

**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
Nguyen Long, Field Manager
Clayton Taylor, Onsite Manager
Hanna Yi, District Accountant
Melinda Gallo, Administrative Assistant

Regular Meetings Agenda

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

Join Teams Meeting

Meeting ID: 290 398 620 **Passcode:** eVprcT

Dial-in by Phone

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

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

The Regular Meeting 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. PUBLIC COMMENT** *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
 - D. On-Site Manager
 - i. Community Inspection Report
 - E. Field Manager
 - i. Field Inspection Report Page 3
 - F. Accountant
 - i. Cash Flow Analysis Page 13
- 5. BUSINESS ITEMS**
 - A. Discussion of Pond Proposals
 - i. Cornerstone Page 14
 - ii. Executive Pools Page 17
 - iii. Vermania Pools Page 22
 - B. Discussion of Management
 - C. Discussion of Field Management
 - D. Discussion of On-Site Management
 - E. Discussion of Engineer
 - F. Discussion of District Counsel
- 6. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisors' Regular Meeting held on November 11, 2025 Page 24
 - B. Consideration of the Operation and Maintenance Expenditures for November 2025 Page 28
- 7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 8. AUDIENCE COMMENTS**
- 9. ADJOURNMENT**

*Next scheduled Regular Meeting is on 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

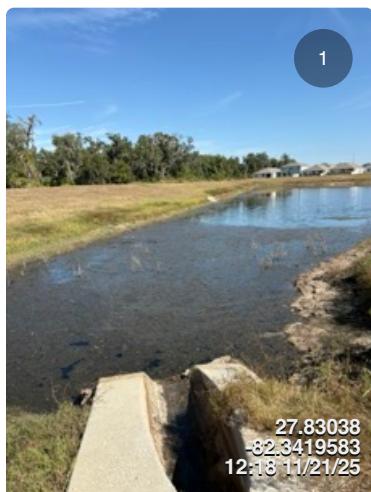
Long Nguyen

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

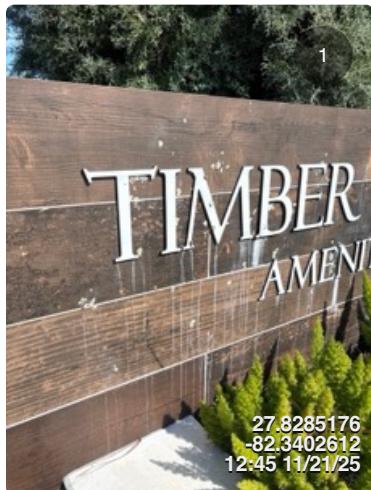
The dead end of Miracle Mile Dr. is properly maintained and conservation lines well managed. A gap in the conservation looks like a passageway. Would the board like a proposal to fill the gap to create uniformity?



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

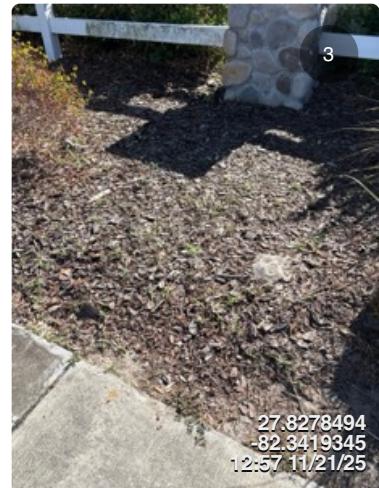
Turf quality in front of the amenity center appears unhealthy compared to other areas. Please investigate for potential irrigation issues.



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

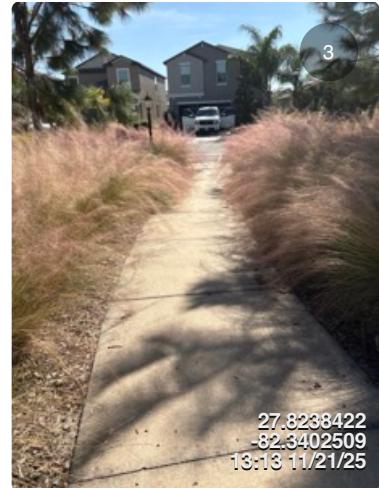
Please treat for weeds at the community signs off Tucker Jones rd.



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

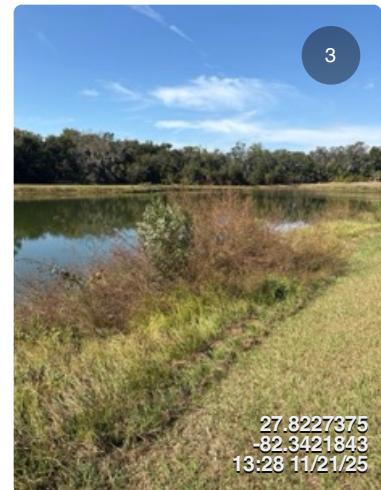
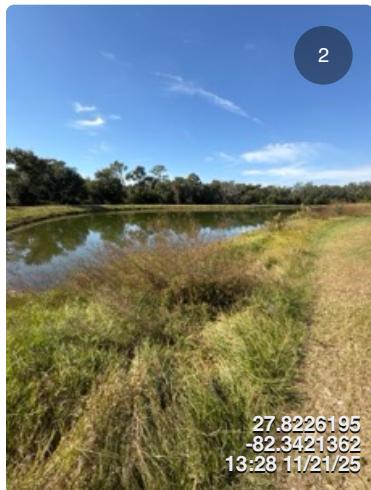
Oak tree in front of 10202 Happy Heart ave. is obstructing vision of stop sign. This could cause a safety concern. Please plan to mitigate.

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

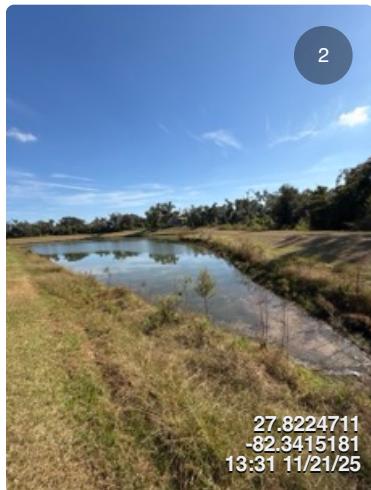
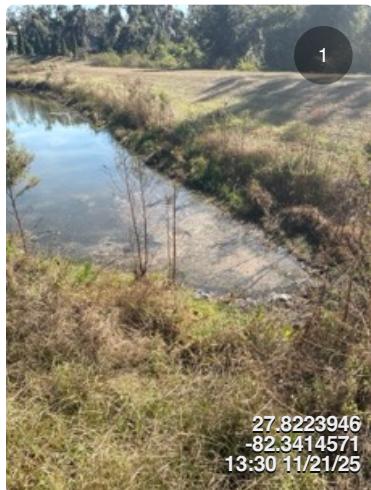
South most pond of property has weeds exceeding the maximum height agreed upon. Please trim down to 18" at next service.



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.

27.8273765
-82.342112
13:52 11/21/25

Items 16

Assigned To: Fieldstone

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



27.8273766
-82.342112
13:53 11/21/25



27.8273766
-82.342112
13:53 11/21/25

Items 17

Assigned To: Inframark Maintenance Solutions

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



Timber Creek
 Investment Analysis - General Fund
(updated 12/08/2025)

Account Balances

Account Name	Maturity Date	Interest Rate	Account Balance	Comments / Notes
Valley		3.83%	\$1,046,173	Current Balance as of 12/08/2025
<hr/>				
Total Account Balances				\$1,046,173

Cash Flow Analysis

<u>Operating Accounts (Checking)</u>	<u>Nov-25</u>
Beginning Bank Balance as of 12/2025	\$1,046,173
o/s AP as of 12/08/2025	(88,877)
Loan Payment	-
Cash Out - DS	-
Cash In - Assessment Receipt	-
Due to Debt Service Fund	(466,476)
Ending Balance (1)	490,819

Trend Report

October	56,606
November	29,749
December	
January	
February	
March	
April	
May	
June	
July	
August	
September	

86,355
 2
 43,178 Average based on actuals/number of months
 45,699 A/P 12/08/2025
 88,877



14620 Bellamy Brothers Boulevard, Dade City, Florida 33525 Phone (866) 617-2235 Fax (866) 929-6998 www.cornerstonesolutionsgroup.com

CONSTRUCTION SERVICES PROPOSAL

TO: Timber Creek CDD

FROM: Charlie Laughon
Cornerstone Solutions Group

DATE: December 1, 2025

SUBJECT: Tiber Creek Pool Repair - 10224 Opaline Sky Ct,

Cornerstone proposes to furnish all labor, materials, equipment and supervision necessary to provide, as an independent contractor, the following described work:

This proposal is based on the construction documents referenced above.

Item	Description	Unit	Cost
	<i>Furnish all material, labor, equipment needed to repair pool cracks identified in HALLIWELL Supplemental Engineering Report dated Oct 2, 2025. Only the specific repairs listed below are being offered.</i>		
Opt 1	<i>For both primary and secondary cracks the following repairs apply: Apply torque lock structural staples.</i>	1	\$ 4,500.00
Opt 2	<i>For both primary and secondary cracks the following repairs apply: Open no more than 3" on each side of the crack to approximately 6-8" in depth (not cutting rebar). Once cracks have been opened apply a bond coat and fill the opening with hand mixed high strength concrete. EXCLUDES (Rebar, Soil Compaction, Staples)</i>	1	\$ 8,500.00

Clarifications:

Pricing does not include Permit fees or county assessments

If additional work is required in order to close out permits, change order proposals will be provided prior to proceeding

All work done prior to crack repair is not part of scope (i.e tile replacement, electrical work)

Neither Opt 1 or 2 offer any warranty.

ACCEPTANCE AND AUTHORIZATION TO PROCEED

1 Pre-Payment

The Client will make an initial payment of \$0.00 30 days prior to service commencement in order to release materials. This pre-payment shall be held by Cornerstone Solutions Group, Inc. and applied to the final invoice for the project services.

2 Payment Schedule

- 2.1 When professional services relating to the design and permitting process are performed for a fixed fee, fees shall be billed monthly for the project portion completed to the billing date. Full payment of the fixed fee associated with that permit application or deliverable shall be due to Cornerstone Solutions Group, Inc. prior to the submission of each permit application and/or deliverable to the respective governmental agency(s) or Client/Owner.
- 2.2 Client/Owner shall be billed for any additional reproduction expenses beyond what is described in the scope of work.
- 2.3 Client/Owner agrees to carefully read all billing invoices/statements and promptly notify Cornerstone Solutions Group, Inc. in writing of any claimed errors or discrepancies within fifteen (15) days from the date of the invoice/statement. If Cornerstone Solutions Group, Inc. does not hear from Client in writing, it is presumed that Client/Owner agrees with correctness, accuracy, and fairness of the billing invoice/statement. Payment is then due within 30 days of receipt of invoices unless draw schedule above indicates other.
- 2.4 Should the scope of work be increased, Client agrees to an increase in the fee based on the increased responsibility assumed, time to be expended and liability to be incurred.
- 3 The Proposal/Agreement is open for acceptance by Client within 30 days of dated agreement on page one, after which it will be withdrawn by Cornerstone Solutions Group, Inc. and may be subject to re-negotiation.
- 4 If Engineering Services are to be provided, Cornerstone Solutions Group will provide, through an agreement with a licensed engineer, structural engineering for the project.
- 5 The Proposal/Agreement satisfactorily sets forth Client's entire understanding of the agreement. Please sign the enclosed copy of this agreement in the scope provided and return it to Cornerstone Solutions Group, Inc. as authorization to proceed with the work.

6 CHAPTER 588 NOTICE OF CLAIM

CHAPTER 558, FLORIDA STATUES, CONTAINS IMPORTANT REQUIREMENTS YOU MUST FOLLOW BEFORE YOU MAY BRING ANY LEGAL ACTION FOR AN ALLEGED CONSTRUCTION DEFECT. SIXTY DAYS BEFORE YOU BRING ANY LEGAL ACTION, YOU MUST DELIVER TO THE OTHER PARTY TO THIS CONTRACT A WRITTEN NOTICE REFERRING TO CHAPTER 558, OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE SUCH PERSON THE OPPURTUNITY TO INSPECT THE ALLEGED CONSTRUCTION DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER WHICH MAY BE MADE. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER THIS FLORIDA LAW WHICH MUST BE MET AND FOLLOWED TO PROTECT YOUR INTERESTS.

7 Owner/Client Authorization

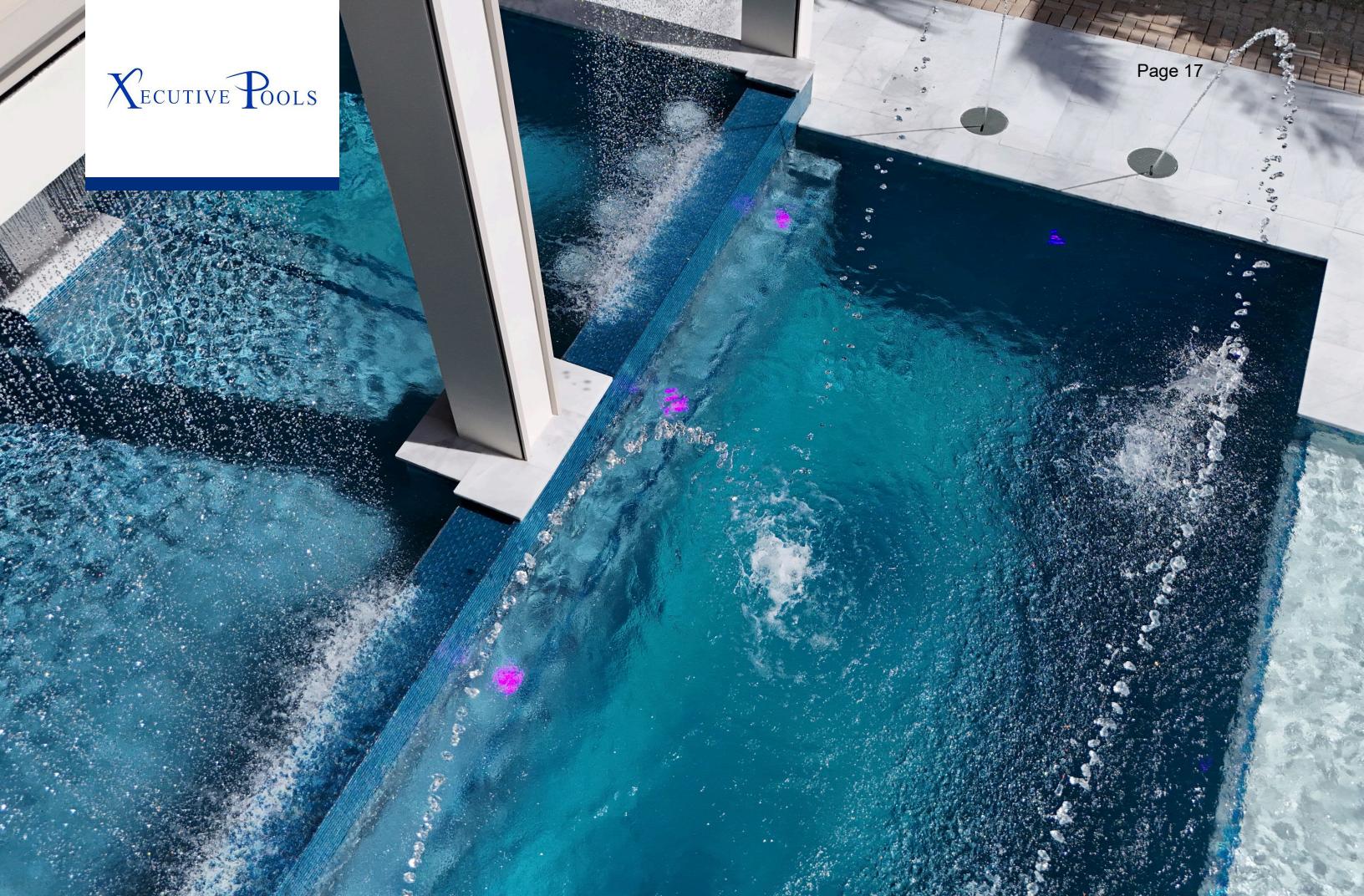
I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above in accordance with the attached Cornerstone Solutions Group, Inc. Business Terms and Conditions. I also acknowledge that I have read, understand and agree to the Cornerstone Solutions Group, Inc. Business Terms and Conditions attached hereto and made a part of this Agreement. I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____ 2025

Signature

Print Name and Title

Representing (Name of Firm)



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 <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 6x6 tile throughout water line perimeter. Includes all depth markers. Remove all existing tile, rebuild & level out to prep. 	
Entry Steps <ul style="list-style-type: none"> 2x6 non-skid bullnose tile installed along entry steps. Remove all existing tile, rebuild & level out to prep. 	
Perimeter Scum Gutter <ul style="list-style-type: none"> 2x6 non-skid bullnose tile along perimeter gutter. Remove all existing tile, rebuild & level out to prep. 	
Lap Lanes <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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  [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.

(i)

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

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.

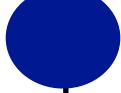
Phase 2



STEP 4

Pool Tile

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

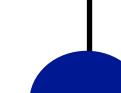


STEP 5

Pool Deck & Patio

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

Phase 3



STEP 6

Equipment & Accs.

Pool equipment, electronics, lighting plumbing and accessory features.



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.

**Timber Creek CDD
10224 Opaline Sky Court
Riverview, FL 33578
November 12, 2025**

Attn.: Heather Jackson

Ref.: Swimming Pool Repair per PACSCON Report on Geotechnical Investigation.

We appreciate the opportunity to provide our services and are pleased to submit this proposal for the above project. The following is the exclusive scope of work for a Pool Repair as required by Geotechnical Investigation Report and future PE recommendations.

Scope of Work

1. Preparation of Shop Drawings

Provide shop drawings stamped by a Professional Engineer (PE) as required to supplement the Geotechnical Report.

2. Permitting and Inspections

Obtain all necessary permits from the Authority Having Jurisdiction (AHJ) and coordinate required inspections.

3. Site Drainage

Implement drainage measures as needed to facilitate construction activities.

4. Dewatering

Perform dewatering operations as necessary to execute the work safely and effectively.

5. Demolition

Remove existing structures and materials as specified.

6. Subsoil Removal

Excavate and remove existing subsoil in preparation for new construction.

7. Disposal of Debris and Spoils

Properly dispose of all demolition debris and excavated spoils in compliance with local regulations.

8. Backfill and Compaction

Backfill excavated area and perform compaction to meet specified density requirements.

9. Reinforcement Installation

Supply and install reinforcement per approved drawings and specifications.

10. Concrete Placement

Pour and finish concrete in accordance with project standards.

11. Laboratory Testing

Conduct compaction tests and concrete compression strength tests to ensure compliance with specifications.

12. Plaster Application

Apply plaster finish as required for the project.

13. Filling and System Start-Up

Fill the structure and perform start-up procedures to ensure proper operation.

Permit lead times vary depending on AHJ but are estimated for 3 weeks once applied. Upon permit issuance, work will be coordinated with owner for start date. Weather may be factor for delays. The pool will remain closed during this work. Any additional work will be discussed with the Owner and will be treated as additional change orders if applicable.

Warranty Terms

- Workmanship – 1 Year
- Plaster Material – 5 Year Manufacturer

Warranty Claims

- All warranty claims will be investigated and processed per manufacturer's guidelines
- Chemical reading records must be provided immediately upon issue arises
- Improper maintenance, negligence, acts of God, are not covered under any warranty
- Payment delays may pose warranty forfeiture
- Honored claims will be treated per industry standards and/or manufacturer recommendations

Sum of Pricing	\$60,000
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**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 Paline 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 Thomas 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.

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TIMBER CREEK CDD

42 B. District Engineer

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

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

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

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

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

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

D. On-site Manager

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

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

65
66 On MOTION by Mr. Hutchinson seconded by Mr. Webb, with
67 all in favor, Resolution 2026-03 amending the FY 2025 budget
68 was adopted. 4-0

B. Discussion of Fieldstone Proposal for Landscape Services

71 Discussion ensued.

72
73 On MOTION by Mr. Hutchinson seconded by Mr. Webb, with
74 all in favor, the Fieldstone Proposal for Landscape Services was
75 approved. 4-0

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TIMBER CREEK CDD

79
80**C. Consideration of Inframark Proposal for Playground Gate Hinges**

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

83
84**D. Discussion of Parking Policy**

This item was tabled.

85
86**E. Discussion of Executive Pools Proposal**

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

91
92**F. Discussion of Vermona Pools**

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

93
94**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

100
101**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

102
103**SEVENTH ORDER OF BUSINESS****Board of Supervisors' Requests and Comments**104
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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.

108
109

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

110
111
112
113**EIGHTH ORDER OF BUSINESS****Audience Comments**

November 13, 2025

TIMBER CREEK CDD

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

119

120 **NINTH ORDER OF BUSINESS**

120 **Adjournment**

121 There being no further business,

122

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

125

126

127

128

129

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			



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

Invoice Date	Invoice #
11/3/2025	979205
Balance	\$995.00

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

Ship To
Timber Creek 10224 Opaline Sky Court 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 - 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			995.00		995.00
	Late payments are subject to a 5% Late Fee and can be subject to service suspension			0.00		0.00
	Sales Tax			7.00%		0.00

Total	\$995.00
Payments/Credits	\$0.00
Balance Due	\$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 Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days 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

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
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.



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	Subtotal	\$1,100.00
Cashapp \$neptunejku	TAX 0%	\$0.00
	Total	\$1,100.00
	Paid	\$0.00
	Balance Due	\$1,100.00



Pay Now



Please detach and send with remittance to:

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

Remittance Advice for Invoice # 00551913 on 11/05/2025

Balance Due

\$1,100.00

Paid

Received From: Timber Creek cdd

Card Type				
Cardholder's Name	<hr/>			
Card Number	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	CVV <input type="text"/> <input type="text"/> <input type="text"/>
Expiry Date	<input type="text"/> <input type="text"/> / <input type="text"/> <input type="text"/>			
Signature	<input type="text"/>			

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: P.O. Box 917 Parrish, FL 34219			
						Total \$380.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUUE DATE
TIMBER CREEK CDD	6143684734	09/23/2025	Page 26 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

Summary of Account Charges

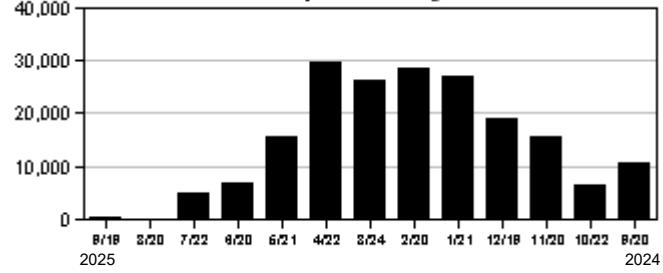
Previous Balance	\$144.46
Net Payments	\$0.00
Past Due Amount	\$144.46
Bill Adjustments	\$7.22
Total Account Charges	\$146.57

AMOUNT DUE	\$298.25

Miscellaneous Charges

Late Payment Charge	\$7.22
Total Miscellaneous Charges	

Consumption History



Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734



Hillsborough
County Florida



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	



0061436847349 00000298257



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	10/24/2025	Page 27 11/14/2025

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

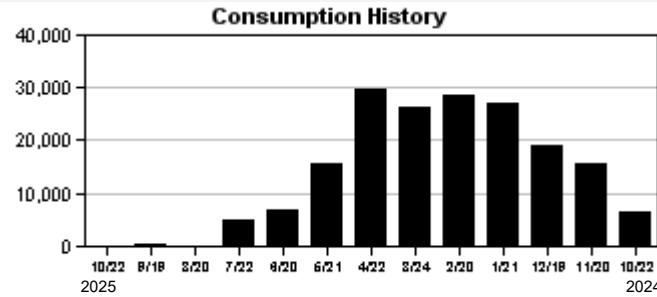
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	09/19/2025	14086	10/22/2025	14087	100 GAL	ACTUAL	WATER

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	\$145.51
AMOUNT DUE	\$145.51



Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734



Hillsborough
County Florida



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water



THANK YOU!



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

7,299 8

DUPLICATE BILL	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	DUUE DATE	TERMS	ENCLOSED
30937	11/01/2025	\$125.00	11/01/2025	Due on receipt	

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

Contact ACTION SECURITY, INC. to pay this invoice.

BALANCE DUE

\$125.00

FL Contractor ES12001404

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

Invoice Total **\$140.00**

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

	Hours	Rate	Amount
Director I	.50	280.00	140.00
Totals	.50		140.00
Total Labor			140.00
		Total this Invoice	\$140.00

Outstanding Invoices

Number	Date	Balance
30413	10/2/2025	536.20
Total		536.20

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 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 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*****



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



hillstaxfl.gov



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

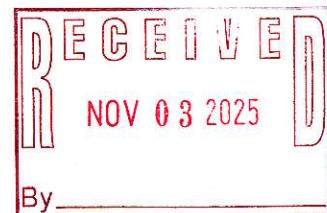
Postmarks not accepted after March 31st.

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 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 45

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

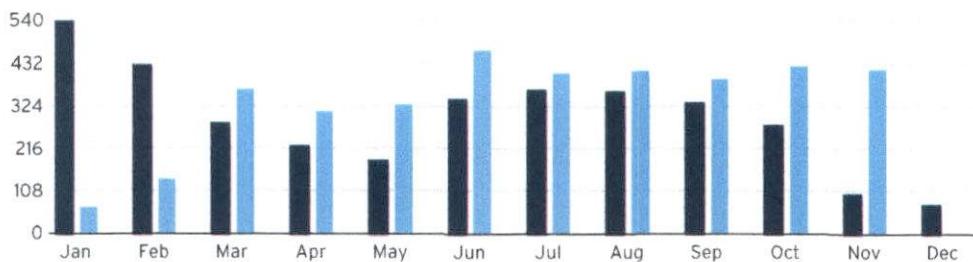
Current Month's Charges \$84.97

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.



Monthly Usage (kWh)



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



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

Account #: 221007708326

Due Date: December 01, 2025

Amount Due: \$84.97

Payment Amount: \$ _____

648915305591

Your account will be
drafted on December 01, 2025

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

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 **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.



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



Electric Charges

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
Electric Service Cost		\$84.97

Total Current Month's Charges

\$84.97

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.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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



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

Statement Date: November 06, 2025

Page 47

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
Current Month's Charges	\$3,448.93

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.

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: December 01, 2025

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 Period: Oct 01, 2025 - Oct 31, 2025

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

Page 2 of 5

Page 48

Account #: 211018485063

Statement Date: November 06, 2025

Charges Due: December 01, 2025

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 →

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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



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

Page 49

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

Account #: 211018485063

Statement Date: November 06, 2025

Charges Due: December 01, 2025



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

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

Statement Date: November 06, 2025
Page 51

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

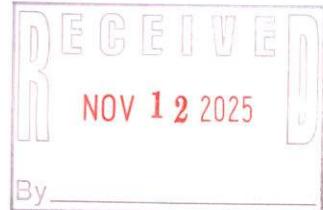
Payment(s) Received Since Last Statement -\$20.68

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.

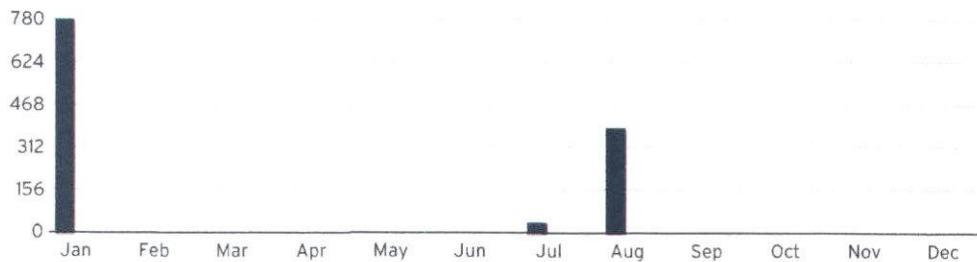
00000039-0000918-Page 3 of 30



Scan here to view
your account online.

Monthly Usage (kWh)

2024 2025



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: December 01, 2025

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 2 of 3

Page 52

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



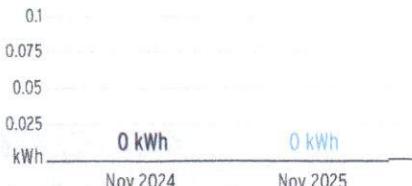
Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.03

Total Current Month's Charges

\$20.03

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.

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Ways To Pay Your Bill



Bank Draft

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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

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866-689-6469

Contact Us

Online:

TampaElectric.com

Hearing Impaired/TTY:

7-1-1

Phone:

Commercial Customer Care:

866-832-6249

Power Outage:

877-588-1010

Residential Customer Care:

813-223-0800 (Hillsborough)

Energy-Saving Programs:

863-299-0800 (Polk County)

813-275-3909

888-223-0800 (All Other Counties)



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

Statement Date: November 06, 2025
Page 53

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

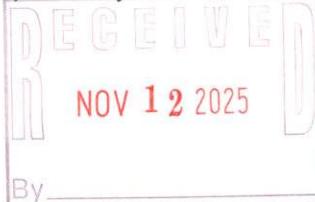
Previous Amount Due \$25.03

Payment(s) Received Since Last Statement -\$25.03

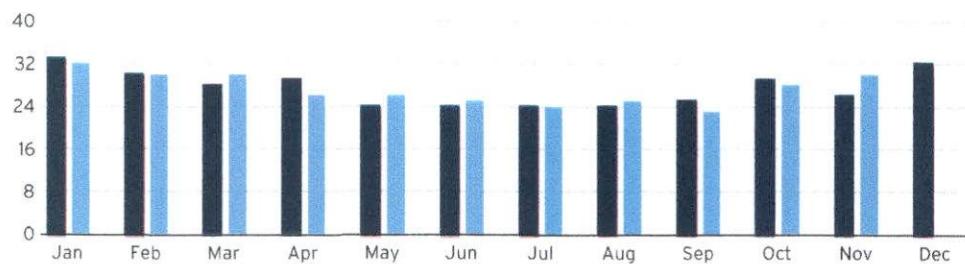
Current Month's Charges \$24.70

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)



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 #: 221007724737

Due Date: December 01, 2025

Amount Due: \$24.70

Payment Amount: \$ _____

648915305592

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:
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Page 2 of 3

Page 54

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

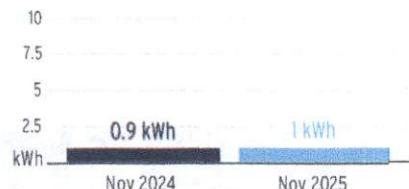
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	10/31/2025	1,692	-	1,662	=	30 kWh	1	31 Days

Charge Details

Electric Charges

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
Electric Service Cost		\$24.70

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 **\$24.70**

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

Ways To Pay Your Bill

Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Hearing Impaired/TTY:

7-1-1

Phone:

Commercial Customer Care:

Power Outage:

877-588-1010

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

Energy-Saving Programs:

813-275-3909

813-223-0800 (All Other Counties)



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

Statement Date: November 06, 2025

Page 55

Amount Due: \$162.97

Due Date: December 01, 2025

Account #: 221007683412

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

Account Summary

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

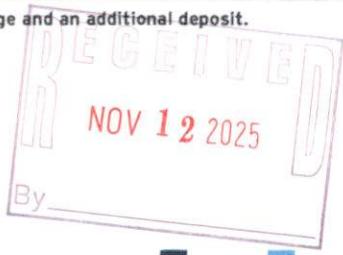
Previous Amount Due \$170.13

Payment(s) Received Since Last Statement -\$170.13

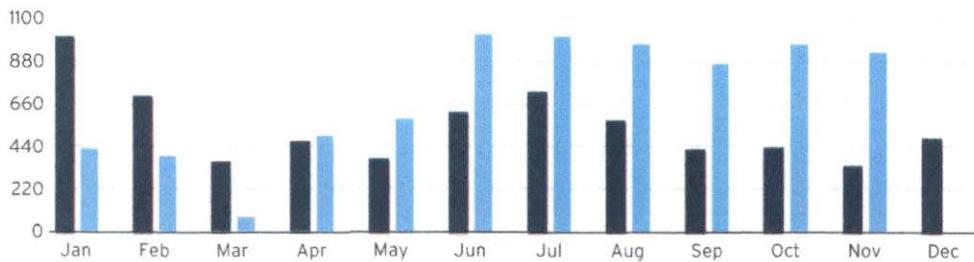
Current Month's Charges \$162.97

Amount Due by December 01, 2025 \$162.97

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



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

Account #: 221007683412

Due Date: December 01, 2025

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

Page 56 Page 2 of 3

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

Total Current Month's Charges

\$162.97

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.

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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P.O. Box 31318
Tampa, FL 33631-3318
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Phone

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Contact Us

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TampaElectric.com

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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



TampaElectric.com

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

Statement Date: November 06, 2025
Page 57

Amount Due: \$523.01

Due Date: December 01, 2025

Account #: 221007683099

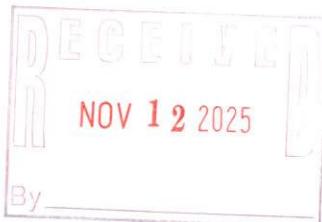
DO NOT PAY. Your account will be drafted on December 01, 2025

Account Summary

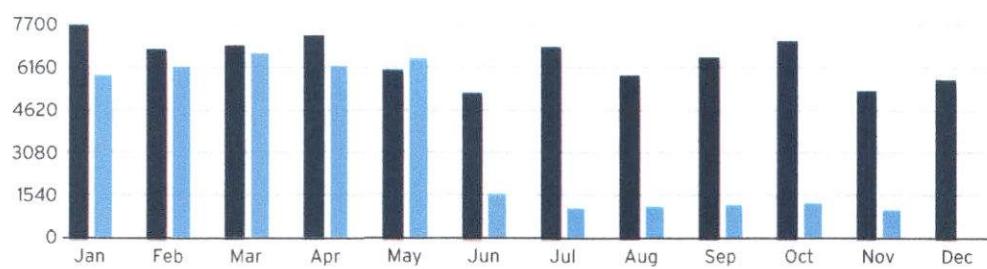
Previous Amount Due	\$564.83
Payment(s) Received Since Last Statement	-\$564.83
Current Month's Charges	\$523.01

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.



Monthly Usage (kWh)



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



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

Account #: 221007683099

Due Date: December 01, 2025

Amount Due: \$523.01

Payment Amount: \$ _____

648915305589

Your account will be
drafted on December 01, 2025

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

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

Page 2 of 5
Page 58

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

Meter Read

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

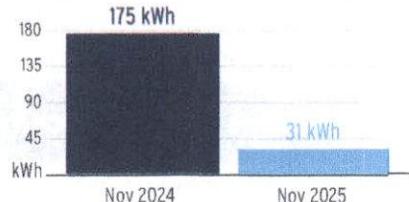
Rate Schedule: General Service - Non Demand

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

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

Avg kWh Used Per Day



Billing information continues on next page →

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

Ways To Pay Your Bill



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Power Outage:

877-588-1010

Residential Customer Care:

Energy-Saving Programs:

813-223-0800 (Hillsborough)

813-275-3909

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)



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

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

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 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

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 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
IRR - Pre-Approved Irrigation Repairs			\$270.40	\$270.40

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 \$270.40
Irrigation Technician - 10/30/25 3.38Hrs \$80.00

Sales Tax	\$0.00
Grand Total	\$270.40

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

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

INVOICE#
164587

DATE
11/25/2025

CUSTOMER ID
C2316

NET TERMS
Due On Receipt

PO#

DUE DATE
11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.74		2.22
Subtotal					2.22

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	<u>\$8,815.20</u>
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>
	<u>\$8,637.32</u>
	<u>201-103200-1000</u>
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>
	<u>\$177.88</u>
	<u>202-103200-1000</u>
Special Instructions	<u>Mail to U.S. Bank with Directional Letter</u>

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

Hanna Yi

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