55   |
| Feb. 28, 2026    | \$505.66   |
| Mar. 31, 2026    | \$510.77   |



SAVE A STAMP  
& PAY ONLINE!

SCAN QR CODE  
WITH SMARTPHONE



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



Remember to write your account number on your check.  
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012



## Attendance Confirmation

for  
BOARD OF SUPERVISORS

---

District Name: Timber Creek CDD

Board Meeting Date: November 13th 2025

|   | Name              | In Attendance<br>Please X | Paid  |
|---|-------------------|---------------------------|-------|
| 1 | Claude Neidlinger | X                         | \$200 |
| 2 | David Hutchinson  | X                         | \$200 |
| 3 | Carlos de la Ossa |                           |       |
| 4 | Paul Murray       | X                         | \$200 |
| 5 | Timothy Web       | X                         | \$200 |

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

Approved for payment:

Heather Jackson  
District Manager Signature

11.13.2025  
Date

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



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

Statement Date: November 06, 2025  
Page 34

Amount Due: \$84.97

Due Date: December 01, 2025

Account #: 221007708326

DO NOT PAY. Your account will be drafted on December 01, 2025

## Account Summary

Current Service Period: October 01, 2025 - October 31, 2025

Previous Amount Due \$86.70

Payment(s) Received Since Last Statement -\$86.70

Current Month's Charges \$84.97

Amount Due by December 01, 2025 \$84.97

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 **333.33% higher** than the same period last year.

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



Scan here to view your account online.

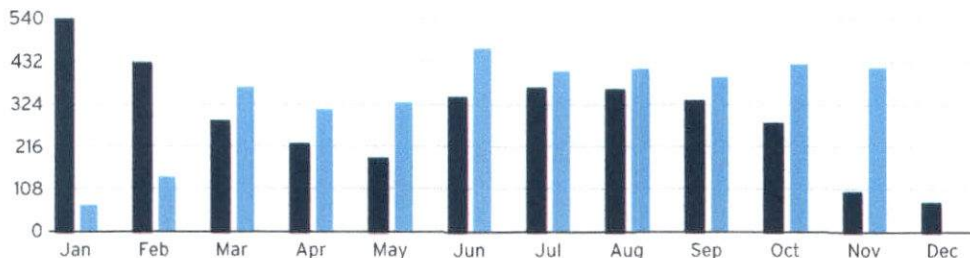


**SAVE TIME AND GET BUSINESS DONE FASTER**

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](http://TampaElectric.com/YourWay).

## Monthly Usage (kWh)



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



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

Account #: 221007708326

Due Date: December 01, 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$84.97

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

648915305591

Your account will be  
drafted on December 01, 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: November 06, 2025  
Charges Due: December 01, 2025

Meter Read

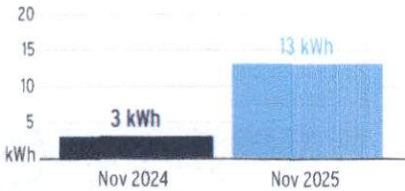
Service Period: Oct 01, 2025 - Oct 31, 2025      Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| 1000511668   | 10/31/2025 | 24,286          | 23,868           |   | 418 kWh    | 1          | 31 Days        |

Charge Details

|                                   |                         |                |
|-----------------------------------|-------------------------|----------------|
| <b>Electric Charges</b>           |                         |                |
| Daily Basic Service Charge        | 31 days @ \$0.63000     | \$19.53        |
| Energy Charge                     | 418 kWh @ \$0.08641/kWh | \$36.12        |
| Fuel Charge                       | 418 kWh @ \$0.03391/kWh | \$14.17        |
| Storm Protection Charge           | 418 kWh @ \$0.00577/kWh | \$2.41         |
| Clean Energy Transition Mechanism | 418 kWh @ \$0.00418/kWh | \$1.75         |
| Storm Surcharge                   | 418 kWh @ \$0.02121/kWh | \$8.87         |
| Florida Gross Receipt Tax         |                         | \$2.12         |
| <b>Electric Service Cost</b>      |                         | <b>\$84.97</b> |

Avg kWh Used Per Day



Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges \$84.97**

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

Ways To Pay Your Bill

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

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**

Contact Us

- Online:**  
[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1

**Power Outage:**  
877-588-1010

**Energy-Saving Programs:**  
813-275-3909

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





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

Statement Date: November 06, 2025  
Page 36

Amount Due: \$3,448.93

Due Date: December 01, 2025

Account #: 211018485063

**DO NOT PAY. Your account will be drafted on December 01, 2025**

## Account Summary

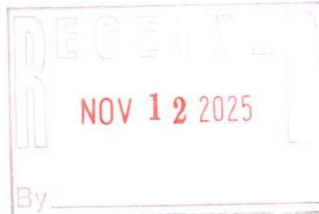
|  |                   |
|--|-------------------|
| Previous Amount Due                      | \$3,448.93        |
| Payment(s) Received Since Last Statement | -\$3,448.93       |
| <b>Current Month's Charges</b>           | <b>\$3,448.93</b> |

**Amount Due by December 01, 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.



## SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage  
your service, pay bills, enroll in programs,  
customize notifications and more.

Get details at [TampaElectric.com/YourWay](http://TampaElectric.com/YourWay).

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



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

Account #: 211018485063

Due Date: December 01, 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$3,448.93

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

668668264534

Your account will be  
drafted on December 01, 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:** November 06, 2025  
**Charges Due:** December 01, 2025

**Service Period:** Oct 01, 2025 - Oct 31, 2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 31 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 →

00000039-0000928-Page 26 of 30

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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:  
10202 TUCKER JONES RD  
RIVERVIEW, FL 33578-7630

Page 38

Account #: 211018485063  
Statement Date: November 06, 2025  
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

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

**Lighting Charges** **\$3,262.51**

Total Current Month's Charges

**\$3,448.93**



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

Account #: 211018485063  
Statement Date: November 06, 2025  
Charges Due: December 01, 2025

## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.





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

Amount Due: \$20.03

Due Date: December 01, 2025

Account #: 221007623665

DO NOT PAY. Your account will be drafted on December 01, 2025

### Account Summary

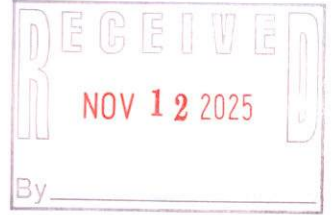
Current Service Period: October 01, 2025 - October 31, 2025

|  |          |
|--|----------|
| Previous Amount Due                      | \$20.68  |
| Payment(s) Received Since Last Statement | -\$20.68 |

|                         |         |
|-------------------------|---------|
| Current Month's Charges | \$20.03 |
|-------------------------|---------|

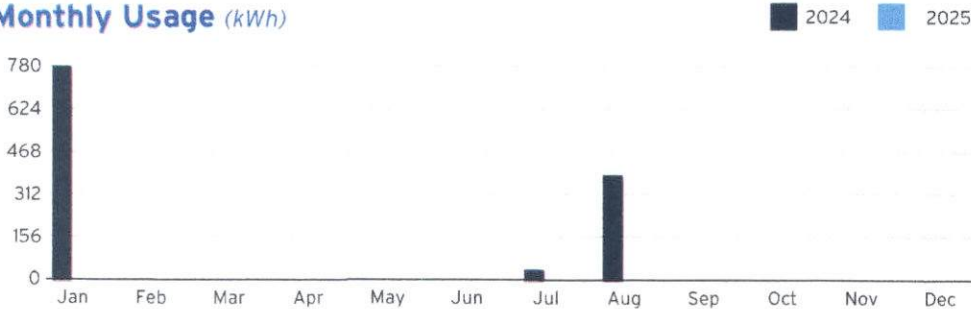
**Amount Due by December 01, 2025 \$20.03**

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



Scan here to view  
your account online.

### Monthly Usage (kWh)



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



**SAVE TIME AND GET  
BUSINESS DONE FASTER**

Create an online account to manage  
your service, pay bills, enroll in programs,  
customize notifications and more.

Get details at [TampaElectric.com/YourWay](https://TampaElectric.com/YourWay).



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

Account #: 221007623665

Due Date: December 01, 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$20.03

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

648915305588

Your account will be  
drafted on December 01, 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

Page 41

Account #: 221007623665  
Statement Date: November 06, 2025  
Charges Due: December 01, 2025

## Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

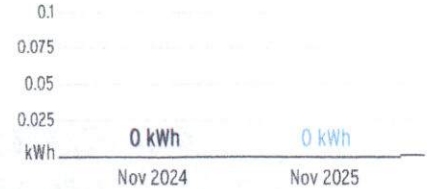
Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000498720   | 10/31/2025 | 69,258          |   | 69,258           |   | 0 kWh      | 1          | 31 Days        |

## Charge Details

## Avg kWh Used Per Day

|  |                              |                     |                |
|--|------------------------------|---------------------|----------------|
|  | <b>Electric Charges</b>      |                     |                |
|  | Daily Basic Service Charge   | 31 days @ \$0.63000 | \$19.53        |
|  | Florida Gross Receipt Tax    |                     | \$0.50         |
|  | <b>Electric Service Cost</b> |                     | <b>\$20.03</b> |



## Important Messages

### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

**Total Current Month's Charges**

**\$20.03**

0000039-0000918-Page 4 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

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### Phone

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

### All Other

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

## Contact Us

### Online:

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### Phone:

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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

Statement Date: November 06, 2025  
Page 42

Amount Due: \$24.70

Due Date: December 01, 2025

Account #: 221007724737

DO NOT PAY. Your account will be drafted on December 01, 2025

## Account Summary

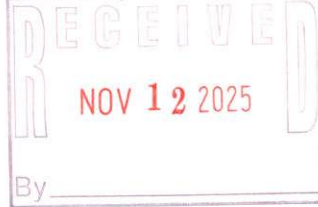
Current Service Period: October 01, 2025 - October 31, 2025

|  |          |
|--|----------|
| Previous Amount Due                      | \$25.03  |
| Payment(s) Received Since Last Statement | -\$25.03 |

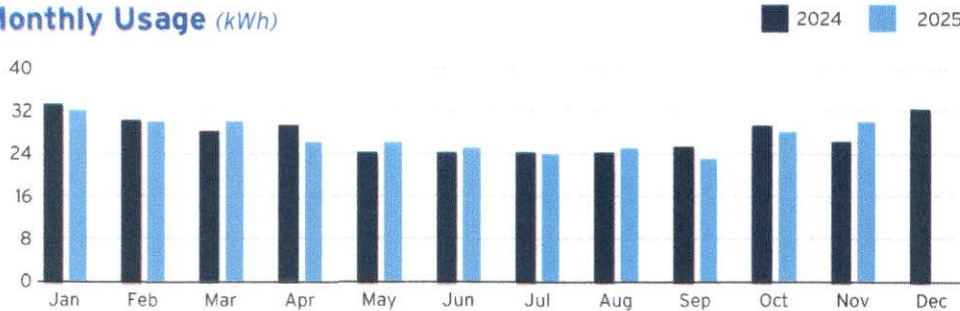
|                         |         |
|-------------------------|---------|
| Current Month's Charges | \$24.70 |
|-------------------------|---------|

|                                 |         |
|---------------------------------|---------|
| Amount Due by December 01, 2025 | \$24.70 |
|---------------------------------|---------|

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



## Monthly Usage (kWh)



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

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

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

## Your Energy Insight



Your average daily kWh used was **11.11% higher** than the same period last year.



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



Scan here to view your account online.



## SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at [TampaElectric.com/YourWay](https://TampaElectric.com/YourWay).





**Service For:**  
10251 TUCKER JONES RD  
RIVERVIEW, FL 33578

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**Account #:** 221007724737  
**Statement Date:** November 06, 2025  
**Charges Due:** December 01, 2025

## Meter Read

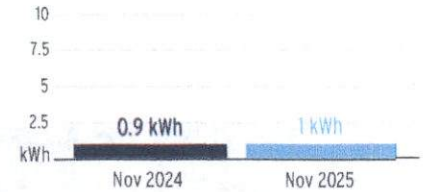
**Service Period:** Oct 01, 2025 - Oct 31, 2025

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

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000514006   | 10/31/2025 | 1,692           |   | 1,662            |   | 30 kWh     | 1          | 31 Days        |

## Charge Details

## Avg kWh Used Per Day



## Important Messages

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

| <b>Electric Charges</b>           |                        |                |
|-----------------------------------|------------------------|----------------|
| Daily Basic Service Charge        | 31 days @ \$0.63000    | \$19.53        |
| Energy Charge                     | 30 kWh @ \$0.08641/kWh | \$2.59         |
| Fuel Charge                       | 30 kWh @ \$0.03391/kWh | \$1.02         |
| Storm Protection Charge           | 30 kWh @ \$0.00577/kWh | \$0.17         |
| Clean Energy Transition Mechanism | 30 kWh @ \$0.00418/kWh | \$0.13         |
| Storm Surcharge                   | 30 kWh @ \$0.02121/kWh | \$0.64         |
| Florida Gross Receipt Tax         |                        | \$0.62         |
| <b>Electric Service Cost</b>      |                        | <b>\$24.70</b> |

**Total Current Month's Charges**

**\$24.70**

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## Ways To Pay Your Bill

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

## Contact Us

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

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

Amount Due: \$162.97

Due Date: December 01, 2025

Account #: 221007683412

**DO NOT PAY. Your account will be drafted on December 01, 2025**

## Your Energy Insight



Your average daily kWh used was **172.73% 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.

## Account Summary

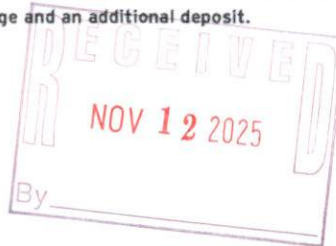
Current Service Period: October 01, 2025 - October 31, 2025

|  |           |
|--|-----------|
| Previous Amount Due                      | \$170.13  |
| Payment(s) Received Since Last Statement | -\$170.13 |

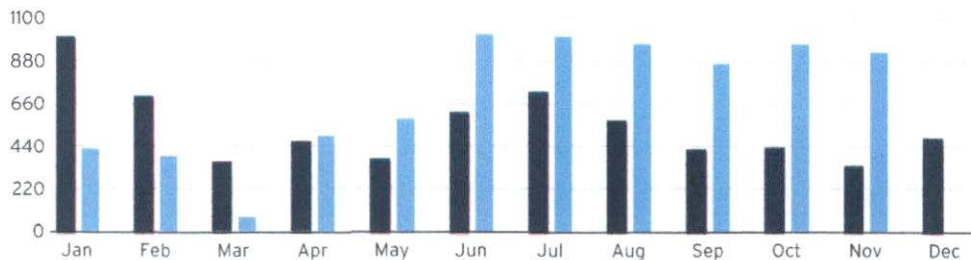
|                         |          |
|-------------------------|----------|
| Current Month's Charges | \$162.97 |
|-------------------------|----------|

|  |                 |
|--|-----------------|
| <b>Amount Due by December 01, 2025</b> | <b>\$162.97</b> |
|--|-----------------|

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



## Monthly Usage (kWh)



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



## SAVE TIME AND GET BUSINESS DONE FASTER

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

Account #: 221007683412

Due Date: December 01, 2025



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

Amount Due: \$162.97

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

648915305590

Your account will be  
drafted on December 01, 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: November 06, 2025  
Charges Due: December 01, 2025

## Meter Read

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|------------------|---|------------|------------|----------------|
| 1000500726   | 10/31/2025 | 36,139          | 35,219           |   | 920 kWh    | 1          | 31 Days        |

## Charge Details



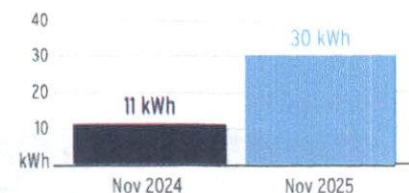
### Electric Charges

|                                   |                         |         |
|-----------------------------------|-------------------------|---------|
| Daily Basic Service Charge        | 31 days @ \$0.63000     | \$19.53 |
| Energy Charge                     | 920 kWh @ \$0.08641/kWh | \$79.50 |
| Fuel Charge                       | 920 kWh @ \$0.03391/kWh | \$31.20 |
| Storm Protection Charge           | 920 kWh @ \$0.00577/kWh | \$5.31  |
| Clean Energy Transition Mechanism | 920 kWh @ \$0.00418/kWh | \$3.85  |
| Storm Surcharge                   | 920 kWh @ \$0.02121/kWh | \$19.51 |
| Florida Gross Receipt Tax         |                         | \$4.07  |

### Electric Service Cost

**\$162.97**

## Avg kWh Used Per Day



## Important Messages

### Quarterly Fuel Source Update

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**Total Current Month's Charges**

**\$162.97**

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

## Ways To Pay Your Bill



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

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### Phone

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

### All Other

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

## Contact Us

### Online:

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### Phone:

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**Residential Customer Care:**  
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888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

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

Statement Date: November 06, 2025  
Page 46

Amount Due: \$523.01

Due Date: December 01, 2025

Account #: 221007683099

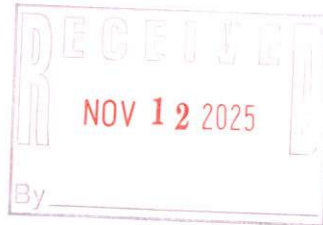
DO NOT PAY. Your account will be drafted on December 01, 2025

## Account Summary

|  |           |
|--|-----------|
| Previous Amount Due                      | \$564.83  |
| Payment(s) Received Since Last Statement | -\$564.83 |
| Current Month's Charges                  | \$523.01  |

Amount Due by December 01, 2025 \$523.01

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 **82.29% lower** than the same period last year.

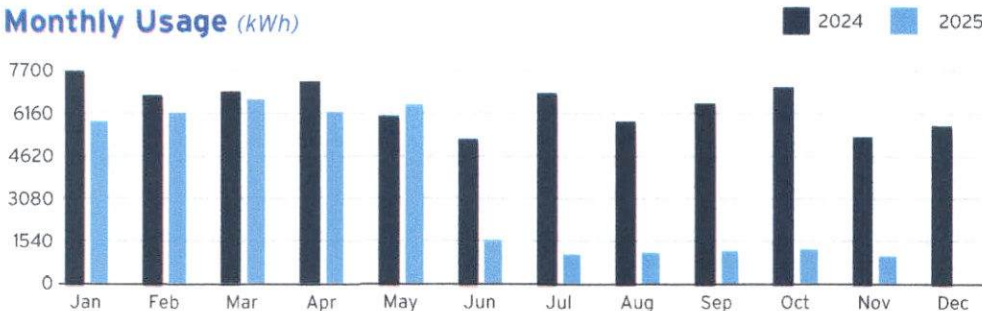


Your average daily kWh used was **20.51% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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

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

Account #: 221007683099

Due Date: December 01, 2025

Amount Due: \$523.01

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

648915305589

Your account will be  
drafted on December 01, 2025

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

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Account #: 221007683099  
Statement Date: November 06, 2025  
Charges Due: December 01, 2025

## Meter Read

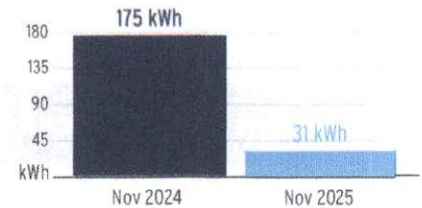
Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000514614   | 10/31/2025 | 43,513          |   | 42,543           |   | 970 kWh    | 1          | 31 Days        |

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

|                                   |                         |         |
|-----------------------------------|-------------------------|---------|
| Daily Basic Service Charge        | 31 days @ \$0.63000     | \$19.53 |
| Energy Charge                     | 970 kWh @ \$0.08641/kWh | \$83.82 |
| Fuel Charge                       | 970 kWh @ \$0.03391/kWh | \$32.89 |
| Storm Protection Charge           | 970 kWh @ \$0.00577/kWh | \$5.60  |
| Clean Energy Transition Mechanism | 970 kWh @ \$0.00418/kWh | \$4.05  |
| Storm Surcharge                   | 970 kWh @ \$0.02121/kWh | \$20.57 |
| Florida Gross Receipt Tax         |                         | \$4.27  |

### Electric Service Cost

**\$170.73**

Billing information continues on next page →

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### All Other

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

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

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### 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: November 06, 2025  
Charges Due: December 01, 2025

Service Period: Oct 01, 2025 - Oct 31, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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

\$523.01

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

Account #: 221007683099  
Statement Date: November 06, 2025  
Charges Due: December 01, 2025



**Important Messages**

**Quarterly Fuel Source Update**

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

## Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Timber Creek CDD

Board Meeting Date: November 13th 2025

|   | Name              | In Attendance<br>Please X | Paid  |
|---|-------------------|---------------------------|-------|
| 1 | Claude Neidlinger | X                         | \$200 |
| 2 | David Hutchinson  | X                         | \$200 |
| 3 | Carlos de la Ossa |                           |       |
| 4 | Paul Murray       | X                         | \$200 |
| 5 | Timothy Web       | X                         | \$200 |

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

Approved for payment:

Heather Jackson  
District Manager Signature

11.13.2025  
Date

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





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

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

Invoice Period: October 1, 2025 - October 31, 2025  
Invoice Date: November 3, 2025  
Total Invoice Amount: **\$2,250.00**

| Position      | Hours | Rate  | Cost       |
|---------------|-------|-------|------------|
| Legal Counsel | 9.0   | \$250 | \$2,250.00 |

Thank you for your trust and your business.

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

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

| <u>Date</u> | <u>Hours</u> | <u>Description</u>  |
|-------------|--------------|---|
| 10/6        | 0.50         | File FEMA quarterly report in FloridaPA   |
| 10/10       | 0.50         | Review Cat Z documents; email District for additional documentation. Email exchange with FDEM re Cat Z project  |
| 10/12       | 2.5          | Review all invoices and documents for Cat Z project. Develop total amount for Cat Z project. Organize documents for submission to FDEM. Draft and send email to FDEM forwarding Cat Z documentation |
| 10/17       | 0.50         | Follow up email to District re Cat Z documents. Email exchange with FDEM re Cat Z documents   |
| 10/19       | 1.0          | Telephone call and email exchanges with District re Cat Z project and necessary documents   |
| 10/20       | 1.5          | Email exchange with District with review of several batches of documents in support of Cat Z  |
| 10/21       | 0.75         | Review documents sent by District; email exchange re same   |
| 10/24       | 1.50         | Review and organize Cat Z documents sent by District. Email exchange re same. Draft and send email to FDEM with the Cat Z documentation including most of the POP                                   |
| 10/30       | 0.25         | Email exchange with District re pending documentation   |

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Total Invoice Amount: 9.0 hours @ \$250 per hour = \$2,250.00

  
 \_\_\_\_\_  
 Signature

11/3/25  
 \_\_\_\_\_  
 Date



4801 122nd Avenue North  
Clearwater, FL 33762

Invoice 26723

| Date            | PO#    |
|-----------------|--------|
| 11/03/25        |        |
| SalesRep        | Terms  |
| Elizabeth Moore | Net 30 |

| Bill To  |
|--|
| Timber Creek CDD<br>c/o Inframark<br>2654 Cypress Ridge Blvd. Suite 101<br>Wesley Chapel, FL 33544 |

| Property Address  |
|---|
| Timber Creek CDD<br>10224 Opaline Sky Court<br>Ruskin, FL 33578 |

| Item | Qty / UOM | Rate | Ext. Price      | Amount          |
|------|-----------|------|-----------------|-----------------|
|      |           |      | <b>\$270.40</b> | <b>\$270.40</b> |

IRR - Pre-Approved Irrigation Repairs

Irrigation Repairs completed as per Contractual Irrigation Repair Pre-Approval

Irrigation Repairs completed as per Contractual Irrigation Repair Pre-Approval

*Pre-Approved Irrigation Repairs - 10/30/2025*

Irrigation Technician - 10/30/25

3.38Hrs

\$80.00

**\$270.40**

|                    |                 |
|--------------------|-----------------|
| Sales Tax          | \$0.00          |
| <b>Grand Total</b> | <b>\$270.40</b> |

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](http://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](mailto:accountsreceivable@fieldstonels.com)

| Phone #        | Fax #          | E-mail   | Web Site   |
|----------------|----------------|--|--|
| (727) 822-7866 | (727) 269-5490 | <a href="mailto:accounting@fieldstonels.com">accounting@fieldstonels.com</a> | <a href="http://www.fieldstonels.com">www.fieldstonels.com</a> |



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

164587

**CUSTOMER ID**

C2316

**PO#****DATE**

11/25/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

11/25/2025

**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      |
|-----------------|-----|-----|------|--------|-------------|
| Postage         | 3   | Ea  | 0.74 |        | 2.22        |
| <b>Subtotal</b> |     |     |      |        | <b>2.22</b> |

**Subtotal**

\$2.22

**Tax**

\$0.00

**Total Due**

\$2.22

**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.*

# TIMBER CREEK CDD

## DISTRICT CHECK REQUEST

|                      |   |
|----------------------|---|
| Today's Date         | <u>11/11/2025</u>   |
| Payable To           | <u>Timber Creek CDD</u>   |
| Total Check Amount   | <b><u>\$8,815.20</u></b>  |
| Check Amount         | <u>\$5,177.71</u>   |
| Check Description    | <u>Series 2018 - Prior FY DTDF</u>  |
| Check Amount         | <u>\$2,471.23</u>   |
| Check Description    | <u>Series 2018 - FY 25 DS Portion of Collection Discount - Excess</u>   |
| Check Amount         | <u>\$988.38</u>   |
| Check Description    | <u>Series 2018 - FY 26 DS Portion of Collection Discount</u><br><b><u>\$8,637.32</u></b><br><b><u>201-103200-1000</u></b> |
| Check Amount         | <u>\$127.06</u>   |
| Check Description    | <u>Series 2020 - FY 25 DS Portion of Collection Discount - Excess</u>   |
| Check Amount         | <u>\$50.82</u>  |
| Check Description    | <u>Series 2020 - FY 26 DS Portion of Collection Discount</u><br><b><u>\$177.88</u></b><br><b><u>202-103200-1000</u></b>   |
| Special Instructions | <u>Mail to U.S. Bank with Directional Letter</u>  |

(Please attach all supporting documentation: invoices, receipts, etc.)

*Hanna Yi*

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Authorization

# TIMBER CREEK CDD

2026

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

|           | Dollar Amounts | Fiscal Year 2026 Percentages |          |
|-----------|----------------|------------------------------|----------|
| Net O&M   | \$ 618,997.00  | 55.78%                       | 0.557800 |
| Net DS 18 | \$ 466,768.75  | 42.06%                       | 0.420600 |
| Net DS 20 | \$ 24,000.08   | 2.16%                        | 0.021600 |
| Net Total | 1,109,765.83   | 100.00%                      | 1.000000 |

1%

| Date Received                         | Amount Received | 55.78%                            | 42.06%                                   | 0.00%                                    | Proof    | Date Transferred / Distribution ID | Notes / CDD check # | Notes (Excess or Interest) |
|---------------------------------------|-----------------|-----------------------------------|--|--|----------|------------------------------------|---------------------|----------------------------|
|                                       |                 | Raw Numbers<br>Operations Revenue | Raw Numbers<br>2018 Debt Service Revenue | Raw Numbers<br>2020 Debt Service Revenue |          |                                    |                     |                            |
| 11/3/2025                             | 5,875.46        | 3,277.17                          | 2,471.23                                 | 127.06                                   | -        | 11/11/2025                         | FNSD 00145 DD00145  | Excess                     |
| 11/7/2025                             | 2,349.92        | 1,310.72                          | 988.38                                   | 50.82                                    | -        | 11/11/2025                         | 748 DD00145         |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
|                                       |                 | -                                 | -  | -  | -        |                                    |                     |                            |
| <b>TOTAL</b>                          | <b>8,225.38</b> | <b>4,587.89</b>                   | <b>3,459.60</b>                          | <b>177.88</b>                            | <b>-</b> |                                    |                     |                            |
| <b>Net Total on Roll</b>              | 1,109,765.83    |                                   |  |  |          |                                    |                     |                            |
| <b>Collection Surplus / (Deficit)</b> | (1,107,415.91)  |                                   |  |  |          |                                    |                     |                            |