



Rizzetta & Company

Timber Creek Community Development District

**Board of Supervisors' Meeting
April 15, 2026**

**District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578
813-533-2950**

TimberCreekCDD.com

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 2700 S. Falkenburg Road Suite 2745, Riverview, FL 33578
www.timbercreekcdd.com

Board of Supervisors	Claude Neidlinger	Chair
	David Hutchinson	Vice-Chair
	Paul Murray	Assistant Secretary
	Timm Webb	Assistant Secretary
	Carlos de la Ossa	Assistant Secretary
District Manager	Rachel Welborn	Rizzetta & Company, Inc.
District Counsel	Michael Broadus	Straley Robin & Vericker
District Engineer	Phil Chang	BGE

All cellular phones and pagers must be turned off while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

**Board of Supervisors
Timber Creek Community
Development District**

April 8, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Timber Creek Community Development District will be held on **Wednesday, April 15, 2026, at 6:00 p.m., located at the Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview, FL 33578.** The following is the tentative agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Pond Repairs Follow-Up.....Tab 1
 - C. Landscape Inspection Report.....Tab 2
 1. Irrigation Report.....Tab 3
 2. Consideration of Fieldstone Dog Park Fire Bush Replacement Proposal #22781.....Tab 4
 - D. Aquatics Report.....Tab 5
 - E. District Manager
 1. Update of Status of FEMA Claim
 2. Review of District Manager’s Report.....Tab 6
- 4. BUSINESS ITEMS**
 - A. Consideration of Clubhouse Attendant Proposal.....Tab 7
 - B. Consideration of A-Quality Pool Service Proposal #5254.....Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Review of Financial Statement Review for March 2026
 - B. Consideration of Operation and Maintenance Expenditures for January and February 2026.....Tab 9
 - C. Consideration of the Board of Supervisors Meeting Minutes held on March 12, and March 26, 2026.....Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (813) 533-2950.

Respectfully,
Rachel Welborn
District Manager

Tab 1



Memorandum

To: Sam Stevens and Rachel Welborn, District Managers, Timber Creek CDD

From: Phil Chang, P.E., District Engineer, Timber Creek CDD

Date: March 31, 2026

Subject: Pond Repairs Follow Up

In the summer of 2025, Site Masters of Florida LLC was selected by the District as the contractor to complete pond repairs because of Hurricanes Helene and Milton. The ponds where the repairs were completed are shown in the graphic to the right – Ponds A, 1 South and 2 South. These repairs were completed around the end of August 2025.

District Management staff advised us that there have been reports of erosion at the one or more of the ponds where the repairs were completed.

On March 31, 2026, BGE staff met with the District Manager (Sam Stevens) on site to assess the pond repairs that were previously completed.

The following is a summary of our visual observations while on site.

In Pond A and Pond 2 South, no significant erosion related to the contractor's work was observed.



We observed some erosion or undermining beneath the concrete splash pad on the downstream side of the control structure from Pond 1 South. A photo of the issue is shown on the right.

We have discussed the issue with the contractor and he has proposed to address the issue under the warranty.



Tab 2

(1)



Club House native area

Created: Wed, 3/11/2026

Area in front of clubhouse is a native area. Suggest to cut back native plants and trim trees to clean up the area.

(2)



Front of clubhouse

Created: Wed, 3/11/2026

Some slight winter burn is noted on the plants. Trimming will after end of March to allow plants to recover and make sure we are not forecast for any additional cold.



(3)



Clubhouse bed

Created: Wed, 3/11/2026

Plants look good and many plants showing new growth after freeze.

(4)



Hedge by basketball court

Created: Wed, 3/11/2026

Fire bush are burned from cold. We can trim back to encourage new growth but during inspection the plants are not showing any sign of new growth and will need to be replaced

(5)



Turf around clubhouse

Created: Wed, 3/11/2026

Zoysia turf around clubhouse is very stressed due to the freeze. Turf has been fertilized and irrigation repairs are needed. Suggest to start replacing Zoysia turf with St. Augustine that is hardier for the climate



(6)



Penta at entrance monuments

Created: Wed, 3/11/2026

Penta are severely damaged from cold. Crew will cut them back to encourage new growth but these may need to be replaced.



(7)



Tree stake on tree by park

Created: Wed, 3/11/2026

Crew needs to cut straps and remove tree stake.

(8)



Dog park beds

Created: Wed, 3/11/2026

Ornamental grasses are being cut back now that the cold is over. This will take several visits to complete.

(9)



Dog park area turf

Created: Wed, 3/11/2026

Turf is dry and stressed. Hopefully with rain this will green up. Turf has been fertilized



(10)



Firebush hedge on east side of dog park

Created: Wed, 3/11/2026

Firebush along the east side of the dog park do not appear to be coming back after the freeze. These can be trimmed but no new buds are visible. Suggest to replace.

(11)



Turf by dog park entrance

Created: Wed, 3/11/2026

Turf is basically non existent and may come back a little with rain. Irrigation needs repair in this area.

(12)



Tucker Jones Beds

Created: Wed, 3/11/2026

Crew is working on cleaning up weeds and trimming back grasses along both sides of Tucker Jones.



(13)



Turf At clubhouse

Created: Wed, 3/11/2026

Zoysia turf has been fertilized. Irrigation is operating in this area. Turf is damaged due to freeze. Suggest to replace with St. Augustine.



(14)



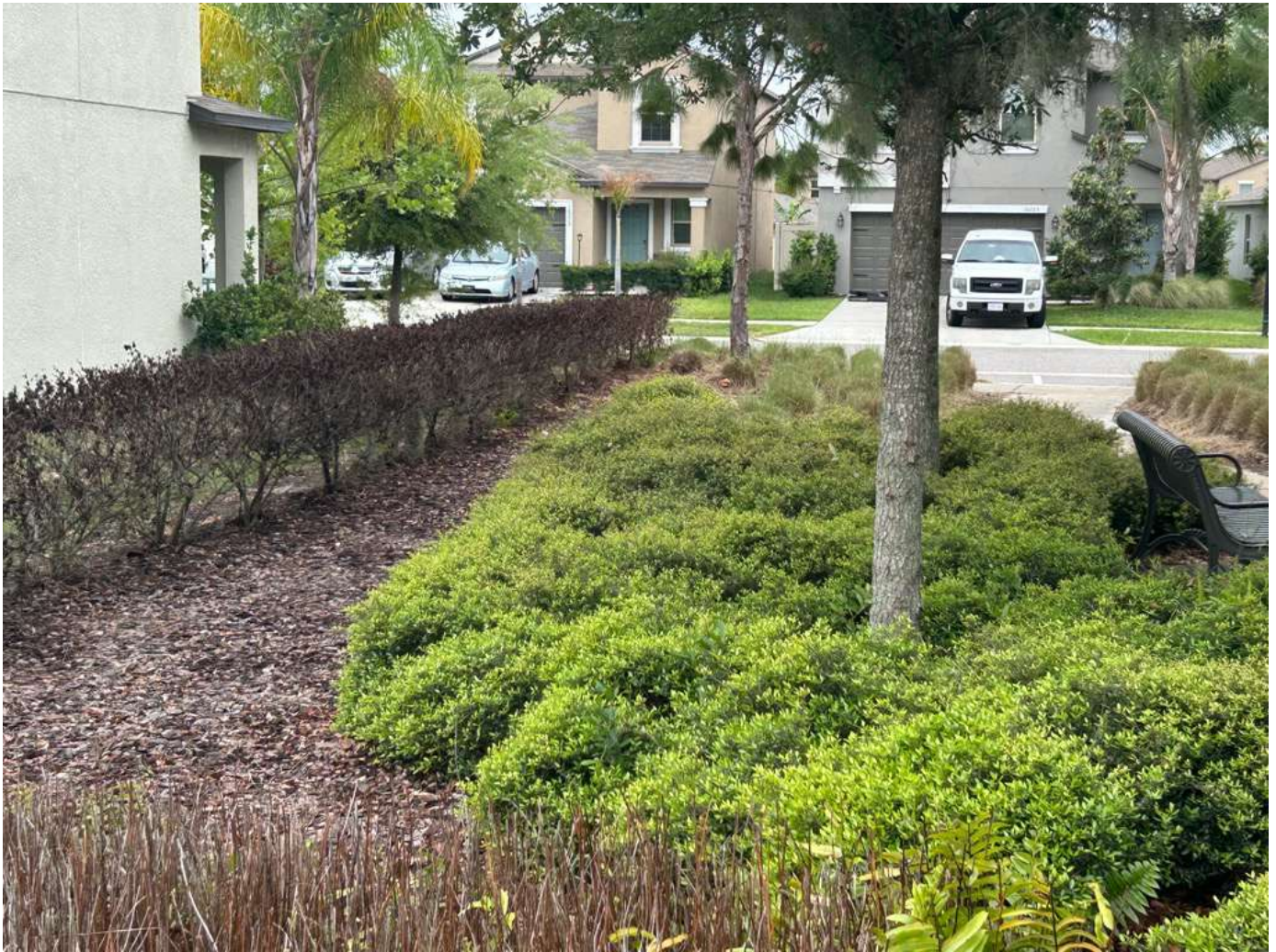
Monument at pool

Created: Wed, 3/11/2026

Crew needs to clean up any brown on Lily and ferns. Bed would benefit from additional plantings to fill in bare areas.



(1)



Firebush hedge by dog park

Created: Wed, 4/8/2026

Checked on 4-7 and a couple have new growth at the base of the plants. Recovery is very slow and I don't think they will all recover from the freeze.



(2)



Firebush hedge at dog park

Created: Wed, 4/8/2026

Continue to monitor but suggest to replace with Loropetalum



(3)



Crew needs to cut back Penta at corners.

Created: Wed, 4/8/2026

Penta need to be cut back to 8" and bed needs to be weeded. Crew given picture and I will follow up. Service day is now on Thursday starting in April and through the Summer.



(4)



Pool Area weeds

Created: Wed, 4/8/2026

Crew has not had access to the pool area due to padlock. Old code was given to them but weeds are getting bad and we would like to clean up this area.



(5)



Ornamental Grasses cut back

Created: Wed, 4/8/2026

Crew has been working on getting the grasses cut back. Pool area is about half done and they will continue working on getting them all cut back. Anticipate end of April completion. We have completed the cut back at the dog park.



(6)



Playground and pool area

Created: Wed, 4/8/2026

Extra crews have been sent to trim the crosses and mow the turf. Completion is anticipated by end of April



(7)



Lily at monument

Created: Wed, 4/8/2026

Lily need to be cleaned up at monument by removing brown leaves.



Timber Creek CDD - #22451 - 2026 Landscape Renewal Contract

10224 Opaline Sky Court
Ruskin, FL 33578

CM - Monthly Chemical

Materials: Bifen I/T Insecticide / Bifen XTS Insecticide / Fertilizer 18-0-10 w/ Allectus; 72%

Pool house - Bike Lock - 1959

3-02-2026

	Hours
1. Joe B Bratsch	_____
2.	_____
3.	_____
4.	_____
5.	_____

Estimated Hours	3.67
Actual Hours	0.00
Remaining Hours	3.67 <i>1.835</i>

1 Bag - .75 BP

Materials	Qty	Units	Notes
Fertilizer 18-0-10 w/ Allectus; 72%	24.00	lb	<i>24-0-11 - 50lbs</i>
Fungicide Lesco Spectator T&O	4.13	oz	
Herbicide Specticle Total Herbicide	0.88	oz	<i>BlindSide - .60oz</i>
Insecticide Bandit 2F	9.38	oz	
Bifen I/T Insecticide	6.25	oz	
Bifen XTS Insecticide	0.94	oz	
Insecticide Triple Crown	6.25	oz	
Fertilizer Liquid T&O Chelated Micronutrients	170.83	oz	
Fertilizer 24-0-11; 25% Slow Release	52.00	lb	
Herbicide Prodiamine	9.38	oz	
Fungicide Myclobutanil 20EW	7.50	oz	
Fertilizer 8-0-10 100%SRN	83.33	lb	
Insecticide Orthene	9.17	oz	
Insecticide Bandit	12.50	lb	
Fertilizer Macron 20-20-20 25#Pail	2.75	lb	
Horticulture Technician	3.67	hr	

- Spread Fert
- Treaty large weeds
- Old damage
- Needs more water
- Healthy growth

Tab 3

FIELDSTONE

LANDSCAPE

QUOTATION

Date: February 04, 2026

Proposal #: 22543

Mailing Address

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

Home Phone:

Job Address

Timber Creek CDD
10224 Opaline Sky Court
Ruskin, FL 33578

Business Phone:

Job Summary:

Complete the following Irrigation Repairs from the January inspection report

Controller # 1 - Pool

Replace Solenoid for Zone # 14

Controller # 2 - Dog Park

Replace decoder for Zone # 6

Quote Total: \$653.68

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

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

Tab 4

Date: March 26, 2026

Proposal #: 22781

Mailing Address

Rizzetta & Company
5134 White Chicory Drive
Apollo Beach, FL 33572

Home Phone:

Job Address

Timber Creek CDD
10224 Opaline Sky Court
Ruskin, FL 33578

Business Phone: 813-533-2950

Job Summary:

Remove the Fire Bush hedge on the east side of the Dog Park that has died from freeze over the winter.

Firebush are not showing much if any signs of regrowth after the winter freeze.

Suggest to remove and replace with Loropetalum

Loropetalum are hardy for any future freeze and will provide a nice hedge on the east side.

Remove and dispose of existing Fire Bush

Add soil to fill in holes

rake and grade area to prepare for new planting

Install 60 - 3 gal. Loropetalum

Mulch new planting to help hold in moisture and control weeds.

Dispose of all debris off site.



Quote Total: \$4,518.91

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

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

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

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

Signature: _____ **Date:** _____
Rizzetta & Company

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

Tab 5



AQUATIC INSPECTION / TREATMENT REPORT

COMMUNITY NAME: Timber Creek

APPLICATOR: Anthony DATE: 03.27.2026

WEED TREATMENT – SERVICE PERFORMED

POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT
1		X			Grass Mix
2		X			
3		X			

COMMENTS:

All sites treated for shoreline grasses.

Tab 6

Timber Creek CDD Project Tracker March

Handled By	Project	Resolution - Status	Entry Date	Comp Date	Status
DM	Website	Update website, Managing Company, DM, pool status, meeting dates	3/30/26	3/31/2026	Completed
DM	Pool Filter	walkthrough with vendor and check completed, all 3 pumps are working, Grids need change. Vendor will provide proposal	3/30/26	3/31/2026	Completed
DM	HOA Fobs	Fobs for HOA created and handed to each HOA	3/30/26	4/1/2026	Completed
DM	Pool Repair	Pool under construction digging completed, rocks to be laid on 4/1, inspection on 4/3 and concrete next week. A-Quality will resume repair 14 days after concrete	3/30/26	4/30/2026	Pending
DM	Ponds	walkthrough with DE and communicated to vendor erosion noticed on the west pond Miracle Mile. Vendor scheduled repair under warranty	3/30/26	4/15/2026	Pending
DM	Engineer	RFQ for Engineer received from Counel and sent to print. Qualifications will be presented at May meeting	4/8/26	5/20/2026	Pending

Tab 7



Rizzetta & Company
Professionals in Community Management



AMENITY MANAGEMENT

Timber Creek Community Development District
Prepared for: Board of Supervisors

OFFICE LOCATION

2700 S. Falkenburg Road,
Suite 2745
Riverview, Florida 33578

813.533.2950 | rizzetta.com



PERSONNEL

PROFILE

Clubhouse Attendant

Assist and maintain smooth and effective daily operations of the Amenity and Recreational Facilities and will perform the following duties:

- Meet and greet residents.
- Ensure an immaculate overall appearance of the amenities.
- Monitor the guest and visitor policies.
- Assist in managing the private events calendar for the Clubhouse.
- Complete private event rental forms, security deposits and check in / out documents.
- Sell key fobs, gate remotes, room rentals, and document sales in various logs.
- Add/edit/delete resident and key fob data in Bosch and Door King systems and appropriate binders.
- Trouble shoot and resolve issues with key fobs and gate remotes.
- Assist in the assessing the condition of District property resulting from neglect, vandalism, depreciation and estimate the costs associated with its repair and/or replacement.
- Assist in notifying residents of upcoming events, meetings, and general information.
- Assist in maintaining preventative maintenance records, inventories, and purchases.
- Display flexibility in handling after-hours emergency calls.
- Assist in working with assigned contractors to ensure quality service is provided to the community.
- Full knowledge/awareness of all rules and regulations of the amenities. Including but not limited to operational hours, age restrictions and food / drink restrictions.
- Enforce the rules and regulations of the facility.
- Interaction with residents and guests on a day-to-day basis.
- Provide the best possible customer service to the residents and guests to maintain a safe and comfortable environment.
- Document all complaints, injuries, and maintenance issues.
- Prepare any incident or accident reports and forward them appropriately.
- Process and manage work orders as needed.
- Assist in maintaining and managing warranties, regular maintenance, and inspections for the facilities as needed (fire inspections, pest control, mechanical systems, security alarms)
- Conduct daily pool readings, including testing and recording water chemistry levels, and report any irregularities



AMENITY SERVICES PRICING

12 MONTHS

AMENITY MANAGEMENT SERVICES:	
PERSONNEL:	
Clubhouse Attendant Part Time Personnel - 8 hours/week	\$ 14,149
Budgeted Personnel Total ⁽¹⁾	\$ 14,149
General Management and Oversight ⁽²⁾	\$ 5,000
Total Annual Cost:	\$ 19,149

Tab 8

A-QUALITY POOL SERVICE

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



QUOTATION

Quote Number: 5254
Prepared On: 4/6/2026
Prepared By: Jennifer L
Valid Until: 5/6/2026

Customer

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

Overview

Filter Grids

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
60	13.5"x24" Anthony Rectangular Filter Grid	\$32.31	\$1,938.60
Parts Total			\$1,938.60
Installation Labor Total			\$697.50
Subtotal			\$2,636.10

Price quoted includes all applicable tax and labor. Total payment with options listed below.

Payments Due (\$2,636.10 + applicable fees)

\$2,636.10 + applicable fees **due Upon Job Completion**

Payment by Check Mailed

Total \$2,636.10

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

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

Tab 9

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	12/1/2025	165682	\$350.00			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165682	\$2,678.00			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165682	\$1,071.25			DISTRICT INVOICE
INFRAMARK LLC	12/1/2025	165682	\$2,678.00	\$6,777.25	\$6,777.25	DISTRICT INVOICE
SITEX AQUATICS	12/1/2025	10466-B	\$380.00			AQUATIC MAINT.
Monthly Contract Subtotal			\$7,157.25			
Utilities						
TECO TAMPA ELECTRIC ACH	12/8/2025	120825-3099-ACH	\$476.13			ELECTRIC
TECO TAMPA ELECTRIC ACH	12/8/2025	120825-3412-ACH	\$166.40			ELECTRIC
TECO TAMPA ELECTRIC ACH	12/8/2025	120825-5063-ACH	\$3,448.93			ELECTRIC
TECO TAMPA ELECTRIC ACH	12/8/2025	120825-4737-ACH	\$25.65			ELECTRIC
TECO TAMPA ELECTRIC ACH	12/8/2025	120825-8326-ACH	\$89.18			ELECTRIC
TECO TAMPA ELECTRIC ACH	12/8/2025	120825-3665-ACH	\$20.68			ELECTRIC
TECO TAMPA ELECTRIC ACH	1/8/2026	010826-3099-ACH	\$458.42			ELECTRIC
TECO TAMPA ELECTRIC ACH	1/8/2026	010826-4737-ACH	\$25.03		\$4,710.42	ELECTRIC
Utilities Subtotal			\$4,710.42			
Regular Services						
A-QUALITY POOL SERVICE	1/2/2026	980078	\$995.00			POOL SERVICE
CARLOS DE LA OSSA	1/8/2026	CO-010826	\$200.00			SUPERVISOR FEE
CLAUDE A. NEIDLINGER	1/8/2026	CN-010826	\$200.00			SUPERVISOR FEE 08/08/24
DAVID EVAN HUTCHINSON	1/8/2026	DH-010826	\$200.00			SUPERVISOR FEE
PAUL MURRAY	1/8/2026	PM010826	\$200.00			BOARD MEETING
SITE MASTERS OF FL LLC	12/2/2025	120225-1	\$1,546.00			Reimbursement for payment to Universal Engineering
STRALEY ROBIN VERICKER	11/14/2025	27427	\$390.00			LEGAL COUNSEL

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
STRALEY ROBIN VERICKER	1/14/2026	27826	\$2,112.50		\$2,502.50	LEGAL COUNSEL
TECO TAMPA ELECTRIC ACH	1/8/2026	010826-8326-ACH	\$87.10			ELECTRIC
TECO TAMPA ELECTRIC ACH	1/8/2026	010826-5063-ACH	\$3,308.99			ELECTRIC
TECO TAMPA ELECTRIC ACH	1/8/2026	010826-3412-ACH	\$127.78		\$3,523.87	ELECTRIC
TIMOTHY A WEBB	1/8/2026	TW-010826	\$200.00			BOARD 01/08/26
Regular Services Subtotal			\$9,567.37			
Additional Services						
DISASTER LAW AND CONSULTING LLC	1/8/2026	010826-	\$2,625.00			eries 2017 - Fiscal Year 2025 Assessment Collections
SITE MASTERS OF FL LLC	10/22/2025	0142517378	\$1,896.00			Reimbursement for payment
TIMBER CREEK CDD	1/8/2026	01082026-0108	\$19,676.23			SERIES 2018 FY26 DS
TIMBER CREEK CDD	1/8/2026	01082026-0108	\$1,011.71	\$20,687.94		SERIES 2020 FY26 DS
TIMBER CREEK CDD	1/21/2026	01212026-0121	\$423.88			SERIES 2018 FY26 DS
TIMBER CREEK CDD	1/21/2026	01212026-0121	\$21.79	\$445.67	\$21,133.61	SERIES 2020 FY26 DS
Additional Services Subtotal			\$25,654.61			
TOTAL			\$47,089.65			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

165682

DATE

12/1/2025

BILL TO

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

CUSTOMER ID

C2316

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/1/2025

Services provided for the Month of: December 2025

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

Subtotal	\$6,777.25
Tax	\$0.00
Total Due	\$6,777.25

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to

Timber Creek CDD
2005 Pan AM Circle, Ste 300
Tampa, FL 33607

Invoice details

Invoice no.: 10466-b
Terms: Net 30
Invoice date: 12/01/2025
Due date: 12/31/2025

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



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

Statement Date: December 08, 2025

Amount Due: \$476.13

Due Date: December 29, 2025

Account #: 221007683099

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

Your Energy Insight

Your average daily kWh used was **88.14% lower** than the same period last year.

Your average daily kWh used was **32.26% lower** than it was in your previous period.

Account Summary

Previous Amount Due	\$523.01
Payment(s) Received Since Last Statement	-\$523.01
Current Month's Charges	\$476.13

Amount Due by December 29, 2025 \$476.13

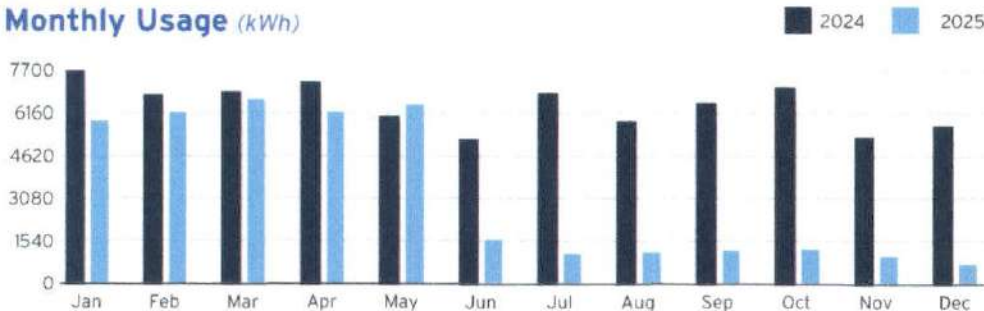
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

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Monthly Usage (kWh)



An Audit You'll Love
Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

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 29, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

Amount Due: \$476.13

Payment Amount: \$ _____

639038843577

Your account will be drafted on December 29, 2025

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

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

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



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

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

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000514614	12/02/2025	44,177	43,513	664 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	664 kWh @ \$0.08641/kWh	\$57.38
Fuel Charge	664 kWh @ \$0.03391/kWh	\$22.52
Storm Protection Charge	664 kWh @ \$0.00577/kWh	\$3.83
Clean Energy Transition Mechanism	664 kWh @ \$0.00418/kWh	\$2.78
Storm Surcharge	664 kWh @ \$0.02121/kWh	\$14.08
Florida Gross Receipt Tax		\$3.10
Electric Service Cost		\$123.85

Avg kWh Used Per Day



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

Contact Us

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

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

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

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$352.28**

Total Current Month's Charges **\$476.13**

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

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

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://www.tampaelectric.com/PayAssist) to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications).



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

Statement Date: December 08, 2025

Amount Due: \$166.40

Due Date: December 29, 2025
Account #: 221007683412

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

Your Energy Insight

Your average daily kWh used was **93.33% higher** than the same period last year.

Your average daily kWh used was **3.33% lower** than it was in your previous period.

Scan here to view your account online.

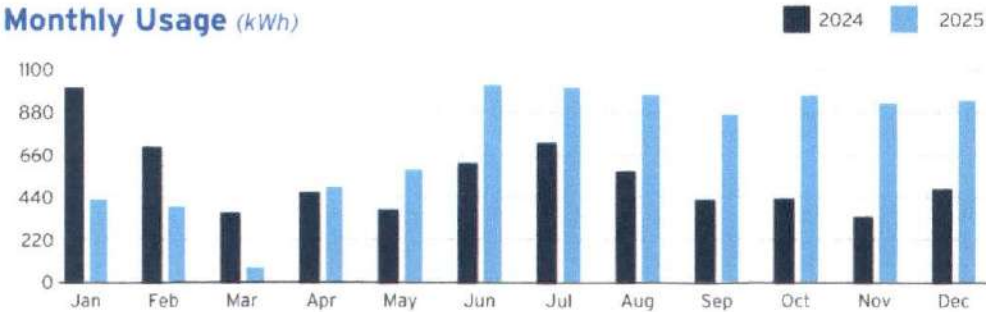
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Account Summary

Current Service Period: November 01, 2025 - December 02, 2025	
Previous Amount Due	\$162.97
Payment(s) Received Since Last Statement	-\$162.97
Current Month's Charges	\$166.40
Amount Due by December 29, 2025	\$166.40

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

Monthly Usage (kWh)



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Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

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



Account #: 221007683412
Due Date: December 29, 2025

Amount Due: \$166.40

Payment Amount: \$ _____

639038843578

Your account will be drafted on December 29, 2025

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

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

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



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

Account #: 221007683412
Statement Date: December 08, 2025
Charges Due: December 29, 2025

Meter Read

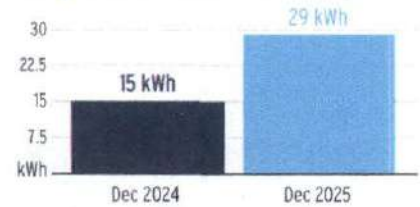
Service Period: Nov 01, 2025 - Dec 02, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000500726	12/02/2025	37,077	36,139	938 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	938 kWh @ \$0.08641/kWh	\$81.05
Fuel Charge	938 kWh @ \$0.03391/kWh	\$31.81
Storm Protection Charge	938 kWh @ \$0.00577/kWh	\$5.41
Clean Energy Transition Mechanism	938 kWh @ \$0.00418/kWh	\$3.92
Storm Surcharge	938 kWh @ \$0.02121/kWh	\$19.89
Florida Gross Receipt Tax		\$4.16
Electric Service Cost		\$166.40

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$166.40

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Ways To Pay Your Bill

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P.O. Box 31318
Tampa, FL 33631-3318
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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
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Tampa, FL 33601-0111

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

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

Statement Date: December 08, 2025

Amount Due: \$3,448.93

Due Date: December 29, 2025
Account #: 211018485063

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



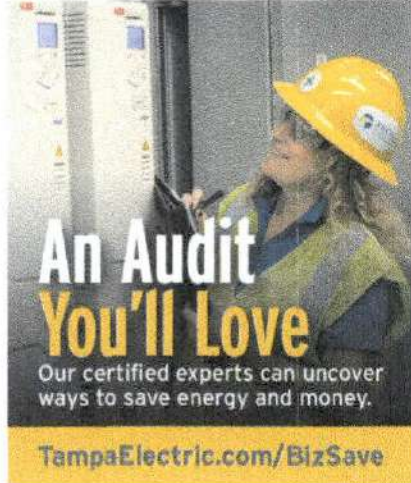
Account Summary

Previous Amount Due	\$3,448.93
Payment(s) Received Since Last Statement	-\$3,448.93
Current Month's Charges	\$3,448.93
Amount Due by December 29, 2025 \$3,448.93	

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



Scan here to view your account online.



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 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

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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 29, 2025

 **Pay your bill online at TampaElectric.com**
 See reverse side of your paystub for more ways to pay.

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

Amount Due: \$3,448.93

Payment Amount: \$ _____

690890417503

Your account will be drafted on December 29, 2025

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

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

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



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

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

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$186.42**

Billing information continues on next page →

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Ways To Pay Your Bill



Bank Draft
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 Tampa, FL 33631-3318
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Credit or Debit Card
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Phone
 Toll Free: **866-689-6469**

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

Contact Us

Online:
TampaElectric.com

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

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

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

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

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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

Lighting Charges **\$3,262.51**

Total Current Month's Charges

\$3,448.93



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

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

Important Messages

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Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications).



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

Statement Date: December 08, 2025

Amount Due: \$25.65

Due Date: December 29, 2025
Account #: 221007724737

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


Account Summary

Current Service Period: November 01, 2025 - December 02, 2025	
Previous Amount Due	\$24.70
Payment(s) Received Since Last Statement	-\$24.70
Current Month's Charges	\$25.65
Amount Due by December 29, 2025	\$25.65

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

Your Energy Insight

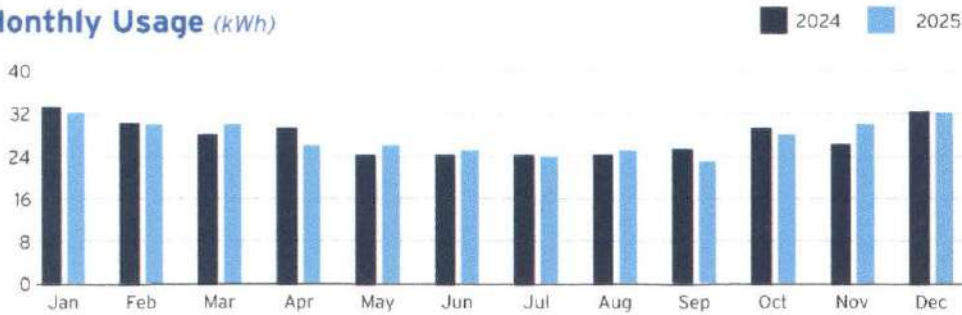
- Your average daily kWh used was **0% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



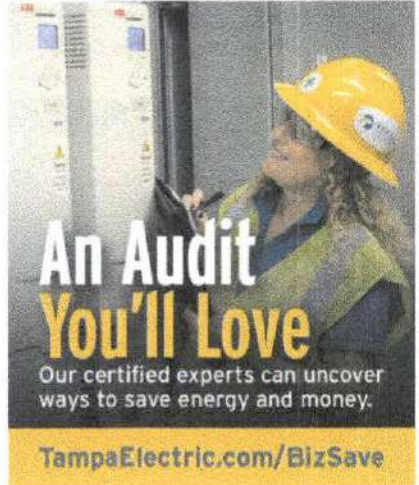
Scan here to view your account online.

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Monthly Usage (kWh)



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



An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave



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

Account #: 221007724737
Due Date: December 29, 2025

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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

Amount Due: \$25.65

Payment Amount: \$ _____

639038843580

Your account will be drafted on December 29, 2025

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

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

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



Service For:
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Account #: 221007724737
Statement Date: December 08, 2025
Charges Due: December 29, 2025

Meter Read

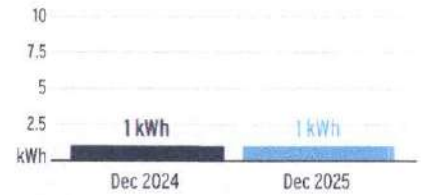
Service Period: Nov 01, 2025 - Dec 02, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000514006	12/02/2025	1,724	1,692	32 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	32 kWh @ \$0.08641/kWh	\$2.77
Fuel Charge	32 kWh @ \$0.03391/kWh	\$1.09
Storm Protection Charge	32 kWh @ \$0.00577/kWh	\$0.18
Clean Energy Transition Mechanism	32 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	32 kWh @ \$0.02121/kWh	\$0.68
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.65

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges \$25.65

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Ways To Pay Your Bill

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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**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
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- Hearing Impaired/TTY:** 7-1-1
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- Energy-Saving Programs:** 813-275-3909

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

Statement Date: December 08, 2025

Amount Due: **\$89.18**

Due Date: December 29, 2025

Account #: 221007708326

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

Your Energy Insight

Your average daily kWh used was **600% higher** than the same period last year.

Your average daily kWh used was **7.69% higher** than it was in your previous period.

Account Summary

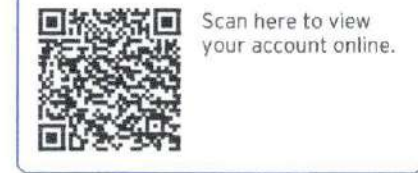
Current Service Period: November 01, 2025 - December 02, 2025

Previous Amount Due \$84.97
 Payment(s) Received Since Last Statement -\$84.97

Current Month's Charges **\$89.18**

Amount Due by December 29, 2025 \$89.18

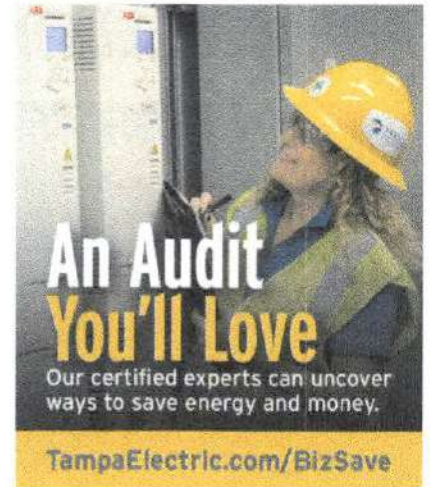
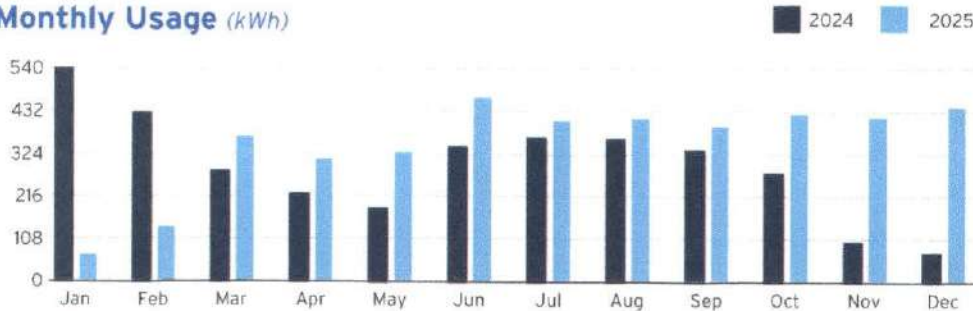
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

00000045-0001132-Page 11 of 30

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 29, 2025

Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$89.18**
 Payment Amount: \$ _____

639038843579

Your account will be drafted on December 29, 2025

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

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

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



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

Account #: 221007708326
Statement Date: December 08, 2025
Charges Due: December 29, 2025

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000511668	12/02/2025	24,727	24,286	441 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	441 kWh @ \$0.08641/kWh	\$38.11
Fuel Charge	441 kWh @ \$0.03391/kWh	\$14.95
Storm Protection Charge	441 kWh @ \$0.00577/kWh	\$2.54
Clean Energy Transition Mechanism	441 kWh @ \$0.00418/kWh	\$1.84
Storm Surcharge	441 kWh @ \$0.02121/kWh	\$9.35
Florida Gross Receipt Tax		\$2.23
Electric Service Cost		\$89.18

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges

\$89.18

00000045-0001132-Page 12 of 30

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

Ways To Pay Your Bill

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 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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



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

Statement Date: December 08, 2025

Amount Due: **-\$36.26**

CREDIT - Do Not Pay
 Account #: 221007623665

DO NOT PAY

Account Summary

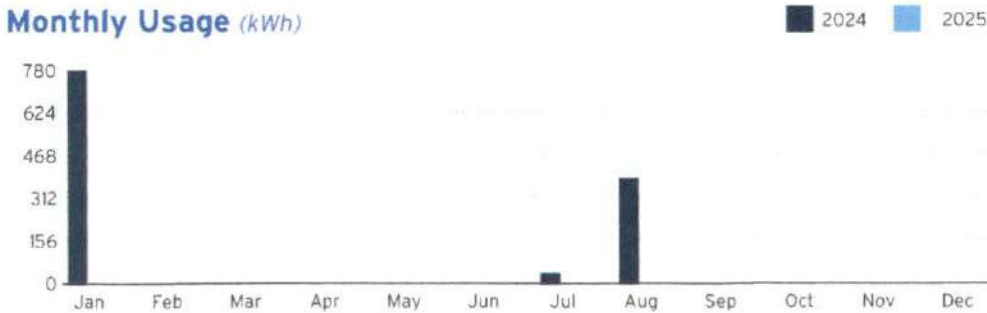
Current Service Period: November 01, 2025 - December 02, 2025	
Previous Amount Due	\$20.03
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$76.97
Credit balance after payments and credits	-\$56.94
Current Month's Charges	\$20.68
Amount Due by December 08, 2025	-\$36.26

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

Scan here to view your account online.

An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

Monthly Usage (kWh)



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

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



Account #: 221007623665
 Due Date: December 08, 2025

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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

Amount Due: **DO NOT PAY**

DO NOT PAY

639038843576

Do not pay

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.

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

Account #: 221007623665
Statement Date: December 08, 2025
Charges Due: DO NOT PAY

Meter Read

Service Period: Nov 01, 2025 - Dec 02, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000498720	12/02/2025	69,258	69,258	0 kWh	1	32 Days

Charge Details

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

Avg kWh Used Per Day



Total Current Month's Charges

\$20.68

Miscellaneous Credits		
Deposit Refund		-\$75.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.		
Interest for Cash Security Deposit - Electric		-\$1.97
Total Current Month's Credits		-\$76.97

Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

00000045-0001140-Page 28 of 30

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: January 08, 2026

Amount Due: \$458.42

Due Date: January 29, 2026
Account #: 221007683099

DO NOT PAY. Your account will be drafted on January 29, 2026

Account Summary

Previous Amount Due	\$476.13
Payment(s) Received Since Last Statement	-\$476.13
Miscellaneous Credits	-\$8.69
Credit balance after payments and credits	-\$8.69
Current Month's Charges	\$467.11

Amount Due by January 29, 2026 \$458.42

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 **90% lower** than the same period last year.

Your average daily kWh used was **9.52% lower** than it was in your previous period.



Scan here to view your account online.

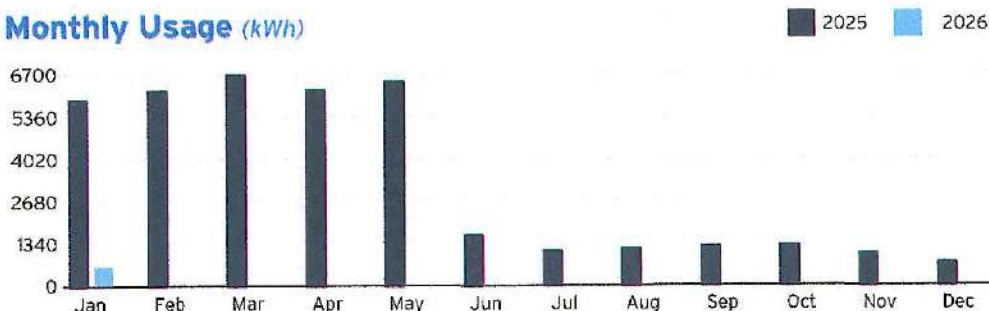


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Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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: January 29, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$458.42

Payment Amount: \$ _____

677310259144

Your account will be drafted on January 29, 2026

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.

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

Account #: 221007683099
 Statement Date: January 08, 2026
 Charges Due: January 29, 2026

Meter Read

Service Period: Dec 03, 2025 - Jan 02, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000514614	01/02/2026	44,754	44,177	577 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	577 kWh @ \$0.09202/kWh	\$53.10
Fuel Charge	577 kWh @ \$0.03516/kWh	\$20.29
Storm Protection Charge	577 kWh @ \$0.00568/kWh	\$3.28
Clean Energy Transition Mechanism	577 kWh @ \$0.00418/kWh	\$2.41
Storm Surcharge	577 kWh @ \$0.02121/kWh	\$12.24
Florida Gross Receipt Tax		\$2.87
Electric Service Cost		\$114.65

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

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

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

Contact Us

Online:
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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:
 7-11
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: January 08, 2026
Charges Due: January 29, 2026

Service Period: Dec 03, 2025 - Jan 02, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	173 kWh @ \$0.03411/kWh	\$5.90
Fixture & Maintenance Charge	7 Fixtures	\$138.77
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	173 kWh @ \$0.03452/kWh	\$5.97
Storm Protection Charge	173 kWh @ \$0.00574/kWh	\$0.99
Clean Energy Transition Mechanism	173 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	173 kWh @ \$0.01230/kWh	\$2.13
Florida Gross Receipt Tax		\$0.39

Lighting Charges \$352.46

Total Current Month's Charges

\$467.11



Miscellaneous Credits

Interest for Cash Security Deposit - Electric - \$8.69

Total Current Month's Credits - \$8.69

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

Account #: 221007683099
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Statement Date: January 08, 2026

Amount Due: \$25.03

Due Date: January 29, 2026

Account #: 221007724737

DO NOT PAY. Your account will be drafted on January 29, 2026

Account Summary

Current Service Period: December 03, 2025 - January 02, 2026

Previous Amount Due	\$25.65
Payment(s) Received Since Last Statement	-\$25.65
Miscellaneous Credits	-\$1.14
Credit balance after payments and credits	-\$1.14
Current Month's Charges	\$26.17

Amount Due by January 29, 2026 \$25.03

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

Your Energy Insight

Your average daily kWh used was **0% higher** than the same period last year.

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



Scan here to view your account online.

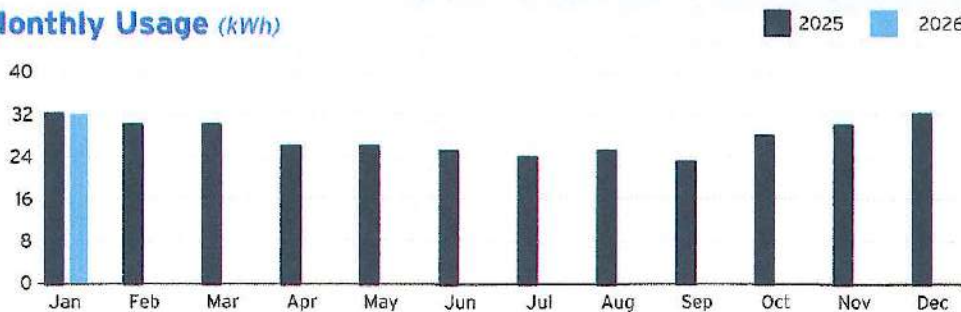


New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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: January 29, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$25.03

Payment Amount: \$ _____

677310259147

Your account will be drafted on January 29, 2026

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.

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Service For:
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Account #: 221007724737
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Meter Read

Service Period: Dec 03, 2025 - Jan 02, 2026

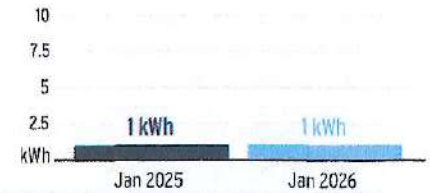
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	01/02/2026	1,756	1,724		32 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	32 kWh @ \$0.09202/kWh	\$2.94
Fuel Charge	32 kWh @ \$0.03516/kWh	\$1.13
Storm Protection Charge	32 kWh @ \$0.00568/kWh	\$0.18
Clean Energy Transition Mechanism	32 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	32 kWh @ \$0.02121/kWh	\$0.68
Florida Gross Receipt Tax		\$0.65
Electric Service Cost		\$26.17

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$26.17

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.14
Total Current Month's Credits	-\$1.14

0000031-0000313-Page 4 of 18

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

Ways To Pay Your Bill

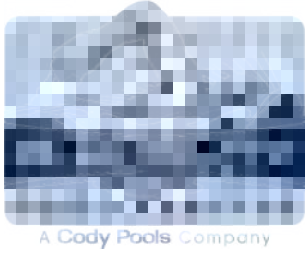
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888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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Invoice



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

Invoice Date	Invoice #
1/2/2026	980078
Balance	\$995.00

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

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

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		1/20/2026			
Quantity	Description				Price Each	Amount
	FEBRUARY 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.				1,995.00	1,995.00
	Discount on service until pool is repaired				-1,000.00	-1,000.00
	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

Attendance Confirmation

for
Board of Supervisors

District Name: Timber Creek

Board Meeting Date: January 8, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa		\$200.00
2 Claude Neidlinger		\$200.00
3 David Hutchinson		\$200.00
4 Paul Murray		\$200.00
5 Timothy Webb		\$200.00

Candice Salazar, Staff Accountant

Date

Attendance Confirmation

for
Board of Supervisors

District Name: Timber Creek

Board Meeting Date: January 8, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		\$200.00
2	Claude Neidlinger		\$200.00
3	David Hutchinson		\$200.00
4	Paul Murray		\$200.00
5	Timothy Webb		\$200.00

Candice Salazar, Staff Accountant

Date

Attendance Confirmation

for
Board of Supervisors

District Name: Timber Creek

Board Meeting Date: January 8, 2026

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4 Paul Murray		\$200.00
5 Timothy Webb		\$200.00

Candice Salazar, Staff Accountant

Date

Attendance Confirmation

for
Board of Supervisors

District Name: Timber Creek

Board Meeting Date: January 8, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa		\$200.00
2	Claude Neidlinger		\$200.00
3	David Hutchinson		\$200.00
4	Paul Murray		\$200.00
5	Timothy Webb		\$200.00

Candice Salazar, Staff Accountant

Date

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

INVOICE
#120225-1

To: Timber Creek CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: December 2, 2025

Reimbursement for payment to Universal Engineering (UES) for construction materials testing performed for the Pond Bank Erosion project completed in August.

Their services were excluded from Site Masters' scope.

TOTAL DUE \$1,546

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

November 14, 2025
Client: 001498
Matter: 000001
Invoice #: 27427

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/6/2025	MB	REVIEW AND RESPOND TO EMAIL FROM THE DISTRICT MANAGER REGARDING OUTSIDE COUNSEL FOR POOL ISSUE; REVIEW OUTSIDE COUNSEL PROPOSALS.	1.2	\$390.00
Total Professional Services			1.2	\$390.00
Total Services			\$390.00	
Total Disbursements			\$0.00	
Total Current Charges				\$390.00
Previous Balance				\$1,107.50
PAY THIS AMOUNT				\$1,497.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27106	September 16, 2025	\$1,107.50	\$0.00	\$0.00	\$0.00	\$1,497.50
Total Remaining Balance Due						\$1,497.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$390.00	\$1,107.50	\$0.00	\$0.00



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

Statement Date: January 08, 2026

Amount Due: \$87.10

Due Date: January 29, 2026

Account #: 221007708326

DO NOT PAY. Your account will be drafted on January 29, 2026

Your Energy Insight

- Your average daily kWh used was **600% 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.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

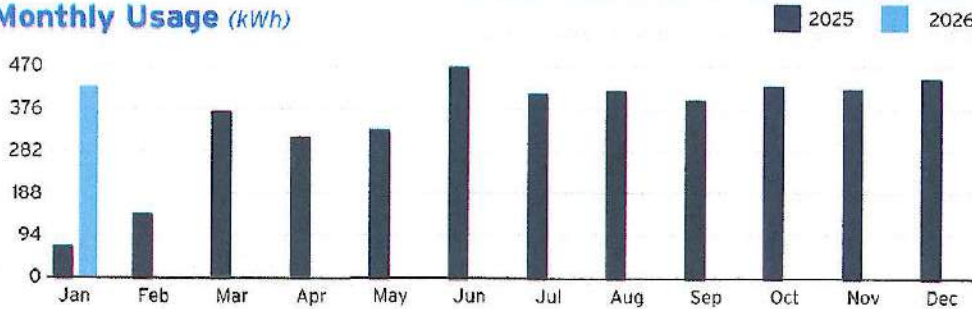
Get started today at TECOaccount.com.

Account Summary

Current Service Period: December 03, 2025 - January 02, 2026	
Previous Amount Due	\$89.18
Payment(s) Received Since Last Statement	-\$89.18
Miscellaneous Credits	-\$2.53
Credit balance after payments and credits	-\$2.53
Current Month's Charges	\$89.63
Amount Due by January 29, 2026	\$87.10

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: January 29, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$87.10

Payment Amount: \$ _____

677310259146

Your account will be drafted on January 29, 2026

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.

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

Account #: 221007708326
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Meter Read

Service Period: Dec 03, 2025 - Jan 02, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	01/02/2026	25,150	24,727		423 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	423 kWh @ \$0.09202/kWh	\$38.92
Fuel Charge	423 kWh @ \$0.03516/kWh	\$14.87
Storm Protection Charge	423 kWh @ \$0.00568/kWh	\$2.40
Clean Energy Transition Mechanism	423 kWh @ \$0.00418/kWh	\$1.77
Storm Surcharge	423 kWh @ \$0.02121/kWh	\$8.97
Florida Gross Receipt Tax		\$2.24
Electric Service Cost		\$89.63

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$89.63

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$2.53
Total Current Month's Credits	-\$2.53

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at TampaElectric.com

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

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

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

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

Contact Us

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

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

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



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

Statement Date: January 08, 2026

Amount Due: \$3,308.99

Due Date: January 29, 2026

Account #: 211018485063

DO NOT PAY. Your account will be drafted on January 29, 2026

Account Summary

Previous Amount Due	\$3,448.93
Payment(s) Received Since Last Statement	-\$3,448.93
Miscellaneous Credits	-\$141.42
Credit balance after payments and credits	-\$141.42
Current Month's Charges	\$3,450.41

Amount Due by January 29, 2026 \$3,308.99

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



Scan here to view your account online.



New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

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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: January 29, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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

Amount Due: \$3,308.99

Payment Amount: \$ _____

657557250782

Your account will be drafted on January 29, 2026

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.

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

Account #: 211018485063
 Statement Date: January 08, 2026
 Charges Due: January 29, 2026

Service Period: Dec 03, 2025 - Jan 02, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	76 kWh @ \$0.03411/kWh	\$2.59
Fixture & Maintenance Charge	4 Fixtures	\$66.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	76 kWh @ \$0.03452/kWh	\$2.62
Storm Protection Charge	76 kWh @ \$0.00574/kWh	\$0.44
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		\$186.50

Billing information continues on next page →

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

Ways To Pay Your Bill

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

Contact Us

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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

Account #: 211018485063
 Statement Date: January 08, 2026
 Charges Due: January 29, 2026

Service Period: Dec 03, 2025 - Jan 02, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1330 kWh @ \$0.03411/kWh	\$45.37
Fixture & Maintenance Charge	70 Fixtures	\$1162.70
Lighting Pole / Wire	70 Poles	\$1982.40
Lighting Fuel Charge	1330 kWh @ \$0.03452/kWh	\$45.91
Storm Protection Charge	1330 kWh @ \$0.00574/kWh	\$7.63
Clean Energy Transition Mechanism	1330 kWh @ \$0.00043/kWh	\$0.57
Storm Surcharge	1330 kWh @ \$0.01230/kWh	\$16.36
Florida Gross Receipt Tax		\$2.97

Lighting Charges **\$3,263.91**

Total Current Month's Charges **\$3,450.41**



Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$141.42
Total Current Month's Credits	-\$141.42

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

Account #: 211018485063
Statement Date: January 08, 2026
Charges Due: January 29, 2026

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Statement Date: January 08, 2026

Amount Due: \$127.78

Due Date: January 29, 2026

Account #: 221007683412

DO NOT PAY. Your account will be drafted on January 29, 2026

Account Summary

Current Service Period: December 03, 2025 - January 02, 2026

Previous Amount Due	\$166.40
Payment(s) Received Since Last Statement	-\$166.40
Miscellaneous Credits	-\$4.06
Credit balance after payments and credits	-\$4.06
Current Month's Charges	\$131.84

Amount Due by January 29, 2026 \$127.78

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

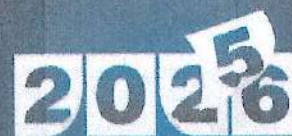
Your Energy Insight

Your average daily kWh used was **57.14% higher** than the same period last year.

Your average daily kWh used was **24.14% lower** than it was in your previous period.



Scan here to view your account online.

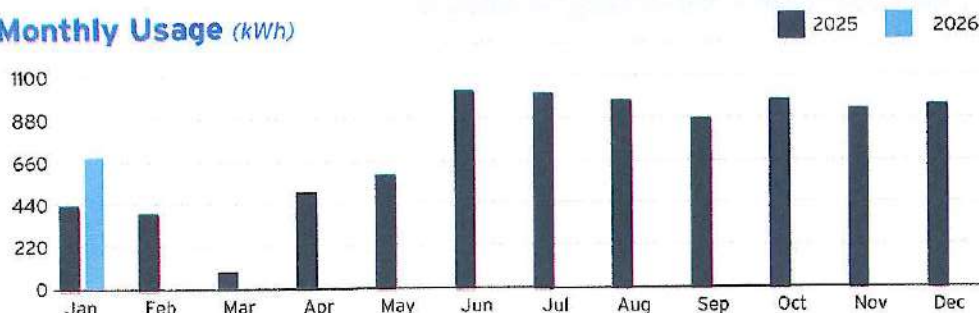


New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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: January 29, 2026

Amount Due: \$127.78

Payment Amount: \$ _____

677310259145

Your account will be drafted on January 29, 2026

Pay your bill online at TampaElectric.com

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

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

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: January 08, 2026
 Charges Due: January 29, 2026

Meter Read

Service Period: Dec 03, 2025 - Jan 02, 2026

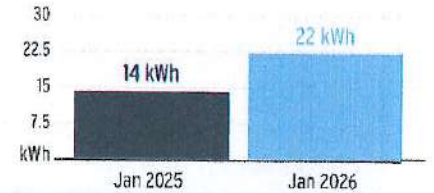
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000500726	01/02/2026	37,760	37,077	683 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	683 kWh @ \$0.09202/kWh	\$62.85
Fuel Charge	683 kWh @ \$0.03516/kWh	\$24.01
Storm Protection Charge	683 kWh @ \$0.00568/kWh	\$3.88
Clean Energy Transition Mechanism	683 kWh @ \$0.00418/kWh	\$2.85
Storm Surcharge	683 kWh @ \$0.02121/kWh	\$14.49
Florida Gross Receipt Tax		\$3.30
Electric Service Cost		\$131.84

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$131.84

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$4.06
Total Current Month's Credits	-\$4.06

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

Ways To Pay Your Bill

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- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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- All Other Correspondences:**
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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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Attendance Confirmation

for
Board of Supervisors

District Name: Timber Creek

Board Meeting Date: January 8, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa		\$200.00
2 Claude Neidlinger		\$200.00
3 David Hutchinson		\$200.00
4 Paul Murray		\$200.00
5 Timothy Webb		\$200.00

Candice Salazar, Staff Accountant

Date



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

December 2025 Invoice for the Timber Creek CDD

Invoice Period: December 1, 2025 - December 31, 2025
Invoice Date: January 8, 2026
Total Invoice Amount: **\$2,625.00**

Position	Hours	Rate	Cost
Legal Counsel	10.5	\$250	\$2,625.00

Thank you for your trust and your business.

Disaster Law and Consulting, LLC

December 2025 Timesheet for the Timber Creek CDD

<u>Date</u>	<u>Hours</u>	<u>Description</u>
12/1	0.5	Complete and file Quarterly Report with FDEM
12/5	0.25	Review email from HJ with attached additional invoices for potential inclusion in FEMA claim. Email District re same
12/10	2.75	Review email from District with additional Cat Z claim documentation. Email FDEM to provide additional documents. Provide HJ with detailed status update of the District's two pending projects. Email exchange with FDEM re requested EHP compliance documents.
12/11	0.75	Review email from FDEM re filed quarterly report for the CatZ project. Revise report accordingly and email FDEM re same.
12/16	3.50	Begin file review to respond to EHP requests. Email exchange with District engineer re confirmation of responses to EHP requests.
12/28	2.75	Complete and sign EHP Compliance Form and email FDEM re same.

Total Invoice Amount: 10.5 hours @ \$250 per hour = \$2,625.00



Signature

12/8/25

Date



9802 Palm River Rd, Tampa, FL 33619
 p (813) 740-8506

Site Masters of Florida
 5551 Bloomfield Boulevard
 Lakeland, FL 33810

INVOICE
Please Make Payable To: UES Professional Solutions, LLC
Remit To: P.O. Box 735403, Chicago, IL 60673-5403
Billing Questions Contact: uesar@teamues.com

Invoice Date: October 22, 2025
 Project Number: A25150.00186.000
 Invoice Number: 0142517378
 PO Number:

TERMS: Net 30 Days
We accept ACH and Credit Card (American Express, Visa, Master Card, Discover) Where permitted by law, we charge 3.00% for credit card payments

Project A25150.00186.000 Site Masters of Florida Misc. 0810.2500181.0000

Location:

Professional Services from October 01, 2025 to October 31, 2025

Phase 0810 Site Masters of Florida Misc.
 Task 0002 Terra Bella - Land O' Lakes Pond

Additional Fees

CMT Services	350.00	
Total Additional Fees	350.00	350.00
	Total this Task	\$350.00

Task 0004 Timber Creek

Additional Fees

CMT Services	1,546.00	
Total Additional Fees	1,546.00	1,546.00
	Total this Task	\$1,546.00

Total this Phase **\$1,896.00**

Total this Invoice **\$1,896.00**

BILLING NOTES- TIMBER CREEK:

Laboratory Proctor P1 and P2; Compaction Tests Miracle Mile Fill 1 to 3, Cloudburst Fill 1 and 2; Concrete Samples C1 and C2; Engineering Technician; Project Manager; Administration

BILLING NOTES-TERRA BELLA POND:

Compaction Tests Fill 1; Engineering Technician; Administration

All invoices are due based on the stated Terms from the Invoice Date. A late charge of 1.0% will be added to any unpaid balances after 30 days beyond the Terms.

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

INVOICE
#120225-1

To: Timber Creek CDD
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date: December 2, 2025

Reimbursement for payment to Universal Engineering (UES) for construction materials testing performed for the Pond Bank Erosion project completed in August.

Their services were excluded from Site Masters' scope.

TOTAL DUE \$1,546

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

PROPOSAL

Timber Creek CDD

Storm Erosion Repairs

4/23/2025

Perform remedial construction to restore pond banks and outfall control structures to original design, with enhancements as recommended by District Engineer.

Pond 1:

- remove broken ditch paving
- replace eroded soil
- re-set wall structure to design elevation
- reconstruct ditch paving
- place fabric and rubble rip rap
- restore area with bahia sod

Sub Total \$54,000

Pond 2:

- replace eroded soil
- place fabric and rubble rip rap
- restore area with bahia sod

Sub Total \$12,000

Pond A:

- re-set existing wall structure to modified design elevation
- construct additional heighth and width to structure
- replace eroded soil (+/- 2400 cy)
- construct concrete ditch paving
- place fabric and rubble rip rap
- restore area with bahia sod

Sub Total \$324,000

TOTAL \$390,000

NOTES:

Construction materials testing - By Others

Watering of new sod - not included

Ingress/egress path protection and restoration - included

Dewatering as needed to control surface water - included

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

PROPOSAL

Timber Creek CDD

Storm Erosion Repairs

2/21/2025

Perform remedial construction to restore pond banks and outfall control structures to original design, with enhancements as recommended by District Engineer.

Pond 1:

- remove broken ditch paving
- replace eroded soil
- re-set wall structure to design elevation
- reconstruct ditch paving
- place fabric and rubble rip rap
- restore area with bahia sod

Sub Total \$48,000

Pond 2:

- replace eroded soil
- place fabric and rubble rip rap
- restore area with bahia sod

Sub Total \$12,000

Pond A:

- re-set existing wall structure to modified design elevation
- construct additional height and width to structure
- replace eroded soil (+/- 2000 cy)
- construct concrete ditch paving
- place fabric and rubble rip rap
- restore area with bahia sod

Sub Total \$265,000

TOTAL \$325,000

NOTES:

Construction materials testing - By Others

Watering of new sod is not included

Work to be performed in dry season (must be completed by end of April)

TIMBER CREEK CDD

DISTRICT CHECK REQUEST

Today's Date	<u>1/8/2026</u>
Payable To	<u>Timber Creek CDD</u>
Total Check Amount	<u>\$20,687.94</u>
Check Amount	<u>\$19,676.23</u>
Check Description	<u>Series 2018 - FY 26 DS Portion of Collection Discount</u> <u>\$19,676.23</u> <i>201-103200-1000</i>
Check Amount	<u>\$1,011.71</u>
Check Description	<u>Series 2020 - FY 26 DS Portion of Collection Discount</u> <u>\$1,011.71</u> <i>202-103200-1000</i>
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

DISTRICT CHECK REQUEST

Today's Date 1/21/2026

Payable To Timber Creek CDD

Total Check Amount \$445.67

Check Amount \$423.88

Check Description Series 2018 - FY 26 DS Portion of Collection Discount
\$423.88
201-103200-1000

Check Amount \$21.79

Check Description Series 2020 - FY 26 DS Portion of Collection Discount
\$21.79
202-103200-1000

Special Instructions Mail to U.S. Bank with Directional Letter

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

Hanna Yi

Authorization

TIMBER CREEK CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year , Tax Year -1

	Dollar Amounts	Fiscal Year Percentages		
Net O&M	\$ 618,997.00	55.78%	0.557800	
Net DS 18	\$ 466,768.75	42.06%	0.420600	98.95%
Net DS 20	\$ 24,000.08	2.16%	0.021600	
Net Total	1,109,765.83	100.00%	1.000000	

Date Received	Amount Received	201		202	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
		55.78%	42.06%	0.00%				
		Raw Numbers Operations Revenue	Raw Numbers 2018 Debt Service Revenue	Raw Numbers 2020 Debt Service Revenue				
11/3/2025	5,875.46	3,277.17	2,471.23	127.06	-	FNSD 00145 DD00145 11/11/2025	1061	Excess
11/7/2025	2,349.92	1,310.72	988.38	50.82	-	748 DD00145 11/11/2025	1061	
11/14/2025	5,321.56	2,968.22	2,238.25	115.09	0.00	749 DD00145 12/05/2025	1069	
11/21/2025	9,312.72	5,194.38	3,916.94	201.40	(0.00)	750 DD00145 12/05/2025	1069	
12/1/2025	45,264.51	25,247.31	19,038.30	978.90	0.00	751 DD00145 12/05/2025	1069	
12/4/2025	994,935.17	554,947.60	418,470.85	21,516.72	0.00	753 DD00145 12/05/2025	1069	
12/19/2025	42,681.28	23,806.45	17,951.79	923.04	(0.00)	755 DD00145 01/08/2026	1078	
1/6/2026	4,099.94	2,286.83	1,724.44	88.67	(0.00)	758 DD00145 01/08/2026	1078	
1/16/2026	1,007.79	562.12	423.88	21.79	(0.00)	DD00145 Interest FY26 Q1		Interest
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
		-	-	-	-			
TOTAL	1,104,972.89	619,600.81	467,224.06	23,896.43	0.00			
Net Total on Roll	1,109,765.83							
Collection Surplus / (Deficit)	(11,676.19)							

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
ACTION SECURITY, INC	2/1/2026	31761	\$125.00			SECURITY SERVICE
ACTION SECURITY, INC	1/1/2026	31473	\$125.00		\$250.00	SECURITY SERVICE
A-QUALITY POOL SERVICE	2/1/2026	980528	\$995.00			POOL SERVICE
FIELDSTONE LANDSCAPE SERVICES, LLC	1/1/2026	27081	\$4,954.00			LANDSCAPE MAINT
SchoolStatus LLC	2/1/2026	INV-SS-5937	\$1,613.00			SchoolNow service
SITEX AQUATICS	1/1/2026	10569-B	\$380.00			AQUATIC MAINT.
SITEX AQUATICS	2/1/2026	10674-B	\$380.00		\$760.00	AQUATIC MAINT.
Monthly Contract Subtotal			\$8,572.00			
Variable Contract						
FIELDSTONE LANDSCAPE SERVICES, LLC	2/2/2026	27258	\$5,283.33			LANDSCAPE MAINT
Variable Contract Subtotal			\$5,283.33			
Utilities						
BOCC ACH	1/23/2026	012326-4734-ACH	\$667.07			WATER BILLS
TECO TAMPA ELECTRIC ACH	2/6/2026	020626-3412-ACH	\$127.94			ELECTRIC
TECO TAMPA ELECTRIC ACH	2/6/2026	020626-8326-ACH	\$91.44			ELECTRIC
TECO TAMPA ELECTRIC ACH	2/6/2026	020626-4737-ACH	\$26.17			ELECTRIC
TECO TAMPA ELECTRIC ACH	2/6/2026	020626-5063-ACH	\$3,450.41			ELECTRIC
TECO TAMPA ELECTRIC ACH	2/6/2026	020626-3665-ACH	\$4.53			ELECTRIC
TECO TAMPA ELECTRIC ACH	2/6/2026	020626-3099-ACH	\$451.04		\$4,151.53	ELECTRIC
Utilities Subtotal			\$4,818.60			
Regular Services						
BUSINESS OBSERVER INC	1/30/2026	26-00336H	\$59.06			Workshop on 2/5/26
CARLOS DE LA OSSA	2/12/2026	CO-021226	\$200.00			BOARD 2/12/26
CLAUDE A. NEIDLINGER	2/12/2026	CN-021226	\$200.00			BOARD 2/12/26

TIMBER CREEK CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
DAVID EVAN HUTCHINSON	2/12/2026	DH-021226	\$200.00			BOARD 2/12/26
FIELDSTONE LANDSCAPE SERVICES, LLC	2/9/2026	27307	\$123.80			LANDSCAPE MAINT
INFRAMARK LLC	12/22/2025	166738	\$1.48			DISTRICT INVOICE
INFRAMARK LLC	2/1/2026	170653	\$350.00			DISTRICT INVOICE
INFRAMARK LLC	2/1/2026	170653	\$2,678.00			DISTRICT INVOICE
INFRAMARK LLC	2/1/2026	170653	\$1,071.25			DISTRICT INVOICE
INFRAMARK LLC	2/1/2026	170653	\$2,678.00	\$6,777.25		DISTRICT INVOICE
INFRAMARK LLC	1/2/2026	167805	\$350.00			DISTRICT INVOICE
INFRAMARK LLC	1/2/2026	167805	\$2,678.00			DISTRICT INVOICE
INFRAMARK LLC	1/2/2026	167805	\$1,071.25			DISTRICT INVOICE
INFRAMARK LLC	1/2/2026	167805	\$2,678.00	\$6,777.25	\$13,555.98	DISTRICT INVOICE
PAUL MURRAY	2/12/2026	PM-021226	\$200.00			BOARD 2/12/26
TIMOTHY A WEBB	2/12/2026	TW-021226	\$200.00			BOARD 2/12/26
Regular Services Subtotal			\$14,738.84			
Additional Services						
INFRAMARK LLC	2/17/2026	171507	\$2.96			DISTRICT INVOICE
Additional Services Subtotal			\$2.96			
TOTAL			\$33,415.73			

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
31761	02/01/2026	\$125.00	02/01/2026	Due on receipt	

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

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

BALANCE DUE

\$125.00

Thank you, we appreciate your business!

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
31473	01/01/2026	\$125.00	01/01/2026	Due on receipt	

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

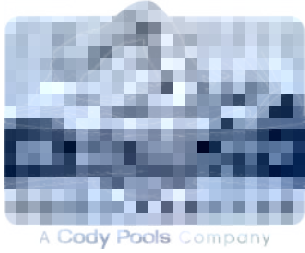
Contact ACTION SECURITY, INC. to pay this invoice.
FL Contractor ES12001404

BALANCE DUE

\$125.00

Thank you, we appreciate your business!

Invoice



A-Quality Pool Service

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

Invoice Date	Invoice #
2/1/2026	980528
Balance	\$995.00

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

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

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		2/20/2026			
Quantity	Description				Price Each	Amount
	MARCH 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.				1,995.00	1,995.00
	Discount on service until pool is repaired				-1,000.00	-1,000.00
	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

Thank you for choosing A-Quality Pool Service!



LANDSCAPE

4801 122nd Avenue North
Clearwater, FL 33762

Invoice 27081

Date	PO#
01/01/26	
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
Month to Month Renewal Contract '25-'26 January 2026			\$4,954.00	\$4,954.00

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

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

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

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

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

Bill To
 Timber Creek CDD
 2005 Pan AM Circle Ste 300
 Tampa FL 33607
 United States

Total Due:	\$1,613.00
Due Date:	3/3/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	3/3/2026		3/17/2026	3/16/2027

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$0.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00

Subtotal	\$1,613.00
Tax Total	\$0.00
Total	\$1,613.00
Amount Paid	\$0.00
Amount Due	\$1,613.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
 P.O. Box 771470
 St. Louis, MO 63177-9816
 United States



Invoice # INV-SS-5937
Date: 2/1/2026

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

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.: 10569-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	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

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.: 10674-b
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

#	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

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 27258
Invoice Date 02/02/26
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
2026 Landscape Renewal Contract February 2026				\$5,238.33

Subtotal: \$5,238.33
Sales Tax: \$0.00
Invoice Total: \$5,238.33
Credits/Payments:
Balance Due: \$5,238.33

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,238.33	\$4,954.00	\$0.00	\$0.00	\$4,954.00



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	01/23/2026	02/13/2026

Service Address: 10224 OPALINE SKY CT

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	12/19/2025	14090	01/22/2026	14091	100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$0.30
Water Base Charge	\$43.46
Water Usage Charge	\$0.11
Sewer Base Charge	\$106.68
Sewer Usage Charge	\$0.71

Summary of Account Charges

Previous Balance	\$485.02
Net Payments	\$0.00
Past Due Amount	\$485.02
Bill Adjustments	\$24.25
Total Account Charges	\$157.80

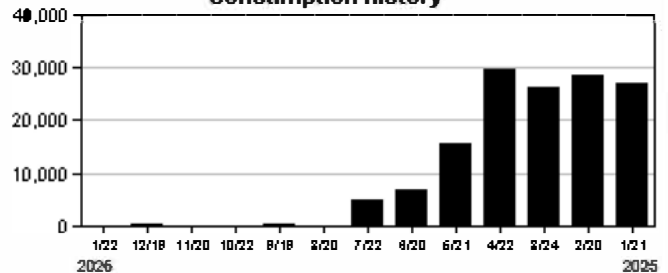
AMOUNT DUE	\$667.07
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Miscellaneous Charges

Late Payment Charge	\$24.25
Total Miscellaneous Charges	\$24.25

\$182.05

Consumption History



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

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



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



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

7,328 8

DUE DATE	02/13/2026
AMOUNT DUE	\$667.07
AMOUNT PAID	

\$182.05

0061436847349 00000667071



Hillsborough County Water Resources Department

ACH Withdrawal

Your payment was successful!

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

Date Paid	2/11/2026 4:53:16 PM
HCWRS Account Number	6143684734
Amount Paid	\$667.07
Bank Routing Number	021201383
Type of Account	Business Checking
Bank Account Number	*****7801
Confirmation Number	26021171542688



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	12/23/2025	01/13/2026

Service Address: 10224 OPALINE SKY CT

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	11/20/2025	14088	12/19/2025	14090	200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$0.60
Water Base Charge	\$43.46
Water Usage Charge	\$0.22
Sewer Base Charge	\$106.68
Sewer Usage Charge	\$1.41

Summary of Account Charges

Previous Balance	\$310.58
Net Payments	\$0.00
Past Due Amount	\$310.58
Bill Adjustments	\$15.53
Total Account Charges	\$158.91

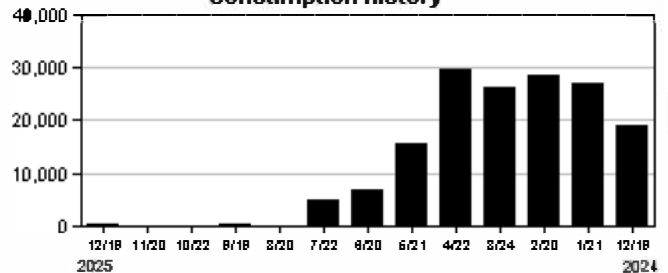
Miscellaneous Charges

Late Payment Charge	\$15.53
Total Miscellaneous Charges	\$15.53

AMOUNT DUE	\$485.02
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\$174.44

Consumption History



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

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



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



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

13,3198

DUE DATE	01/13/2026
AMOUNT DUE	\$485.02
AMOUNT PAID	

\$174.44

0061436847349 00000485029





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	11/24/2025	12/15/2025

Service Address: 10224 OPALINE SKY CT

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	10/22/2025	14087	11/20/2025	14088	100 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$0.30
Water Base Charge	\$43.46
Water Usage Charge	\$0.11
Sewer Base Charge	\$106.68
Sewer Usage Charge	\$0.71

Miscellaneous Charges

Late Payment Charge	\$7.27
Total Miscellaneous Charges	\$7.27

Summary of Account Charges

Previous Balance	\$145.51
Net Payments	\$0.00
Past Due Amount	\$145.51
Bill Adjustments	\$7.27
Total Account Charges	\$157.80

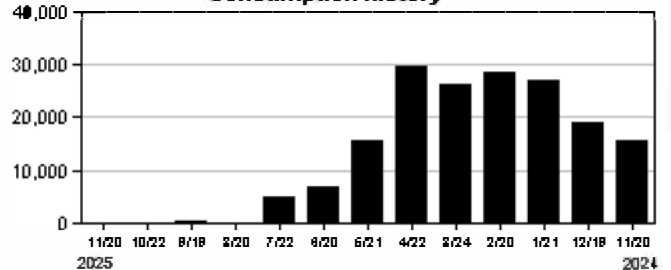
AMOUNT DUE	\$310.58
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\$165.07 total due

Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM at 601 E. Kennedy Blvd. 2nd floor. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

Consumption History



Hillsborough County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

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



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



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

7,290 8

DUE DATE	12/15/2025
AMOUNT DUE	\$310.58
AMOUNT PAID	\$

\$165.07

0061436847349 00000310581





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

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

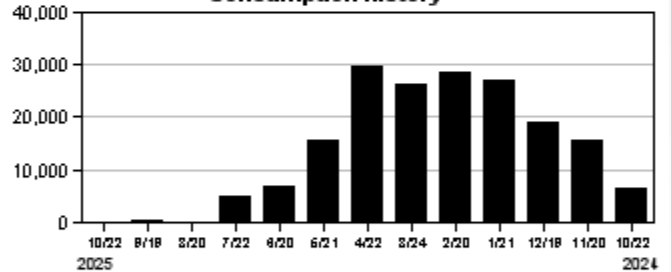
Service Address Charges

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

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

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



THANK YOU!



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

7.2998

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



0061436847349 00000145516



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

Statement Date: February 06, 2026

Amount Due: \$127.94

Due Date: February 27, 2026
 Account #: 221007683412

DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

Current Service Period: January 03, 2026 - February 02, 2026	
Previous Amount Due	\$127.78
Payment(s) Received Since Last Statement	-\$127.78
Current Month's Charges	\$127.94
Amount Due by February 27, 2026	\$127.94

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

Your Energy Insight

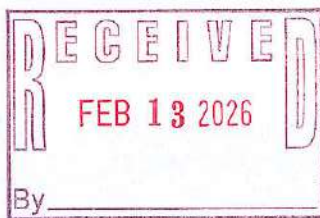
Your average daily kWh used was **61.54% higher** than the same period last year.

Your average daily kWh used was **4.55% lower** than it was in your previous period.

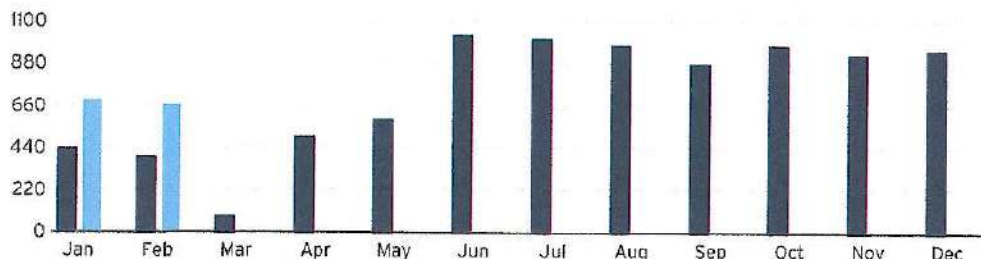


Scan here to view your account online.

An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave



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: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$127.94

Payment Amount: \$ _____

613113027638

Your account will be drafted on February 27, 2026

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.

0000035-0000302-Page 13 of 30



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

Account #: 221007683412
 Statement Date: February 06, 2026
 Charges Due: February 27, 2026

Meter Read

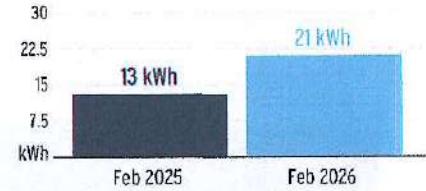
Service Period: Jan 03, 2026 - Feb 02, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000500726	02/02/2026	38,419	37,760	659 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	659 kWh @ \$0.09202/kWh	\$60.64
Fuel Charge	659 kWh @ \$0.03516/kWh	\$23.17
Storm Protection Charge	659 kWh @ \$0.00568/kWh	\$3.74
Clean Energy Transition Mechanism	659 kWh @ \$0.00418/kWh	\$2.75
Storm Surcharge	659 kWh @ \$0.02121/kWh	\$13.98
Florida Gross Receipt Tax		\$3.20
Electric Service Cost		\$127.94

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$127.94

00000035-0000002-Page 14 of 30

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

Ways To Pay Your Bill

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

Contact Us

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

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



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

Statement Date: February 06, 2026

Amount Due: \$91.44

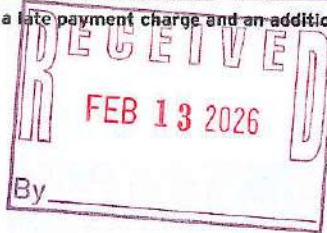
Due Date: February 27, 2026
 Account #: 221007708326

DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

Current Service Period: January 03, 2026 - February 02, 2026	
Previous Amount Due	\$87.10
Payment(s) Received Since Last Statement	-\$87.10
Current Month's Charges	\$91.44
Amount Due by February 27, 2026	\$91.44

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



Your Energy Insight

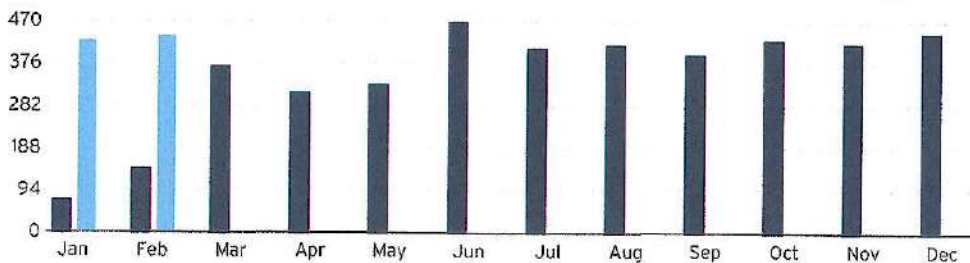
- Your average daily kWh used was **180% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

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: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$91.44

Payment Amount: \$ _____

613113027639

Your account will be drafted on February 27, 2026

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.

00000035-00000097-Page 3 of 30



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

Account #: 221007708326
 Statement Date: February 06, 2026
 Charges Due: February 27, 2026

Meter Read

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000511668	02/02/2026	25,584	25,150	434 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	434 kWh @ \$0.09202/kWh	\$39.94
Fuel Charge	434 kWh @ \$0.03516/kWh	\$15.26
Storm Protection Charge	434 kWh @ \$0.00568/kWh	\$2.47
Clean Energy Transition Mechanism	434 kWh @ \$0.00418/kWh	\$1.81
Storm Surcharge	434 kWh @ \$0.02121/kWh	\$9.21
Florida Gross Receipt Tax		\$2.29
Electric Service Cost		\$91.44

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
 Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.

Total Current Month's Charges \$91.44

00000035-0000997-Page 4 of 30

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

Ways To Pay Your Bill

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

Contact Us

- Online:** TampaElectric.com
- Phone:** **Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-11
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: February 06, 2026

Amount Due: \$26.17

Due Date: February 27, 2026

Account #: 221007724737

DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

Current Service Period: January 03, 2026 - February 02, 2026	
Previous Amount Due	\$25.03
Payment(s) Received Since Last Statement	-\$25.03
Current Month's Charges	\$26.17
Amount Due by February 27, 2026	\$26.17

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



Your Energy Insight

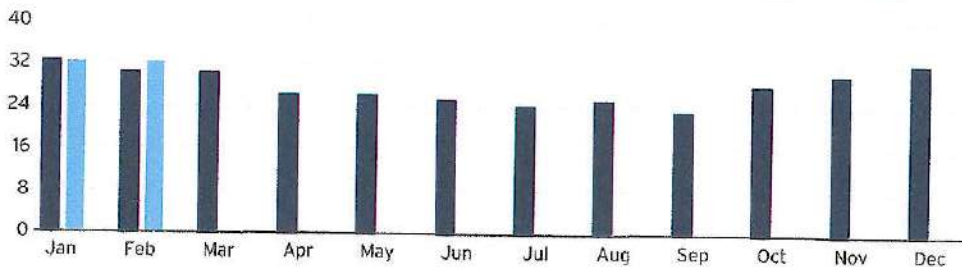
- Your average daily kWh used was **0% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

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: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$26.17

Payment Amount: \$ _____

613113027640

Your account will be drafted on February 27, 2026

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.

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

Statement Date: February 06, 2026

Amount Due: \$3,450.41

Due Date: February 27, 2026

Account #: 211018485063

DO NOT PAY. Your account will be drafted on February 27, 2026

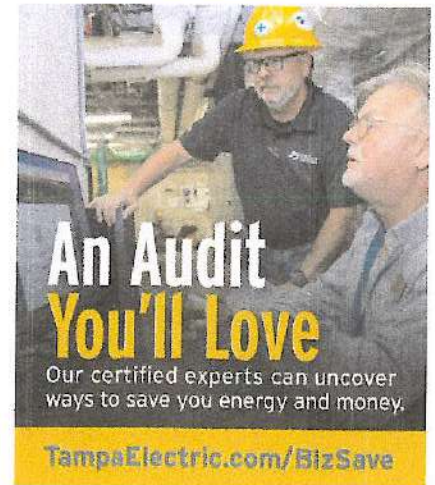
Account Summary

Previous Amount Due	\$3,308.99
Payment(s) Received Since Last Statement	-\$3,308.99
Current Month's Charges	\$3,450.41
Amount Due by February 27, 2026	\$3,450.41

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



Scan here to view your account online.



00000035-0000904-Page 17 of 30

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: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$3,450.41

Payment Amount: \$ _____

671137434876

Your account will be drafted on February 27, 2026

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: February 06, 2026
 Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	76 kWh @ \$0.03411/kWh	\$2.59
Fixture & Maintenance Charge	4 Fixtures	\$66.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	76 kWh @ \$0.03452/kWh	\$2.62
Storm Protection Charge	76 kWh @ \$0.00574/kWh	\$0.44
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		\$186.50

Billing information continues on next page →

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

Ways To Pay Your Bill



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



In-Person
 Find list of Payment Agents at TampaElectric.com



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



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



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

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
 866-832-6249

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

Hearing Impaired/TTY:
 7-1-1

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

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

Account #: 211018485063
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	1330 kWh @ \$0.03411/kWh	\$45.37
Fixture & Maintenance Charge	70 Fixtures	\$1162.70
Lighting Pole / Wire	70 Poles	\$1982.40
Lighting Fuel Charge	1330 kWh @ \$0.03452/kWh	\$45.91
Storm Protection Charge	1330 kWh @ \$0.00574/kWh	\$7.63
Clean Energy Transition Mechanism	1330 kWh @ \$0.00043/kWh	\$0.57
Storm Surcharge	1330 kWh @ \$0.01230/kWh	\$16.36
Florida Gross Receipt Tax		\$2.97

Lighting Charges **\$3,263.91**

Total Current Month's Charges

\$3,450.41

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

Account #: 211018485063
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



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

Statement Date: February 06, 2026

Amount Due: \$4.53

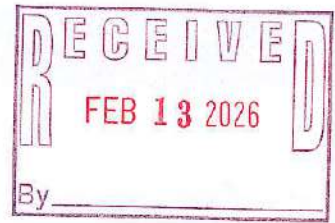
Due Date: February 27, 2026
Account #: 221007623665

DO NOT PAY. Your account will be drafted on February 27, 2026

Account Summary

Current Service Period: January 03, 2026 - February 02, 2026	
Previous Amount Due	-\$16.45
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$16.45
Current Month's Charges	\$20.98
Amount Due by February 27, 2026	\$4.53

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



0000035-0000000-Page 27 of 30

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: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$4.53

Payment Amount: \$ _____

613113027636

Your account will be drafted on February 27, 2026

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.



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

Statement Date: February 06, 2026

Amount Due: \$451.04

Due Date: February 27, 2026
 Account #: 221007683099

Your Energy Insight

- Your average daily kWh used was **92.92% lower** than the same period last year.
- Your average daily kWh used was **21.05% lower** than it was in your previous period.



Scan here to view your account online.

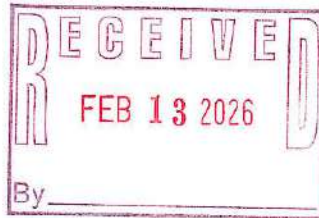
An Audit You'll Love
 Our certified experts can uncover ways to save you energy and money.
TampaElectric.com/BizSave

DO NOT PAY. Your account will be drafted on February 27, 2026

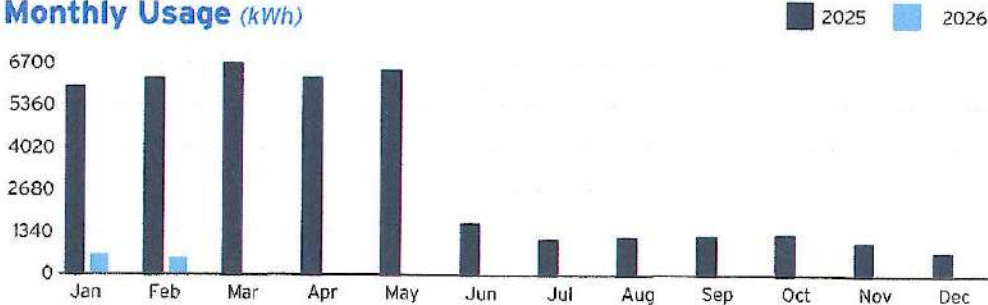
Account Summary

Previous Amount Due	\$458.42
Payment(s) Received Since Last Statement	-\$458.42
Current Month's Charges	\$451.04
Amount Due by February 27, 2026	\$451.04

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: February 27, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$451.04

Payment Amount: \$ _____

613113027637

Your account will be drafted on February 27, 2026

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.

0000035-0000999-Page 7 of 30



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

Account #: 221007683099
 Statement Date: February 06, 2026
 Charges Due: February 27, 2026

Meter Read

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000514614	02/02/2026	45,232	44,754	478 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	478 kWh @ \$0.09202/kWh	\$43.99
Fuel Charge	478 kWh @ \$0.03516/kWh	\$16.81
Storm Protection Charge	478 kWh @ \$0.00568/kWh	\$2.72
Clean Energy Transition Mechanism	478 kWh @ \$0.00418/kWh	\$2.00
Storm Surcharge	478 kWh @ \$0.02121/kWh	\$10.14
Florida Gross Receipt Tax		\$2.46
Electric Service Cost		\$98.58

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

- 
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
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 P.O. Box 31318
 Tampa, FL 33631-3318
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- 
Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- 
Phone
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
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- Commercial Customer Care:** 866-832-6249
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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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Service For:
10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

Account #: 221007683099
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Service Period: Jan 03, 2026 - Feb 02, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	173 kWh @ \$0.03411/kWh	\$5.90
Fixture & Maintenance Charge	7 Fixtures	\$138.77
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	173 kWh @ \$0.03452/kWh	\$5.97
Storm Protection Charge	173 kWh @ \$0.00574/kWh	\$0.99
Clean Energy Transition Mechanism	173 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	173 kWh @ \$0.01230/kWh	\$2.13
Florida Gross Receipt Tax		\$0.39

Lighting Charges **\$352.46**

Total Current Month's Charges

\$451.04

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

Account #: 221007683099
Statement Date: February 06, 2026
Charges Due: February 27, 2026

Important Messages

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending December 2025 includes 78% natural gas, 11% solar, 11% purchased power and 0% coal.



Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00336H

Date 01/30/2026

Attn:
Timber Creek CDD - Inframark
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00336H Notice of Workshop RE: Timber Creek CDD Board of Supervisors Workshop on 2/5/26 at 6:00 PM Published: 1/30/2026	\$59.06
--	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$59.06

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF WORKSHOP TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

The Workshop of the Board of Supervisors of the Timber Creek Community Development District is scheduled to be held on Thursday, February 5, 2026, at 6:00 p.m. at The Timber Creek Clubhouse located at 10224 Opaline Sky Court, Riverview, FL 33578. This workshop is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from Inframark Districts, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, Telephone: (813) 873-7300.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to contact the District's Main Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770, who can aid you in contacting the District Office.

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

John Weaver, District Manager
January 30, 2026 26-00336H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Attendance Confirmation

for
Board of Supervisors

District Name: Timber Creek

Board Meeting Date: February 12, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa		\$200.00
2 Claude Neidlinger		\$200.00
3 David Hutchinson		\$200.00
4 Paul Murray		\$200.00
5 Timothy Webb		\$200.00

Candice Salazar, Staff Accountant

Date

Attendance Confirmation

for
Board of Supervisors

District Name: Timber Creek

Board Meeting Date: February 12, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa		\$200.00
2 Claude Neidlinger		\$200.00
3 David Hutchinson		\$200.00
4 Paul Murray		\$200.00
5 Timothy Webb		\$200.00

Candice Salazar, Staff Accountant

Date

Attendance Confirmation

for
Board of Supervisors

District Name: Timber Creek

Board Meeting Date: February 12, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa		\$200.00
2 Claude Neidlinger		\$200.00
3 David Hutchinson		\$200.00
4 Paul Murray		\$200.00
5 Timothy Webb		\$200.00

Candice Salazar, Staff Accountant

Date

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 27307
Invoice Date 02/09/26
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
2026 Landscape Renewal Contract				

Subtotal: \$123.80
Sales Tax: \$0.00
Invoice Total: \$123.80
Credits/Payments:
Balance Due: \$123.80

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,362.13	\$4,954.00	\$0.00	\$0.00	\$4,954.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

166738

DATE

12/22/2025

BILL TO

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

CUSTOMER ID

C2316

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/22/2025

Services provided for the Month of: **November 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.74		1.48
Subtotal					1.48

Subtotal	\$1.48
Tax	\$0.00
Total Due	\$1.48

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

170653

DATE

2/1/2026

BILL TO

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

CUSTOMER ID

C2316

NET TERMS

Due On Receipt

PO#**DUE DATE**

2/1/2026

Services provided for the Month of: February 2026

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

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167805

DATE

1/2/2026

BILL TO

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

CUSTOMER ID

C2316

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

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.

Attendance Confirmation

for
Board of Supervisors

District Name: Timber Creek

Board Meeting Date: February 12, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa		\$200.00
2 Claude Neidlinger		\$200.00
3 David Hutchinson		\$200.00
4 Paul Murray		\$200.00
5 Timothy Webb		\$200.00

Candice Salazar, Staff Accountant

Date

Attendance Confirmation

for
Board of Supervisors

District Name: Timber Creek

Board Meeting Date: February 12, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa		\$200.00
2 Claude Neidlinger		\$200.00
3 David Hutchinson		\$200.00
4 Paul Murray		\$200.00
5 Timothy Webb		\$200.00

Candice Salazar, Staff Accountant

Date



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

171507

DATE

2/17/2026

BILL TO

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

CUSTOMER ID

C2316

NET TERMS

Due On Receipt

PO#**DUE DATE**

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
Subtotal					2.96

Subtotal	\$2.96
Tax	\$0.00
Total Due	\$2.96

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.

Tab 10

MINUTES OF MEETING

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

TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Timber Creek Community Development District was held on **Thursday, March 12, 2026, at 6:00 p.m.** at the Timber Creek Clubhouse located at 10224 Opaline Sky Court, Riverview, FL 33578 The following is the agenda for this meeting:

Present and constituting a quorum were:

Claude Neidlinger	Board Supervisor, Chairman
David Hutchinson	Board Supervisor, Vice Chairman
Paul Murray	Board Supervisor, Assistant Secretary
Tim Webb	Board Supervisor, Assistant Secretary

Also present were:

Rachel Welborn	District Manager, Rizzetta & Co., Inc.
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Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order

Ms. Welborn called the meeting to order and conducted a roll call confirming a quorum for the meeting.

This meeting immediately continued to March 19, 2026.

MINUTES OF MEETING

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

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

The continued meeting of the Board of Supervisors of the Timber Creek Community Development District was held on Thursday, March 19, 2026, at 6:00 p.m. at the Timber Creek Clubhouse located at 10224 Opaline Sky Court, Riverview, FL 33578 The following is the agenda for this meeting:

Present and constituting a quorum were:

- Claude Neidlinger Board Supervisor, Chairman
David Hutchinson Board Supervisor, Vice Chairman
Paul Murray Board Supervisor, Assistant Secretary (via phone)
Carlos de la Ossa Board Supervisor, Assistant Secretary (via phone)
Tim Webb Board Supervisor, Assistant Secretary

Also present were:

- Rachel Welborn District Manager, Rizzetta & Co., Inc.
Andrea Cruz Representative Neptune Services

Audience Present

FIRST ORDER OF BUSINESS Call to Order

Ms. Welborn called the meeting to order and conducted a roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS Audience Comments

Audience comments were entertained regarding finance concerns, magnolia trees, park complaints, and pool updates.

THIRD ORDER OF BUSINESS Staff Reports

- A. District Counsel Not present. No report.
B. District Engineer Report Not Present. No report.

49 **C. District Manager Report**

50 Ms. Welborn provided an update on the status of the pool and the FEMA claim. A
51 brief discussion was held regarding the fiscal year 2026/2027 budget in terms of
52 timing of approving the proposed and final budgets.

53
54 *Mr. de la Ossa left the meeting.*

55
56 Ms. Welborn reminded the Board of the next regularly scheduled budget on April 9,
57 2026. Discussion was held regarding moving the meeting schedule to the first
58 Wednesday of the month and canceling the budget workshop.

59
60 On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of
Supervisors approved moving the regular Board meetings to the third Wednesday of
the month for the remainder of fiscal year 2025/2026., for the Timber Creek Community
Development District.

61
62 On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of
Supervisors approved canceling the budget workshop, for the Timber Creek
Community Development District.

63 **FOURTH ORDER OF BUSINESS**

Business Items

64 **A. Consideration Resolution 2026-05, Designating a Registered Agent and**
65 **Registered Office**

66 Ms. Welborn presented the resolution to the Board.

67
68 On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of
Supervisors adopted Resolution 2026-05, Designating William J. Rizzetta as the
registered agent and 3434 Colwell Avenue, Suite 200, Tampa, FL. 33614 as the
registered office, for the Timber Creek Community Development District.

69
70 **B. Consideration of Resolution 2026-06 Redesignating Admin Office of the**
71 **District .**

72
73 On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of
Supervisors adopted Resolution 2026; naming the offices of Rizzetta & Company, Inc.
located at, 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578 as the
administrative office and the District's principal headquarters for purposes of
establishing proper venue shall be located at the offices of the Timber Creek Clubhouse
located at Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview,
FL 33578, for the Timber Creek Community Development District.

74 **C. Consideration of Resolution 2026-07 Designating Officers of the District**

75
76 Ms. Welborn presented the resolution to the Board and a brief discussion.

77

On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of Supervisors adopted Resolution 2026-07; appointing Claude Neidlinger as Chairperson, David Hutchingson as Vice Chairperson, Paul Murray, Tim Webb, Carlos De la Ossa, Rachel Welborn, and Sam Stevens as Assistant Secretaries, Scott Brizendine as Secretary and Treasurer, and Susan Garcia as Assistant Treasurer, for the Timber Creek Community Development District.

78

79

D. Consideration of Resolution 2026-08 Appointing District Manager

80

81

Ms. Welborn presented the resolution to the Board.

82

On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of Supervisors Resolution 2026-08; appointing Rizzetta & Company, Inc. as District Manager, for the Timber Creek Community Development District.

83

84

E. Consideration of Resolution 2026-09 Redesignating a Qualified Public Depository

85

86

87

Ms. Welborn presented the resolution to the Board and a brief discussion was held regarding any impact the change might make to the existing line of credit with Valley Bank.

88

89

On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of Supervisors adopted Resolution 2026-09, redesignating Bank United as the qualified public depository, for the Timber Creek Community Development District.

90

91

FIFTH ORDER OF BUSINESS Business Administration

92

93

A. Review of Financial Report for February 2026

94

95

Ms. Welborn reviewed the financial report, and a question was raised regarding the fact the Board has received no Operational and Maintenance Expenditures since December.

96

97

98

99

B. Consideration of Minutes of Board of Supervisor's Minutes held on February 02, 2026

100

101

On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of Supervisors approved the minutes the Board of Supervisor's Minutes held on February 02, 2026, as presented, for the Timber Creek Community Development District.

102

103

SIXTH ORDER OF BUSINESS Supervisor Requests

104

105

Mr. Neidinger spoke regarding the need for the RFQ for engineering services to go

106 out and to start talking about onsite staff and filed services.

107
108 Mr. Hutchinson stated that he is excited to work with Rizzetta and communication
109 through the website and not Facebook.

110
111 **SEVENTH ORDER OF BUSINESS** **Adjournment**

112
113 Ms. Welborn stated that if there was no further business to come before the Board
114 then a motion to adjourn would be in order.

115
116 On a Motion by Mr. Murray, seconded by Mr. Hutchinson, with all in favor, the Board of
117 Supervisors adjourned the continued meeting at 7:22 p.m., for the Timber Creek
118 Community Development District.

119
120 _____
Assistant Secretary

Chair / Vice Chair

