



Rizzetta & Company

# **Timber Creek Community Development District**

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**Board of Supervisors' Meeting  
May 20, 2026**

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

**[TimberCreekCDD.com](http://TimberCreekCDD.com)**

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**

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

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

May 20, 2026

**REVISED 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, May 20, 2026, at 6:00 p.m., located at the Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview, FL 33578.** The following is the final agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
  - A. District Counsel
    1. Discussion of Pool Reconstruction
    2. Discussion of Legal Actions and Costs
  - B. District Engineer
    1. Discussion of ADA Concerns
  - C. Landscape Inspection Report and Proposals ..... Tab 1
    1. Irrigation Report ..... Tab 2
    2. Discussion of Landscaping Concerns
  - D. Aquatics Report ..... Tab 3
  - E. District Manager
    1. Review of District Manager's Report
4. **BUSINESS ITEMS**
  - A. Discussion of FY 2026-2027 Budget
  - B. Discussion of RFQ Proposals
  - C. Announcement of the Registered Voter Count..... Tab 4
  - D. Consideration of Resolution 2026-10, General Election ..... Tab 5
5. **BUSINESS ADMINISTRATION**
  - A. Consideration of Operation and Maintenance Expenditures for March and April 2026 ..... Tab 6
  - B. Consideration of the Board of Supervisors Meeting Minutes held on April 15, 2026, ..... Tab 7
  - C. Consideration of 1<sup>st</sup> Quarter Website Audit ..... Tab 8
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

## REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

The Timber Creek Community Development District (the “**District**”), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District’s capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual (the “**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (the “**Qualification Statement**”) of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant’s professional personnel; (b) the Applicant’s willingness to meet time and budget requirements; (c) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant’s headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (the “**CCNA**”). All applicants interested must submit one (1) electronic copy of the Qualification Statement by **3:00 p.m. on May 6, 2026**, to the attention of Rachel Welborn, District Manager, [rwelborn@rizzetta.com](mailto:rwelborn@rizzetta.com).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District’s Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Rachel Welborn, District Manager at [rwelborn@rizzetta.com](mailto:rwelborn@rizzetta.com).

Rachel Welborn, *District Manager*

**Run Date: April 17, 2026**



# TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

## DISTRICT ENGINEER PROPOSALS

### COMPETITIVE SELECTION CRITERIA

- 1) **Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.
- 2) **Consultant's Past Performance** (Weight: 25 Points)

Past performance for other community development districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.
- 3) **Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.
- 4) **Willingness to Meet Time and Budget Requirements** (Weight: 20 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.
- 5) **Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.
- 6) **Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

# **Tab 1**

(1)



**Grasses cut back**

**Created:** Mon, 4/20/2026

Behind pool - ornamental grasses are cut back for spring.

(2)



### Front of pool

Created: Mon, 4/20/2026

Ornamental grasses are cut back for spring. Turf is struggling in some area. Irrigation is set per restriction so turf is a little dry.

(3)



### Pool deck clean up

Created: Mon, 4/20/2026

Pool deck is need of clean up and weeding. Access to the pool is not available as of 4/16. Bike lock is accessible but gate remains locked. Lock box is not opening so crew cannot get into the pool area.



(4)



**Pool deck - need of clean up**

**Created:** Mon, 4/20/2026

Please assist with access to the pool. The weeds are in need of spraying and we need to clean up the pool deck.



(5)



### **Pond Banks**

**Created:** Mon, 4/20/2026

Pond banks are mowed up to the 3' buffer zone. Buffer zone will be trimmed down to 18" over the next 2 weeks.



(6)



### Buffer zone around ponds

Created: Mon, 4/20/2026

3' buffer zone around ponds is in need of trimming. Plants are to be kept at 18" in the buffer zone.

(7)



**All grasses trimmed at dog park**

Created: Mon, 4/20/2026

All ornamental grasses have been trimmed at the dog park

(8)



**Ornamental grasses at dog park**

**Created:** Mon, 4/20/2026

Grasses are cut back at dog park for the spring.

(9)



### Grasses at clubhouse

Created: Mon, 4/20/2026

Grasses are cut back clubhouse and dead penta at monuments on Rucker Jones have been removed.



Date: March 26, 2026

Proposal #: 22781

**Mailing Address**

Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

**Job Address**

Timber Creek CDD  
10224 Opaline Sky Court  
Riverview, FL 33578

Home Phone:

Business Phone: 813-533-2950

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**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:** \_\_\_\_\_

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

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

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

Date: February 04, 2026  
Proposal #: 22542

**Mailing Address**

Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

Home Phone:

**Job Address**

Timber Creek CDD  
10224 Opaline Sky Court  
Riverview, FL 33578

Business Phone: 813-533-2950

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**Job Summary:**

Remove and replace dead turf areas at pool.

Remove existing dead turf

Grade and prepare area for new sod

Add topsoil where needed to low areas

Install sod in yellow highlighted areas on map

4868 s/f. St. Augustine sod

check and set irrigation to water new sod

clean up and dispose of old sod and debris off site

Horticulture treatment - fertilizer/ fungicide



**Quote Total: \$11,492.26**

## Terms & Conditions

### **Acceptance of Work**

- **Fieldstone Landscape Services, LLC (Contractor)** and **Timber Creek CDD (Client)** agree to services, conditions, materials, and total dollar amount.
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# FIELDSTONE

## LANDSCAPE

## QUOTATION

Date: February 04, 2026  
Proposal #: 22543

### Mailing Address

Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

Home Phone:

### Job Address

Timber Creek CDD  
10224 Opaline Sky Court  
Riverview, FL 33578

Business Phone: 813-533-2950

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### 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.

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# FIELDSTONE

## LANDSCAPE

## QUOTATION

Date: May 13, 2026  
Proposal #: 22978

### Mailing Address

Rizzetta & Company  
3434 Colwell Avenue  
Suite 200  
Tampa, FL 33614

Home Phone:

### Job Address

Timber Creek CDD  
10224 Opaline Sky Court  
Riverview, FL 33578

Business Phone: 813-533-2950

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### Job Summary:

Replacement of dead sod at the Dog Park

Remove dead sod in areas shown on map and replace sod with St. Augustine Sod.

Remove and dispose of dead sod

Rake and grade area before installation of new sod.

Install 3,585 sq ft of St. Augustine sod

Check and set irrigation to water new sod

Cleanup and dispose of all debris off site



**Quote Total: \$8,232.74**

## Terms & Conditions

### **Acceptance of Work**

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**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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

To register, please use the following link: [Fieldstone.PropertyServicePortal.com](http://Fieldstone.PropertyServicePortal.com)

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

## **Tab 2**



# FIELDSTONE

powered by SmartLink Network®

## April 2026

Date: Apr 10, 2026 7:17 am  
Inspector: Mario Martinez

| Site    |                         |
|---------|-------------------------|
| Name    | Timber Creek CDD        |
| Address | 10224 Opaline Sky Court |
| City    | Ruskin                  |
| ST      | Florida                 |
| Zip     | 33578                   |

| Controller    |                          |
|---------------|--------------------------|
| Name          | Controller 1 - Clubhouse |
| Location      |                          |
| Model         |                          |
| Modules       | 22                       |
| Controller ID | 165384                   |

| Water Days as of Apr 10, 2026 |           |
|-------------------------------|-----------|
| Program A                     | Mon , Sat |
| Program B                     |           |
| Program C                     | Sun , Tue |
| Program D                     |           |

| Notes   |
|---|
| Repairs completed   |
| I have to replace the solenoid zone 14 , as short. Valve it's working now |

|    | Location                      | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope |
|----|-------------------------------|--------------|----------------|--------------|-------------|------------|------------|-------------------------|----------------|-------------|-------|
| 1  | Drip back pool                | Pass         |                |              |             |            |            |                         |                |             |       |
| 2  | D around pool                 | Pass         |                |              |             |            |            |                         |                |             |       |
| 3  | S right of pool               | Pass         |                |              |             |            |            |                         |                |             |       |
| 4  | D right side pool by sidewalk | Pass         |                |              |             |            |            |                         |                |             |       |
| 5  | S golden light ct             | Pass         |                |              |             |            |            |                         |                |             |       |
| 6  | D right entrance pool         | Pass         |                |              |             |            |            |                         |                |             |       |
| 7  | D entrance playground         | Pass         |                |              |             |            |            |                         |                |             |       |
| 8  | S playground                  | Pass         |                |              |             |            |            |                         |                |             |       |
| 9  | Baround playground            | Pass         |                |              |             |            |            |                         |                |             |       |
| 10 | Drip playground               | Pass         |                |              |             |            |            | 1                       |                |             |       |
| 11 | S opaline sky ct              | Pass         |                |              |             |            |            |                         |                |             |       |
| 12 | D by monument                 | Pass         |                |              |             |            |            |                         |                |             |       |
| 13 | D around basketball court     | Pass         |                |              |             |            |            | 8                       |                |             |       |

|   | Location                        | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lo <sup>o</sup> er Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope |
|---|---------------------------------|--------------|----------------|--------------|-------------|------------|-------------------------|-------------------------|----------------|-------------|-------|
| 14  | D entrance pool left side       | Fail         |                |              |             |            |                         |                         |                |             |       |
| Solenoid short, I replaced it, valve it's working now |                                 |              |                |              |             |            |                         |                         |                |             |       |
| 15  | S basketball court              | Pass         |                |              | 1           |            |                         |                         |                |             |       |
| 16  | Bubbler by pool                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 17  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 18  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 19  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 20  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 21  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 22  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 23  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 24  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 25  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 26  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 27  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 28  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 29  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 30  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 31  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 32  |                                 | Pass         |                |              |             |            |                         |                         |                |             |       |
| 33  | D by Tucker Jones & Fred        | Pass         |                |              |             |            |                         |                         |                |             |       |
| 34  | D Tucker Jones                  | Pass         |                |              |             |            |                         |                         |                |             |       |
| 35  | D entrance property left side   | Pass         |                |              |             |            |                         |                         |                |             |       |
| 36  | D by fence property entrance    | Pass         |                |              |             |            |                         |                         |                |             |       |
| 37  | Bubbler by Tucker Jones         | Pass         |                |              |             |            |                         |                         |                |             |       |
| 38  | S miracle mile & bright Cristal | Pass         |                |              |             |            |                         |                         |                |             |       |

|    | Location                        | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Loer Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope |
|----|---------------------------------|--------------|----------------|--------------|-------------|------------|-----------|-------------------------|----------------|-------------|-------|
| 39 | D Tucker Jones & Fred left side | Pass         |                |              |             |            |           |                         |                |             |       |
| 40 | D left site Tucker Jones        | Pass         |                |              |             |            |           |                         |                |             |       |
| 41 | Bubbler left side across street | Pass         |                |              |             |            |           |                         |                |             |       |
| 42 | D by fence across the street    | Pass         |                |              |             |            |           |                         |                |             |       |
| 43 | S Tucker Jones & miracle mile   | Pass         |                |              |             |            |           |                         |                |             |       |
| 44 | S Entrance property             | Pass         |                |              |             |            |           |                         |                |             |       |

**Zone #10 - 04-10-26 7:55 am CDT**



**Zone #13 - 04-10-26 8:09 am CDT**



**Zone #13 - 04-10-26 8:09 am CDT**



**Zone #13 - 04-10-26 8:10 am CDT**



**Zone #13 - 04-10-26 8:10 am CDT**



**Zone #13 - 04-10-26 8:10 am CDT**



**Zone #13 - 04-10-26 8:11 am CDT**



**Zone #15 - 04-10-26 8:17 am CDT**





# FIELDSTONE

powered by SmartLink Network®

## April 2026

Date: Apr 10, 2026 9:37 am  
Inspector: Mario Martinez

| Site    |                         |
|---------|-------------------------|
| Name    | Timber Creek CDD        |
| Address | 10224 Opaline Sky Court |
| City    | Ruskin                  |
| ST      | Florida                 |
| Zip     | 33578                   |

| Controller    |                         |
|---------------|-------------------------|
| Name          | Controller 2 - Dog Park |
| Location      |                         |
| Model         |                         |
| Modules       | 8                       |
| Controller ID | 170546                  |

| Water Days as of Apr 10, 2026 |           |
|-------------------------------|-----------|
| Program A                     | Mon , Fri |
| Program B                     |           |
| Program C                     |           |
| Program D                     |           |

| Notes             |
|-------------------|
| Repairs completed |

|             | Location                                   | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Lower Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope |
|-------------|--|--------------|----------------|--------------|-------------|------------|------------|-------------------------|----------------|-------------|-------|
| 1           | Drip in front of dog park                  | Pass         |                |              |             |            |            |                         |                |             |       |
| 2           | Sprays in front of dog park                | Pass         |                |              |             |            |            |                         |                |             |       |
| 3           | D&B Front trees                            | Pass         |                |              |             |            |            | 1                       |                |             |       |
| 4           | Drip along fence by controller             | Pass         |                |              |             |            |            |                         |                |             |       |
| 5           | Bubbler by mail box                        | Pass         |                |              |             |            |            |                         |                |             |       |
| 6           | Sprays left side of dog park               | Fail         |                |              |             |            |            |                         |                |             |       |
| Bad decoder |  |              |                |              |             |            |            |                         |                |             |       |
| 7           | Drip left side of dog park by side walk    | Pass         |                |              |             |            |            |                         |                |             |       |
| 8           | Drip front valves by mail                  | Pass         |                |              |             |            |            |                         |                |             |       |
| 9           | Sprays left side by dog park               | Pass         |                |              |             |            |            |                         |                |             |       |
| 10          | Drip on left side by dog park by side walk | Pass         |                |              |             |            |            | 1                       |                |             |       |
| 11          | Sprays in dog park                         | Pass         |                |              |             |            |            |                         |                |             |       |
| 12          | Sprays in dog park                         | Pass         |                |              |             |            |            |                         |                |             |       |

|    | Location                       | Valve Status | Clogged Nozzle | Blocked Head | Broken Head | Raise Head | Loer Head | Broken Drip Micro Spray | Broken Lateral | Broken Main | Scope |
|----|--------------------------------|--------------|----------------|--------------|-------------|------------|-----------|-------------------------|----------------|-------------|-------|
| 13 | Drip along fence               | Pass         |                |              |             |            |           | 2                       |                |             |       |
| 14 | Drip long fence                | Pass         |                |              |             |            |           | 8                       |                |             |       |
| 15 | Sprays alone side alk          | Pass         |                |              |             |            |           |                         |                |             |       |
| 16 | Drip along fence by controller | Pass         |                |              |             |            |           |                         |                |             |       |

**Zone #3 - 04-10-26 9:47 am CDT**



**Zone #10 - 04-10-26 10:01 am CDT**



**Zone #13 - 04-10-26 10:07 am CDT**



**Zone #13 - 04-10-26 10:08 am CDT**



**Zone #14 - 04-10-26 10:09 am CDT**



**Zone #14 - 04-10-26 10:11 am CDT**



**Zone #14 - 04-10-26 10:11 am CDT**



**Zone #14 - 04-10-26 10:11 am CDT**



## **Tab 3**



**Sitex Aquatics**

LAKE & FOUNTAIN SERVICES

# MONTHLY REPORT

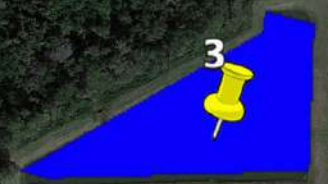
MAY, 2026



# TIMBERCREEK CDD

11935 Fred Dr  
Riverview, FL 33578  
3 Ponds

Legend



Lennar at Timbercreek

Timber Creek by Lennar



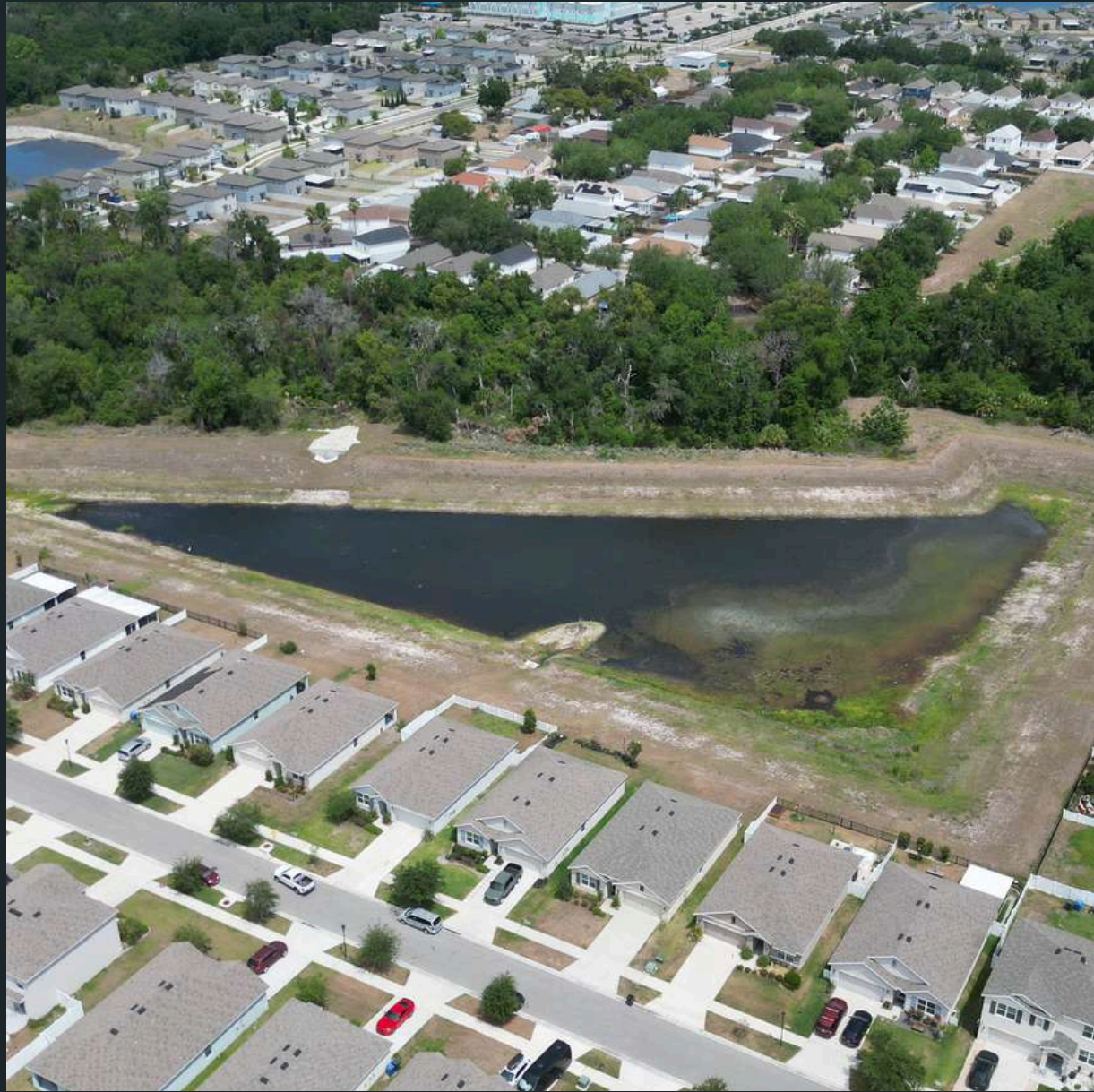
Google Earth

2000 ft



## SUMMARY:

As we move into summer we're coming in very dry. Water levels are dropping and as ponds get more shallow, blooms will be more frequent. Lower water depth helps with algae and submerged growth. Dyes are being used throughout the community as needed to prevent or slow down growth. Dissolved oxygen levels decrease as water levels drop and temperatures go up. Our team will be carefully treating and monitoring your sites. Hopefully we get a little rain along the way as we move into summer.



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation



Pond #3 Treated for Shoreline Vegetation

# Tab 4



Craig Latimer  
Supervisor of Elections

Our Vision: To be the best place in America to vote

GOVERNOR'S STERLING  
AWARD RECIPIENT

April 20, 2026

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2026, listed below.

| Community Development District | Number of Registered Electors |
|--------------------------------|-------------------------------|
| Timber Creek CDD               | 696                           |

We ask that you respond to our office with a current list of CDD office holders by **June 1<sup>st</sup>** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 367-8829 or [pthomas@votehillsborough.gov](mailto:pthomas@votehillsborough.gov).

Respectfully,

Patricia "Patti" Thomas  
Administrative Assistant/Candidate Services



## **Tab 5**

## RESOLUTION 2026-10

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT REGARDING THE ELECTION OF BOARD MEMBERS IN THE UPCOMING GENERAL ELECTION.

**WHEREAS**, the Timber Creek Community Development District (the “**District**”) is a local unit of special-purpose government situated in Hillsborough County, Florida (the “**County**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is the governing body of the District and each Board member is elected or appointed to a specific seat on the Board and the terms are staggered so that there is always an election every 2 years for certain seats on the Board;

**WHEREAS**, Section 190.003(17), *Florida Statutes* defines a “**qualified elector**” as someone who is at least 18 years of age, a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the County Supervisor of Elections where the District is located;

**WHEREAS**, after the transition to qualified elector seats each Board member has a 4-year term and as their term expires their seats will be up for election pursuant to Sections 190.006(3)(a) 2.b. and 2.c, *Florida Statutes*;

**WHEREAS**, the following Board seats will be up for election in the upcoming 2026 General Election and all seats will have 4-year terms:

Seat No. 1, Currently held by Carlos de la Ossa

Seat No. 2, Currently held by Claude Neidlinger

### **NOW, THEREFORE BE IT RESOLVED BY THE BOARD THAT:**

**Section 1. General Election.** The seats designated above will be up for election in the upcoming General Election (with election day being the first Tuesday of November) by the qualified electors residing within the boundaries of the District.

**Section 2. Qualifying Period.** The period of qualifying as a candidate to serve as a member on the Board is noon, Monday June 8, 2026, through noon, Friday June 12, 2026. This Resolution shall serve as the District’s notice of the qualifying period, pursuant to Section 190.006(3)(b), *Florida Statutes*. Interested candidates should contact the County Supervisor of Elections for further information.

**Section 3. Conduction and Procedure of Election.**

- a. Other than supplying the seats up for election to the County Supervisor of Elections, the District is not involved in the election.
- b. The election shall be conducted according to the requirements of general law and law governing special district elections.
- c. Candidates seeking election shall conduct their campaigns in accordance with the provisions of Chapter 106, *Florida Statutes* and shall file qualifying papers and qualify for individual seats in accordance with Section 99.061, *Florida Statutes*.
- d. The election shall be held at the precinct polling places designated by the County Supervisor of Elections.
- e. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, *Florida Statutes*.

- f. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, *Florida Statutes*.
- g. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 *Florida Statutes*.

**Section 4. Election Costs.** The District shall be responsible for paying the District’s proportionate share of the regular election costs, if any, pursuant to Section 100.011, *Florida Statutes*.

**Section 5. Effective Date and Transmittal.** This Resolution shall become effective upon its passage and the District Manager is authorized to transmit a copy of this Resolution to the County Supervisor of Elections.

**This Resolution is duly passed and adopted on May 20, 2026.**

**Attest:**

**Timber Creek  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Secretary /  Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
 Chairperson /  Vice Chairperson

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE  
TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Timber Creek Community Development District (the “**District**”) will commence at **noon on Monday June 8, 2026, and close at noon on Friday June 12, 2026**. Candidates may qualify for the office of board member of the District with the Hillsborough County Supervisor of Elections by mail to the Robert L. Gilder Elections Service Center (Attn: Candidate Services) or in person at the following office locations:

Fred B. Karl County Center  
601 E. Kennedy Blvd, 16<sup>th</sup> Floor  
Tampa, FL 33602

Northwest Regional Office  
4575 Gunn Hwy.  
Tampa, FL 33624

Robert L. Gilder Elections Service Center  
2514 North Falkenburg Rd.  
Tampa, FL 33619

Southeast Regional Office  
10020 South U.S. Hwy. 301  
Riverview, FL 33578

SouthShore Regional Service Center  
410 30<sup>th</sup> Street SE  
Ruskin, FL 33570

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has two (2) seats up for election, specifically **seats 1 and 2**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Hillsborough County Supervisor of Elections or visit their website at <https://www.votehillsborough.gov>.

*Publish May 22, 2026 (Business Observer – Hillsborough County Edition)  
(Publication at least two weeks before June 8, 2026)*

## **Tab 6**

# Timber Creek Community Development District

District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
www.villagesofglencreekcdd.org

## **Operation and Maintenance Expenditures March 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:      **\$4,111.87**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Timber Creek Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

| <u>Vendor Name</u>  | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u>            |
|---------------------|---------------------|-----------------------|----------------------------|----------------------------------|
| TECO                | 20260330-1          | 211018485063-030926   | Electric Services 02/26    | \$ 3,450.41                      |
| TECO                | 20260330-1          | 221007623665-030926   | Electric Services 02/26    | \$ 19.63                         |
| TECO                | 20260330-1          | 221007683099-030926   | Electric Services 02/26    | \$ 440.28                        |
| TECO                | 20260330-1          | 221007683412-030926   | Electric Services 02/26    | \$ 120.91                        |
| TECO                | 20260330-1          | 221007708326-030926   | Electric Services 02/26    | \$ 56.47                         |
| TECO                | 20260330-1          | 221007724737-030926   | Electric Services 02/26    | \$ <u>24.17</u>                  |
| <b>Report Total</b> |                     |                       |                            | <b>\$ <u><u>4,111.87</u></u></b> |



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

Statement Date: April 08, 2026

Amount Due: \$3,450.41

Due Date: April 29, 2026

Account #: 211018485063

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

Account Summary

Table with 2 columns: Description and Amount. Rows include Previous Amount Due (\$3,450.41), Payment(s) Received Since Last Statement (-\$3,450.41), Current Month's Charges (\$3,450.41), and Amount Due by April 29, 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.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

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: April 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: \$3,450.41

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

664964651875

Your account will be drafted on April 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.




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

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

**Service Period:** Mar 04, 2026 - Apr 01, 2026

**Rate Schedule:** Lighting Service

## Charge Details

|  <b>Electric Charges</b> |                        |                 |
|---|------------------------|-----------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>   |                        |                 |
| 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          |
| <b>Lighting Charges</b>   |                        | <b>\$186.50</b> |

*Billing information continues on next page →*

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

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

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**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.




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

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

**Service Period:** Mar 04, 2026 - Apr 01, 2026

**Rate Schedule:** Lighting Service

**Charge Details**

|  <b>Electric Charges</b> |                          |                   |
|---|--------------------------|-------------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>   |                          |                   |
| 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            |
| <b>Lighting Charges</b>   |                          | <b>\$3,263.91</b> |

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



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

**Statement Date:** April 08, 2026

**Amount Due:** \$19.63

**Due Date:** April 29, 2026

**Account #:** 221007623665

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

**Account Summary**

|  |                |
|--|----------------|
| <b>Current Service Period:</b> March 04, 2026 - April 01, 2026 |                |
| Previous Amount Due  | \$19.63        |
| Payment(s) Received Since Last Statement                       | -\$19.63       |
| <b>Current Month's Charges</b>                                 | <b>\$19.63</b> |
| <b>Amount Due by April 29, 2026</b>                            | <b>\$19.63</b> |

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



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

**Account #:** 221007623665

**Due Date:** April 29, 2026



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**Amount Due:** \$19.63

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

666199215043

Your account will be drafted on April 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.



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

**Account #: 221007623665**  
**Statement Date: April 08, 2026**  
**Charges Due: April 29, 2026**

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

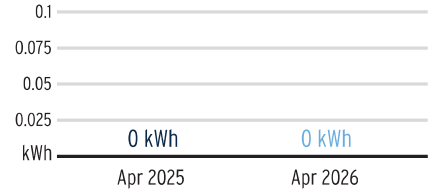
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000498720   | 04/01/2026 | 69,258          |   | 69,258           |   | 0 kWh      | 1          | 29 Days        |

## Charge Details

| Electric Charges             |                     |                |
|------------------------------|---------------------|----------------|
| Daily Basic Service Charge   | 29 days @ \$0.66000 | \$19.14        |
| Florida Gross Receipt Tax    |                     | \$0.49         |
| <b>Electric Service Cost</b> |                     | <b>\$19.63</b> |

## Avg kWh Used Per Day



**Total Current Month's Charges \$19.63**

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

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 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
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 Tampa, FL 33601-0111

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- Residential Customer Care:** 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:** April 08, 2026

**Amount Due:** \$474.03

**Due Date:** April 29, 2026  
**Account #:** 221007683099

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

**Account Summary**

|  |                 |
|--|-----------------|
| Previous Amount Due                      | \$440.28        |
| Payment(s) Received Since Last Statement | -\$440.28       |
| <b>Current Month's Charges</b>           | <b>\$474.03</b> |
| <b>Amount Due by April 29, 2026</b>      | <b>\$474.03</b> |

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



Your average daily kWh used was **89.67% lower** than the same period last year.

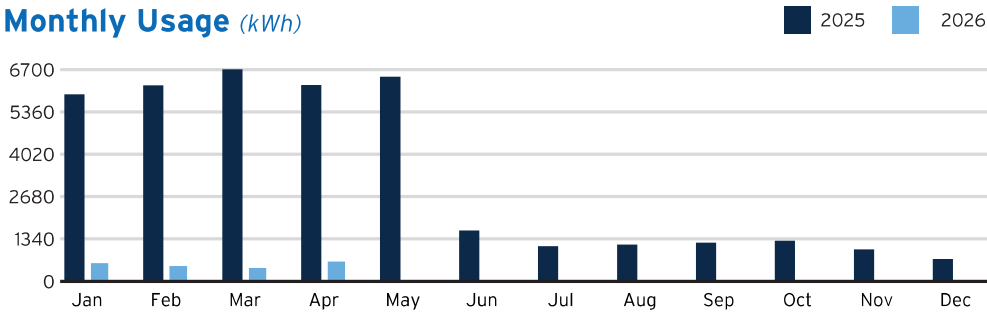


Your average daily kWh used was **57.14% higher** than it was in your previous period.



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**Monthly Usage (kWh)**



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



**Account #:** 221007683099

**Due Date:** April 29, 2026



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**Amount Due:** \$474.03

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

666199215044

Your account will be drafted on April 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.



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

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

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

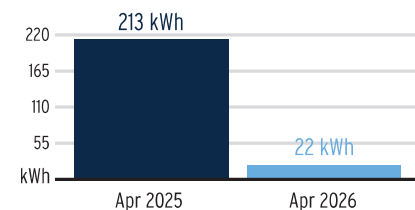
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000514614   | 04/01/2026 | 46,280          |   | 45,652           |   | 628 kWh    | 1          | 29 Days        |

## Charge Details

| Electric Charges                  |                         |                 |
|-----------------------------------|-------------------------|-----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000     | \$19.14         |
| Energy Charge                     | 628 kWh @ \$0.09202/kWh | \$57.79         |
| Fuel Charge                       | 628 kWh @ \$0.03516/kWh | \$22.08         |
| Storm Protection Charge           | 628 kWh @ \$0.00568/kWh | \$3.57          |
| Clean Energy Transition Mechanism | 628 kWh @ \$0.00418/kWh | \$2.63          |
| Storm Surcharge                   | 628 kWh @ \$0.02121/kWh | \$13.32         |
| Florida Gross Receipt Tax         |                         | \$3.04          |
| <b>Electric Service Cost</b>      |                         | <b>\$121.57</b> |

## 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](http://TampaElectric.com)

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- Mail A Check**  
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- Credit or Debit Card**  
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- Phone**  
 Toll Free: **866-689-6469**
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 Tampa, FL 33601-0111

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- 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:** April 08, 2026  
**Charges Due:** April 29, 2026

**Service Period:** Mar 04, 2026 - Apr 01, 2026

**Rate Schedule:** Lighting Service

### Charge Details

|  <b>Electric Charges</b> |                         |                 |
|---|-------------------------|-----------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b>   |                         |                 |
| 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          |
| <b>Lighting Charges</b>   |                         | <b>\$352.46</b> |

**Total Current Month's Charges** **\$474.03**



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

Statement Date: April 08, 2026

Amount Due: **\$116.21**

Due Date: April 29, 2026

Account #: 221007683412

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

**Your Energy Insight**


Your average daily kWh used was **23.53% higher** than the same period last year.

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

**Account Summary**

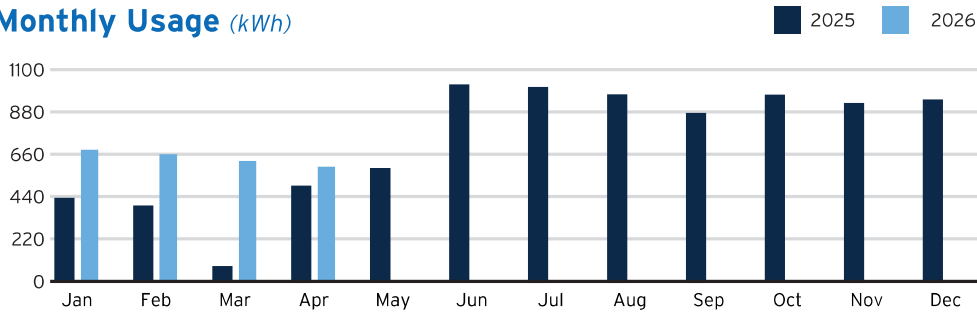
|  |                 |
|--|-----------------|
| <b>Current Service Period:</b> March 04, 2026 - April 01, 2026 |                 |
| Previous Amount Due  | \$120.91        |
| Payment(s) Received Since Last Statement                       | -\$120.91       |
| <b>Current Month's Charges</b>                                 | <b>\$116.21</b> |
| <b>Amount Due by April 29, 2026</b>                            | <b>\$116.21</b> |

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



Scan here to view your account online.

**Monthly Usage (kWh)**




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



Account #: 221007683412

Due Date: April 29, 2026

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|                 |                 |
|-----------------|-----------------|
| Amount Due:     | <b>\$116.21</b> |
| Payment Amount: | \$ _____        |

666199215045

Your account will be drafted on April 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.



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

**Account #: 221007683412**  
**Statement Date: April 08, 2026**  
**Charges Due: April 29, 2026**

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

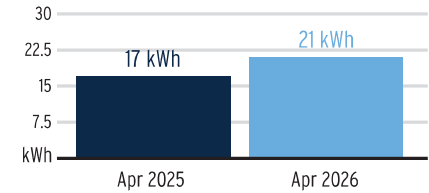
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000500726   | 04/01/2026 | 39,638          | 39,043             | 595 kWh      | 1          | 29 Days        |

## Charge Details

| <b>Electric Charges</b>           |                         |                 |
|-----------------------------------|-------------------------|-----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000     | \$19.14         |
| Energy Charge                     | 595 kWh @ \$0.09202/kWh | \$54.75         |
| Fuel Charge                       | 595 kWh @ \$0.03516/kWh | \$20.92         |
| Storm Protection Charge           | 595 kWh @ \$0.00568/kWh | \$3.38          |
| Clean Energy Transition Mechanism | 595 kWh @ \$0.00418/kWh | \$2.49          |
| Storm Surcharge                   | 595 kWh @ \$0.02121/kWh | \$12.62         |
| Florida Gross Receipt Tax         |                         | \$2.91          |
| <b>Electric Service Cost</b>      |                         | <b>\$116.21</b> |

## Avg kWh Used Per Day



**Total Current Month's Charges \$116.21**

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

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 Tampa, FL 33631-3318  
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 Toll Free: **866-689-6469**
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7-1-1
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877-588-1010
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813-275-3909

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

Statement Date: April 08, 2026

Amount Due: **\$57.13**

Due Date: April 29, 2026

Account #: 221007708326

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

**Your Energy Insight**


Your average daily kWh used was **27.27% lower** than the same period last year.

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

**Account Summary**

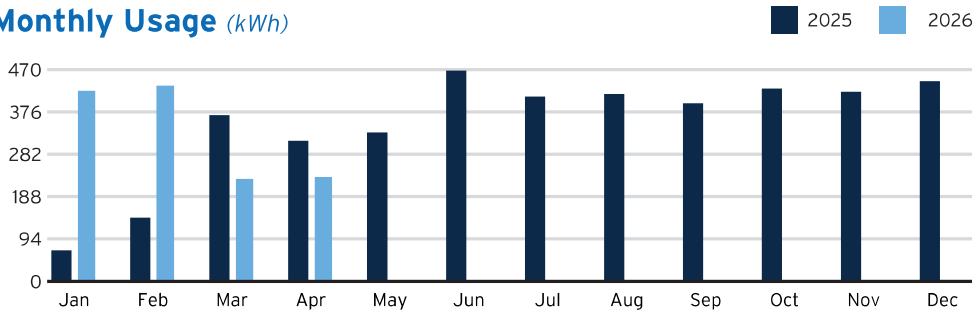
|  |                |
|--|----------------|
| <b>Current Service Period:</b> March 04, 2026 - April 01, 2026 |                |
| Previous Amount Due  | \$56.47        |
| Payment(s) Received Since Last Statement                       | -\$56.47       |
| <b>Current Month's Charges</b>                                 | <b>\$57.13</b> |
| <b>Amount Due by April 29, 2026</b>                            | <b>\$57.13</b> |

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



Scan here to view your account online.

**Monthly Usage (kWh)**




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



Account #: 221007708326

Due Date: April 29, 2026

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Amount Due: **\$57.13**

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

666199215046

Your account will be drafted on April 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.



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

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

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

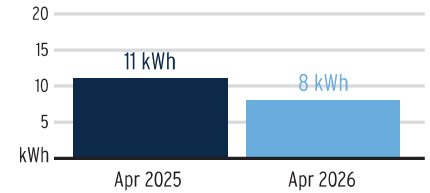
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000511668   | 04/01/2026 | 26,042          | 25,811             | 231 kWh      | 1          | 29 Days        |

## Charge Details

| <b>Electric Charges</b>           |                         |                |
|-----------------------------------|-------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000     | \$19.14        |
| Energy Charge                     | 231 kWh @ \$0.09202/kWh | \$21.26        |
| Fuel Charge                       | 231 kWh @ \$0.03516/kWh | \$8.12         |
| Storm Protection Charge           | 231 kWh @ \$0.00568/kWh | \$1.31         |
| Clean Energy Transition Mechanism | 231 kWh @ \$0.00418/kWh | \$0.97         |
| Storm Surcharge                   | 231 kWh @ \$0.02121/kWh | \$4.90         |
| Florida Gross Receipt Tax         |                         | \$1.43         |
| <b>Electric Service Cost</b>      |                         | <b>\$57.13</b> |

## Avg kWh Used Per Day



**Total Current Month's Charges \$57.13**

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### Phone

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

### All Other

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 P.O. Box 111  
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**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT**  
 10251 TUCKER JONES RD  
 RIVERVIEW, FL 33578

**Statement Date:** April 08, 2026

**Amount Due: \$23.37**

**Due Date:** April 29, 2026

**Account #:** 221007724737

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

**Your Energy Insight**


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

Your average daily kWh used was **20% lower** than it was in your previous period.

**Account Summary**

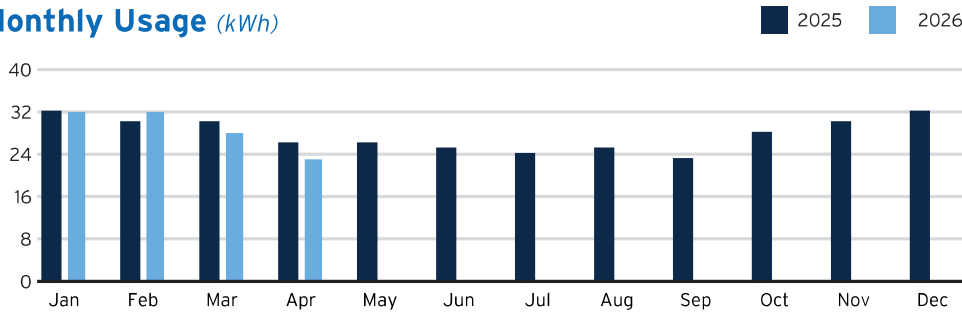
|  |                |
|--|----------------|
| <b>Current Service Period:</b> March 04, 2026 - April 01, 2026 |                |
| Previous Amount Due  | \$24.17        |
| Payment(s) Received Since Last Statement                       | -\$24.17       |
| <b>Current Month's Charges</b>                                 | <b>\$23.37</b> |
| <b>Amount Due by April 29, 2026</b>                            | <b>\$23.37</b> |

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**Monthly Usage (kWh)**



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



**Account #:** 221007724737

**Due Date:** April 29, 2026

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

**Amount Due: \$23.37**

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

666199215047

Your account will be drafted on April 29, 2026

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT  
 2005 PAN AM CIR, STE 300  
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 TAMPA, FL 33631-3318

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 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: April 08, 2026**  
**Charges Due: April 29, 2026**

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

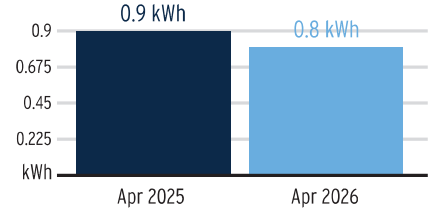
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000514006   | 04/01/2026 | 1,839           |   | 1,816            |   | 23 kWh     | 1          | 29 Days        |

## Charge Details

| Electric Charges                  |                        |                |
|-----------------------------------|------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000    | \$19.14        |
| Energy Charge                     | 23 kWh @ \$0.09202/kWh | \$2.12         |
| Fuel Charge                       | 23 kWh @ \$0.03516/kWh | \$0.81         |
| Storm Protection Charge           | 23 kWh @ \$0.00568/kWh | \$0.13         |
| Clean Energy Transition Mechanism | 23 kWh @ \$0.00418/kWh | \$0.10         |
| Storm Surcharge                   | 23 kWh @ \$0.02121/kWh | \$0.49         |
| Florida Gross Receipt Tax         |                        | \$0.58         |
| <b>Electric Service Cost</b>      |                        | <b>\$23.37</b> |

## Avg kWh Used Per Day



**Total Current Month's Charges \$23.37**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

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

### Phone:

**Commercial Customer Care:**  
 866-832-6249

### Residential Customer Care:

813-223-0800 (Hillsborough)  
 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**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

District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.villagesofglencreekcdd.org](http://www.villagesofglencreekcdd.org)

## Operation and Maintenance Expenditures

April 2026

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$29,230.78**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Timber Creek Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u>    | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                 | <u>Invoice Amount</u> |
|-----------------------|---------------------|-----------------------|--|-----------------------|
| Action Security, Inc. | 300007              | 32025                 | Security Monitoring & Maintenance<br>03/26 | \$ 125.00             |
| Action Security, Inc. | 300003              | 32326                 | Security Monitoring & Maintenance<br>04/26 | \$ 125.00             |
| Anthony J Ettore      | 300008              | 432-0326              | Legal Services 03/26                       | \$ 500.00             |
| Carlos de la Ossa     | 20260408-4          | Cd031226-432          | Board of Supervisors Meeting<br>03/12/26   | \$ 200.00             |
| Carlos de la Ossa     | 20260420-4          | Cd041526-432          | Board of Supervisors Meeting<br>04/15/26   | \$ 200.00             |
| Claude A. Neidlinger  | 20260208-2          | CN020526-432          | Board of Supervisors Meeting<br>02/05/26   | \$ 200.00             |
| Claude A. Neidlinger  | 20260208-2          | CN031226-432          | Board of Supervisors Meeting<br>03/12/26   | \$ 200.00             |
| Claude A. Neidlinger  | 20260420-1          | CN041526-432          | Board of Supervisors Meeting<br>04/15/26   | \$ 200.00             |
| Cody Pools, Inc.      | 300004              | 981452                | Pool Maintenance 04/26                     | \$ 995.00             |
| David Evan Hutchinson | 20260408-1          | DH020526-432          | Board of Supervisors Meeting<br>02/05/26   | \$ 200.00             |
| David Evan Hutchinson | 20260408-1          | DH031226-432          | Board of Supervisors Meeting<br>03/12/26   | \$ 200.00             |

# Timber Creek Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u>            | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>               | <u>Invoice Amount</u> |
|-------------------------------|---------------------|-----------------------|--|-----------------------|
| David Evan Hutchinson         | 20260420-2          | DH041526-432          | Board of Supervisors Meeting<br>04/15/26 | \$ 200.00             |
| Fieldstone Landscape Services | 300009              | 27694                 | Landscape Maintenance 04/26              | \$ 5,238.33           |
| Grau & Associates, P.A.       | 300014              | 29174                 | Audit Services FY 24/25                  | \$ 4,700.00           |
| Orkin LLC                     | 300011              | 285785649             | Pest Control 10/25                       | \$ 68.00              |
| Orkin LLC                     | 300011              | 287302775             | Pest Control 11/25                       | \$ 73.10              |
| Orkin LLC                     | 300011              | 288941290             | Pest Control 12/25                       | \$ 73.10              |
| Orkin LLC                     | 300011              | 290420771             | Pest Control 01/26                       | \$ 73.10              |
| Orkin LLC                     | 300011              | 292087764             | Pest Control 02/26                       | \$ 73.10              |
| Orkin LLC                     | 300011              | 293651454             | Pest Control 03/26                       | \$ 73.10              |
| Orkin LLC                     | 300010              | 295031729             | Pest Control 04/26                       | \$ 73.10              |
| Rizzetta & Company, Inc.      | 300001              | INV0000107584         | Accounting Services 03/26                | \$ 2,974.32           |

# Timber Creek Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u>       | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|--------------------------|---------------------|-----------------------|----------------------------|-----------------------|
| Rizzetta & Company, Inc. | 300002              | INV0000108063         | Accounting Services 04/26  | \$ 3,840.84           |
| Sitex Aquatics, LLC      | 300005              | 10884-b               | Lake Maintenance 04/26     | \$ 391.40             |
| TECO                     | 20260417-2          | 211018485063-040826   | Electric Services 03/26    | \$ 3,450.41           |
| TECO                     | 20260417-2          | 221007623665-040826   | Electric Services 03/26    | \$ 19.63              |
| TECO                     | 20260417-2          | 221007683099-040826   | Electric Services 03/26    | \$ 474.03             |
| TECO                     | 20260417-2          | 221007683412-040826   | Electric Services 03/26    | \$ 116.21             |
| TECO                     | 20260417-2          | 221007708326-040826   | Electric Services 03/26    | \$ 57.13              |
| TECO                     | 20260417-1          | 221007724737-040826   | Electric Services 03/26    | \$ 23.37              |
| The Observer Group, Inc. | 300006              | 26-01066H             | Legal Advertising 04/26    | \$ 70.00              |
| The Observer Group, Inc. | 300012              | 26-01241H             | Legal Advertising 04/26    | \$ 126.88             |
| Times Publishing Company | 300015              | 85936-042226          | Legal Advertising 04/26    | \$ 333.50             |

# Timber Creek Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

| <u>Vendor Name</u>  | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                      | <u>Invoice Amount</u>      |
|---------------------|---------------------|-----------------------|---|----------------------------|
| Timothy A. Webb     | 20260408-3          | TW020526-432          | Board of Supervisors Meeting<br>02/05/26        | \$ 200.00                  |
| Timothy A. Webb     | 20260408-3          | TW031226-432          | Board of Supervisors Meeting<br>03/12/26        | \$ 200.00                  |
| Timothy A. Webb     | 20260420-3          | TW041526-432          | Board of Supervisors Meeting<br>04/15/26        | \$ 200.00                  |
| U.S. Bank           | 300013              | 8121423               | Trustee Fees Series S2020 03/01/26-<br>02/28/27 | <u>\$ 2,963.13</u>         |
| <b>Report Total</b> |                     |                       |   | <b><u>\$ 29,230.78</u></b> |

**ACTION SECURITY, INC.**  
1505 Manor Rd  
Englewood, FL 34223  
sales@actionsecurityfl.com

# Invoice



**BILL TO**

Timber Creek CDD  
C/O Rizzetta & Company

| INVOICE # | DATE       | TOTAL DUE | DUE DATE   | TERMS          | ENCLOSED |
|-----------|------------|-----------|------------|----------------|----------|
| 32025     | 03/01/2026 | \$125.00  | 03/01/2026 | Due on receipt |          |

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

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

**BALANCE DUE**

**\$125.00**

Thank you, we appreciate your business!

**ACTION SECURITY, INC.**  
 1505 Manor Rd  
 Englewood, FL 34223  
 sales@actionsecurityfl.com

# Invoice



| BILL TO   |
|---|
| Brian Howell<br>Timber Creek CDD<br>C/O Meritus Corp<br>2005 Pan Am Circle, Suite 300<br>Tampa , FL 33607 |

| INVOICE # | DATE       | TOTAL DUE | DUE DATE   | TERMS          | ENCLOSED |
|-----------|------------|-----------|------------|----------------|----------|
| 32326     | 04/01/2026 | \$125.00  | 04/01/2026 | Due on receipt |          |

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

Contact ACTION SECURITY, INC. to pay this invoice. BALANCE DUE **\$125.00**  
 FL Contractor ES12001404

Thank you, we appreciate your business!



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

**March 2026 Invoice for the Timber Creek CDD**

Invoice Period: March 1, 2026 - March 31, 2026  
Invoice Date: April 6, 2026  
Total Invoice Amount: **\$500.00**

| Position      | Hours | Rate  | Cost     |
|---------------|-------|-------|----------|
| Legal Counsel | 2.0   | \$250 | \$500.00 |

Thank you for your trust and your business.


**Disaster Law and Consulting, LLC**

**March 2026 Timesheet for the Timber Creek CDD**

| <u>Date</u> | <u>Hours</u> | <u>Description</u>  |
|-------------|--------------|---|
| 3/1         | 0.50         | Filed quarterly report in FloridaPA as required by FDEM   |
| 3/9         | 1.25         | Email exchange with FDEM and District re payment status and change of mailing address. Review email from FDEM re quarterly report. Review and revise quarterly report and email FDEM re same. |
| 3/30        | 0.25         | Email exchange with District re status of project. Check FloridaPA for any update.  |

---

Total Invoice Amount: 2.0 hours @ \$250 per hour = \$500.00

  
\_\_\_\_\_  
Signature

4/6/26  
\_\_\_\_\_  
Date

**Timber Creek CDD**

Meeting Date: 3/12/2026

**SUPERVISOR PAY REQUEST**

| Name of Board Supervisor | Check if Paid |
|--------------------------|---------------|
| Claude Neidlinger        |               |
| David Hutchinson         |               |
| Paul Murray              |               |
| Tim Webb                 |               |
| Carlos de la Ossa        | X             |

(\* ) Does not get paid

**NOTE:** Supervisors are only paid if checked present.

**EXTENDED MEETING TIMECARD**

|                     |              |
|---------------------|--------------|
| Meeting Start Time: | 6:00 PM      |
| Meeting End Time:   | 7:22 PM      |
| Total Meeting Time: | 1 HR 22 MINS |

|                              |  |
|------------------------------|--|
| Time Over _____ ( 3 ) Hours: |  |
|------------------------------|--|

|                          |        |
|--------------------------|--------|
| Total at \$175 per Hour: | \$0.00 |
|--------------------------|--------|

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

|                                  |        |
|----------------------------------|--------|
| Meeting Date:                    |        |
| Additional or Continued Meeting? |        |
| Total Meeting Time:              |        |
| Total at \$175 per Hour:         | \$0.00 |

|                             |         |
|-----------------------------|---------|
| Business Mileage Round Trip |         |
| IRS Rate per Mile           | \$0.700 |
| Mileage to Charge           | \$0.00  |

DM Signature: Rachel Welborn Digitally signed by Rachel Welborn  
Date: 2026.04.03 09:26:55 -04'00'

**Timber Creek CDD**

Meeting Date: 04/15/2026

**SUPERVISOR PAY REQUEST**

| Name of Board Supervisor | Check if Paid |
|--------------------------|---------------|
| Claude Neidlinger        | X             |
| David Hutchinson         | X             |
| Paul Murray              | X             |
| Tim Webb                 | X             |
| Carlos de la Ossa        | X             |

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked present.**

**EXTENDED MEETING TIMECARD**

|                     |              |
|---------------------|--------------|
| Meeting Start Time: | 6:00 PM      |
| Meeting End Time:   | 7:17 PM      |
| Total Meeting Time: | 1 HR 17 MINS |

|                              |  |
|------------------------------|--|
| Time Over _____ ( 3 ) Hours: |  |
|------------------------------|--|

|                          |        |
|--------------------------|--------|
| Total at \$175 per Hour: | \$0.00 |
|--------------------------|--------|

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

|                                  |        |
|----------------------------------|--------|
| Meeting Date:                    |        |
| Additional or Continued Meeting? |        |
| Total Meeting Time:              |        |
| Total at \$175 per Hour:         | \$0.00 |

|                             |         |
|-----------------------------|---------|
| Business Mileage Round Trip |         |
| IRS Rate per Mile           | \$0.700 |
| Mileage to Charge           | \$0.00  |

DM Signature: \_\_\_\_\_





# Invoice



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

|                |           |
|----------------|-----------|
| Invoice Date   | Invoice # |
| 4/1/2026       | 981452    |
| <b>Balance</b> | \$995.00  |

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

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

| P.O. Number | Terms   | Rep | Due Date  | Via | F.O.B.     | Project   |
|-------------|---|-----|-----------|-----|------------|-----------|
|             | Net 20  |     | 4/21/2026 |     |            |           |
| Quantity    | Description   |     |           |     | Price Each | Amount    |
|             | MAY Commercial Pool Service, MWF service<br>- Enzymes NOT included<br>- 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      |

|                         |          |
|-------------------------|----------|
| <b>Total</b>            | \$995.00 |
| <b>Payments/Credits</b> | \$0.00   |
| <b>Balance Due</b>      | \$995.00 |

Thank you for choosing A-Quality Pool Service!

# Fieldstone Landscape Services

4801 122nd Avenue North  
Clearwater, FL 33762

# INVOICE

**Invoice Number** 27694  
**Invoice Date** 04/01/26  
**Payment Terms** Net 30  
**PO Number**  
**Sales Rep** Elizabeth Moore

### Bill To

Timber Creek CDD  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614

### Property Address

Timber Creek CDD  
10224 Opaline Sky Court  
Ruskin, FL 33578

| Description                                       | Qty / UOM | Rate | Ext. Price | Amount            |
|---|-----------|------|------------|-------------------|
| <b>2026 Landscape Renewal Contract April 2026</b> |           |      |            | <b>\$5,238.33</b> |

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 | \$5,238.33         | \$0.00              | \$0.00              | \$0.00            |

# Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Timber Creek Community Development District*  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Invoice No. 29174  
Date 04/02/2026

---

| SERVICE              | AMOUNT             |
|----------------------|--------------------|
| Audit FYE 09/30/2025 | \$ <u>4,700.00</u> |
| Current Amount Due   | \$ <u>4,700.00</u> |

| 0 - 30   | 31 - 60  | 61 - 90 | 91 - 120 | Over 120 | Balance  |
|----------|----------|---------|----------|----------|----------|
| 4,700.00 | 1,000.00 | 0.00    | 0.00     | 0.00     | 5,700.00 |

Payment due upon receipt.

**INVOICE 285785649**

**Dated 10/13/2025**

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

TIMBER CREEK CLUBHOUSE CDD  
10224 OPALINE SKY PL  
RIVERVIEW, FL 33578-7668

Acct # 38723797

Purchase order

| DESCRIPTION | INVOICE | DISCOUNT | TAX | QUANTITY | AMOUNT DUE |
|-------------|---------|----------|-----|----------|------------|
|-------------|---------|----------|-----|----------|------------|

**For service at: TIMBER CREEK CLUBHOUSE CDD 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668**

|                                     |         |        |        |  |         |
|-------------------------------------|---------|--------|--------|--|---------|
| PC Standard - Monthly - PC Standard | \$68.00 | \$0.00 | \$0.00 |  | \$68.00 |
|-------------------------------------|---------|--------|--------|--|---------|

Total Payment Amount: \$0.00

|                     |                |
|---------------------|----------------|
| <b>PLEASE REMIT</b> | <b>\$68.00</b> |
|---------------------|----------------|

Phone #: (727) 526-9450

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**  
For service at: 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668  
Phone #: (727) 526-9450

Acct # 38723797  
TIMBER CREEK CLUBHOUSE CDD

**INVOICE 285785649 Dated 10/13/2025**  
**PLEASE REMIT \$68.00**

**INVOICE 287302775**

**Dated 11/12/2025**

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

TIMBER CREEK CLUBHOUSE CDD  
10224 OPALINE SKY PL  
RIVERVIEW, FL 33578-7668

Acct # 38723797

Purchase order

| DESCRIPTION | INVOICE | DISCOUNT | TAX | QUANTITY | AMOUNT DUE |
|-------------|---------|----------|-----|----------|------------|
|-------------|---------|----------|-----|----------|------------|

**For service at: TIMBER CREEK CLUBHOUSE CDD 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668**

|                                     |         |        |        |  |         |
|-------------------------------------|---------|--------|--------|--|---------|
| PC Standard - Monthly - PC Standard | \$68.00 | \$0.00 | \$5.10 |  | \$73.10 |
|-------------------------------------|---------|--------|--------|--|---------|

Total Payment Amount: \$0.00

|                     |                |
|---------------------|----------------|
| <b>PLEASE REMIT</b> | <b>\$73.10</b> |
|---------------------|----------------|

Phone #: (727) 526-9450

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**  
For service at: 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668  
Phone #: (727) 526-9450

Acct # 38723797  
TIMBER CREEK CLUBHOUSE CDD

**INVOICE 287302775 Dated 11/12/2025**  
**PLEASE REMIT \$73.10**

**INVOICE 288941290**

**Dated 12/6/2025**

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

TIMBER CREEK CLUBHOUSE CDD  
10224 OPALINE SKY PL  
RIVERVIEW, FL 33578-7668

Acct # 38723797

Purchase order

| DESCRIPTION | INVOICE | DISCOUNT | TAX | QUANTITY | AMOUNT DUE |
|-------------|---------|----------|-----|----------|------------|
|-------------|---------|----------|-----|----------|------------|

**For service at: TIMBER CREEK CLUBHOUSE CDD 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668**

|                                     |         |        |        |  |         |
|-------------------------------------|---------|--------|--------|--|---------|
| PC Standard - Monthly - PC Standard | \$68.00 | \$0.00 | \$5.10 |  | \$73.10 |
|-------------------------------------|---------|--------|--------|--|---------|

Total Payment Amount: \$0.00

|                     |                |
|---------------------|----------------|
| <b>PLEASE REMIT</b> | <b>\$73.10</b> |
|---------------------|----------------|

Phone #: (727) 526-9450

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**  
For service at: 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668  
Phone #: (727) 526-9450

Acct # 38723797  
TIMBER CREEK CLUBHOUSE CDD

**INVOICE 288941290 Dated 12/6/2025**  
**PLEASE REMIT \$73.10**

**INVOICE 290420771**

**Dated 1/10/2026**

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

TIMBER CREEK CLUBHOUSE CDD  
10224 OPALINE SKY PL  
RIVERVIEW, FL 33578-7668

Acct # 38723797

Purchase order

| DESCRIPTION | INVOICE | DISCOUNT | TAX | QUANTITY | AMOUNT DUE |
|-------------|---------|----------|-----|----------|------------|
|-------------|---------|----------|-----|----------|------------|

**For service at: TIMBER CREEK CLUBHOUSE CDD 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668**

|                                     |         |        |        |  |         |
|-------------------------------------|---------|--------|--------|--|---------|
| PC Standard - Monthly - PC Standard | \$68.00 | \$0.00 | \$5.10 |  | \$73.10 |
|-------------------------------------|---------|--------|--------|--|---------|

Total Payment Amount: \$0.00

|                     |                |
|---------------------|----------------|
| <b>PLEASE REMIT</b> | <b>\$73.10</b> |
|---------------------|----------------|

Phone #: (727) 526-9450

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**  
For service at: 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668  
Phone #: (727) 526-9450

Acct # 38723797  
TIMBER CREEK CLUBHOUSE CDD

**INVOICE 290420771 Dated 1/10/2026**  
**PLEASE REMIT \$73.10**

**INVOICE 292087764**

**Dated 2/14/2026**

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

TIMBER CREEK CLUBHOUSE CDD  
10224 OPALINE SKY PL  
RIVERVIEW, FL 33578-7668

Acct # 38723797

Purchase order

| DESCRIPTION | INVOICE | DISCOUNT | TAX | QUANTITY | AMOUNT DUE |
|-------------|---------|----------|-----|----------|------------|
|-------------|---------|----------|-----|----------|------------|

**For service at: TIMBER CREEK CLUBHOUSE CDD 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668**

|                                     |         |        |        |  |         |
|-------------------------------------|---------|--------|--------|--|---------|
| PC Standard - Monthly - PC Standard | \$68.00 | \$0.00 | \$5.10 |  | \$73.10 |
|-------------------------------------|---------|--------|--------|--|---------|

Total Payment Amount: \$0.00

|                     |                |
|---------------------|----------------|
| <b>PLEASE REMIT</b> | <b>\$73.10</b> |
|---------------------|----------------|

Phone #: (727) 526-9450

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

**PLEASE RETURN THIS PORTION WITH YOUR PAYMENT**  
For service at: 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668  
Phone #: (727) 526-9450

Acct # 38723797  
TIMBER CREEK CLUBHOUSE CDD

**INVOICE 292087764 Dated 2/14/2026**  
**PLEASE REMIT \$73.10**

**INVOICE 293651454**

**Dated 3/11/2026**

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

TIMBER CREEK CLUBHOUSE CDD  
10224 OPALINE SKY PL  
RIVERVIEW, FL 33578-7668

Acct # 38723797

Purchase order

| DESCRIPTION | INVOICE | DISCOUNT | TAX | QUANTITY | AMOUNT DUE |
|-------------|---------|----------|-----|----------|------------|
|-------------|---------|----------|-----|----------|------------|

**For service at: TIMBER CREEK CLUBHOUSE CDD 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668**

|                                     |         |        |        |  |         |
|-------------------------------------|---------|--------|--------|--|---------|
| PC Standard - Monthly - PC Standard | \$68.00 | \$0.00 | \$5.10 |  | \$73.10 |
|-------------------------------------|---------|--------|--------|--|---------|

Total Payment Amount: \$0.00

|                     |                |
|---------------------|----------------|
| <b>PLEASE REMIT</b> | <b>\$73.10</b> |
|---------------------|----------------|

Phone #: (727) 526-9450

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

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For service at: 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668  
Phone #: (727) 526-9450

Acct # 38723797  
TIMBER CREEK CLUBHOUSE CDD

**INVOICE 293651454 Dated 3/11/2026**  
**PLEASE REMIT \$73.10**

**INVOICE 295031729**

**Dated 4/11/2026**

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

TIMBER CREEK CLUBHOUSE CDD  
10224 OPALINE SKY PL  
RIVERVIEW, FL 33578-7668

Acct # 38723797

Purchase order

| DESCRIPTION | INVOICE | DISCOUNT | TAX | QUANTITY | AMOUNT DUE |
|-------------|---------|----------|-----|----------|------------|
|-------------|---------|----------|-----|----------|------------|

**For service at: TIMBER CREEK CLUBHOUSE CDD 10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668**

|                                     |         |        |        |  |         |
|-------------------------------------|---------|--------|--------|--|---------|
| PC Standard - Monthly - PC Standard | \$68.00 | \$0.00 | \$5.10 |  | \$73.10 |
|-------------------------------------|---------|--------|--------|--|---------|

Total Payment Amount: \$0.00

|                     |                |
|---------------------|----------------|
| <b>PLEASE REMIT</b> | <b>\$73.10</b> |
|---------------------|----------------|

Phone #: (727) 526-9450

ORKIN  
P O BOX 740473  
CINCINNATI, OH 45274-0473

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Phone #: (727) 526-9450

Acct # 38723797  
TIMBER CREEK CLUBHOUSE CDD

**INVOICE 295031729 Dated 4/11/2026**  
**PLEASE REMIT \$73.10**

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

| Date     | Invoice #     |
|----------|---------------|
| 3/8/2026 | INV0000107584 |

**Bill To:**

|  |
|--|
| Timber Creek CDD<br>3434 Colwell Avenue<br>Suite 200<br>Tampa FL 33614 |
|--|

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| March                     | Upon Receipt | 00432         |

| Description   | Qty  | Rate       | Amount     |
|---|------|------------|------------|
| Management Services - 3/8/2026 - 3/31/2026                      | 1.00 | \$1,140.72 | \$1,140.72 |
| Administrative Services - 3/8/2026 - 3/31/2026                  | 1.00 | \$227.76   | \$227.76   |
| Accounting Services - 3/8/2026 - 3/31/2026                      | 1.00 | \$526.56   | \$526.56   |
| Financial & Revenue Collections Services - 3/8/2026 - 3/31/2026 | 1.00 | \$175.68   | \$175.68   |
| Annual Dissemination Services - 3/8/2026 - 3/31/2026            | 1.00 | \$129.12   | \$129.12   |
| Website Compliance & Management - 3/8/2026 - 3/31/2026          | 1.00 | \$77.52    | \$77.52    |
| Landscape Consulting Services - 3/8/2026 - 3/31/2026            | 1.00 | \$696.96   | \$696.96   |
| <b>Subtotal</b>   |      |            | \$2,974.32 |
| <b>Total</b>  |      |            | \$2,974.32 |

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

| Date     | Invoice #     |
|----------|---------------|
| 4/2/2026 | INV0000108063 |

**Bill To:**

|  |
|--|
| Timber Creek CDD<br>3434 Colwell Avenue<br>Suite 200<br>Tampa FL 33614 |
|--|

| Services for the month of | Terms        | Client Number |
|---------------------------|--------------|---------------|
| April                     | Upon Receipt | 00432         |

| Description                              | Qty  | Rate            | Amount     |
|--|------|-----------------|------------|
| Accounting Services                      | 1.00 | \$680.00        | \$680.00   |
| Administrative Services                  | 1.00 | \$294.17        | \$294.17   |
| Annual Dissemination Services            | 1.00 | \$166.67        | \$166.67   |
| Financial & Revenue Collections Services | 1.00 | \$226.67        | \$226.67   |
| Landscape Consulting Services            | 1.00 | \$900.00        | \$900.00   |
| Management Services                      | 1.00 | \$1,473.33      | \$1,473.33 |
| Website Compliance & Management          | 1.00 | \$100.00        | \$100.00   |
|  |      | <b>Subtotal</b> | \$3,840.84 |
|  |      | <b>Total</b>    | \$3,840.84 |

# 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.: 10884-b  
Terms: Net 30  
Invoice date: 04/01/2026  
Due date: 05/01/2026

| #  | Date | Product or service         | Description  | Qty | Rate     | Amount   |
|----|------|----------------------------|--|-----|----------|----------|
| 1. |      | <b>Aquatic Maintenance</b> | Monthly Lake Maintenance- 4 Waterways                                    | 1   | \$380.00 | \$380.00 |
| 2. |      | <b>Additional Services</b> | Temporary Fuel Surcharge   | 1   | \$11.40  | \$11.40  |
| 3. |      |                            | Please note our billing address is:<br>P.O. Box 917<br>Parrish, FL 34219 |     |          |          |

**Total** **\$391.40**

## Ways to pay

BANK

[View and pay](#)



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

**Statement Date:** April 08, 2026

**Amount Due:** \$3,450.41

**Due Date:** April 29, 2026


**Account #:** 211018485063

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

**Account Summary**

|  |                   |
|--|-------------------|
| Previous Amount Due                      | \$3,450.41        |
| Payment(s) Received Since Last Statement | -\$3,450.41       |
| <b>Current Month's Charges</b>           | <b>\$3,450.41</b> |
| <b>Amount Due by April 29, 2026</b>      | <b>\$3,450.41</b> |

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



Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

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



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

**Account #:** 211018485063

**Due Date:** April 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](https://TampaElectric.com/Paperless) to enroll now.

|                        |                   |
|------------------------|-------------------|
| <b>Amount Due:</b>     | <b>\$3,450.41</b> |
| <b>Payment Amount:</b> | \$ _____          |

664964651875

Your account will be drafted on April 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.



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

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

**Service Period:** Mar 04, 2026 - Apr 01, 2026

**Rate Schedule:** Lighting Service

## Charge Details

| <b>Electric Charges</b>   |                        |                 |
|---|------------------------|-----------------|
| <b>Lighting Service Items LS-1 (Bright Choices) for 29 days</b> |                        |                 |
| 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          |
| <b>Lighting Charges</b>   |                        | <b>\$186.50</b> |

Billing information continues on next page →

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

### Ways To Pay Your Bill

- Bank Draft**  
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- In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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- Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

### Contact Us

- Online:**  
TampaElectric.com
- 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:** April 08, 2026

**Amount Due:** \$19.63

**Due Date:** April 29, 2026

**Account #:** 221007623665

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

**Account Summary**

|  |                |
|--|----------------|
| <b>Current Service Period:</b> March 04, 2026 - April 01, 2026 |                |
| Previous Amount Due  | \$19.63        |
| Payment(s) Received Since Last Statement                       | -\$19.63       |
| <b>Current Month's Charges</b>                                 | <b>\$19.63</b> |
| <b>Amount Due by April 29, 2026</b>                            | <b>\$19.63</b> |

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



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**TECOaccount.com**

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

**Account #:** 221007623665

**Due Date:** April 29, 2026

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

**Amount Due:** \$19.63

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

666199215043

Your account will be drafted on April 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.



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

**Account #:** 221007623665  
**Statement Date:** April 08, 2026  
**Charges Due:** April 29, 2026

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

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

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000498720   | 04/01/2026 | 69,258          |   | 69,258           |   | 0 kWh      | 1          | 29 Days        |

## Charge Details

| Electric Charges             |                     |                |
|------------------------------|---------------------|----------------|
| Daily Basic Service Charge   | 29 days @ \$0.66000 | \$19.14        |
| Florida Gross Receipt Tax    |                     | \$0.49         |
| <b>Electric Service Cost</b> |                     | <b>\$19.63</b> |

## Avg kWh Used Per Day



**Total Current Month's Charges \$19.63**

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

## Ways To Pay Your Bill

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

## Contact Us

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

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

Statement Date: April 08, 2026

Amount Due: **\$474.03**

Due Date: April 29, 2026

Account #: 221007683099

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

**Account Summary**

|  |                 |
|--|-----------------|
| Previous Amount Due                      | \$440.28        |
| Payment(s) Received Since Last Statement | -\$440.28       |
| <b>Current Month's Charges</b>           | <b>\$474.03</b> |
| <b>Amount Due by April 29, 2026</b>      | <b>\$474.03</b> |

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

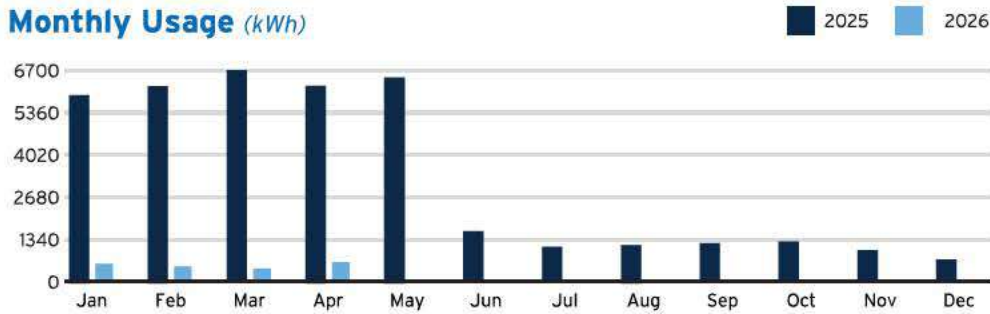
**Your Energy Insight**

Your average daily kWh used was **89.67% lower** than the same period last year.

Your average daily kWh used was **57.14% higher** than it was in your previous period.

Scan here to view your account online.

**Monthly Usage (kWh)**



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



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**



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

Account #: 221007683099

Due Date: April 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$474.03**

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

666199215044

Your account will be drafted on April 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.



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

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

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

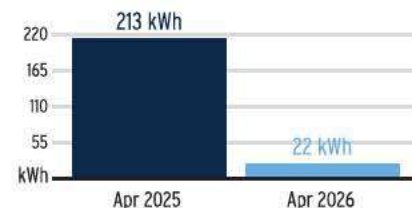
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000514614   | 04/01/2026 | 46,280          |   | 45,652           |   | 628 kWh    | 1          | 29 Days        |

## Charge Details

| <b>Electric Charges</b>           |                         |                 |
|-----------------------------------|-------------------------|-----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000     | \$19.14         |
| Energy Charge                     | 628 kWh @ \$0.09202/kWh | \$57.79         |
| Fuel Charge                       | 628 kWh @ \$0.03516/kWh | \$22.08         |
| Storm Protection Charge           | 628 kWh @ \$0.00568/kWh | \$3.57          |
| Clean Energy Transition Mechanism | 628 kWh @ \$0.00418/kWh | \$2.63          |
| Storm Surcharge                   | 628 kWh @ \$0.02121/kWh | \$13.32         |
| Florida Gross Receipt Tax         |                         | \$3.04          |
| <b>Electric Service Cost</b>      |                         | <b>\$121.57</b> |

## Avg kWh Used Per Day



Billing information continues on next page →

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- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
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 Tampa, FL 33601-0111

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 863-299-0800 (Polk County)  
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

**Statement Date:** April 08, 2026

**Amount Due:** \$116.21

**Due Date:** April 29, 2026

**Account #:** 221007683412

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

**Account Summary**

|  |                 |
|--|-----------------|
| <b>Current Service Period:</b> March 04, 2026 - April 01, 2026 |                 |
| Previous Amount Due  | \$120.91        |
| Payment(s) Received Since Last Statement                       | -\$120.91       |
| <b>Current Month's Charges</b>                                 | <b>\$116.21</b> |
| <b>Amount Due by April 29, 2026</b>                            | <b>\$116.21</b> |

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

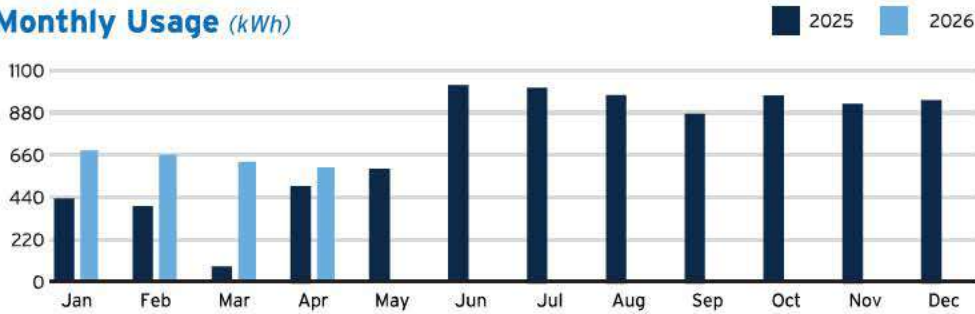
**Your Energy Insight**

Your average daily kWh used was **23.53% 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.

**Monthly Usage (kWh)**



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

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

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



**Account #:** 221007683412

**Due Date:** April 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](https://TampaElectric.com/Paperless) to enroll now.

**Amount Due:** \$116.21

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

666199215045

Your account will be drafted on April 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.



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

**Account #: 221007683412**  
**Statement Date: April 08, 2026**  
**Charges Due: April 29, 2026**

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

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

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000500726   | 04/01/2026 | 39,638          |   | 39,043           |   | 595 kWh    | 1          | 29 Days        |

## Charge Details

| Electric Charges                  |                         |                 |
|-----------------------------------|-------------------------|-----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000     | \$19.14         |
| Energy Charge                     | 595 kWh @ \$0.09202/kWh | \$54.75         |
| Fuel Charge                       | 595 kWh @ \$0.03516/kWh | \$20.92         |
| Storm Protection Charge           | 595 kWh @ \$0.00568/kWh | \$3.38          |
| Clean Energy Transition Mechanism | 595 kWh @ \$0.00418/kWh | \$2.49          |
| Storm Surcharge                   | 595 kWh @ \$0.02121/kWh | \$12.62         |
| Florida Gross Receipt Tax         |                         | \$2.91          |
| <b>Electric Service Cost</b>      |                         | <b>\$116.21</b> |

## Avg kWh Used Per Day



**Total Current Month's Charges \$116.21**

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

## Ways To Pay Your Bill

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

## Contact Us

- Online:**  
TampaElectric.com
- 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: April 08, 2026

Amount Due: **\$57.13**

Due Date: April 29, 2026

Account #: 221007708326

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

**Account Summary**

|  |                |
|--|----------------|
| <b>Current Service Period:</b> March 04, 2026 - April 01, 2026 |                |
| Previous Amount Due  | \$56.47        |
| Payment(s) Received Since Last Statement                       | -\$56.47       |
| <b>Current Month's Charges</b>                                 | <b>\$57.13</b> |
| <b>Amount Due by April 29, 2026</b>                            | <b>\$57.13</b> |

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

**Your Energy Insight**

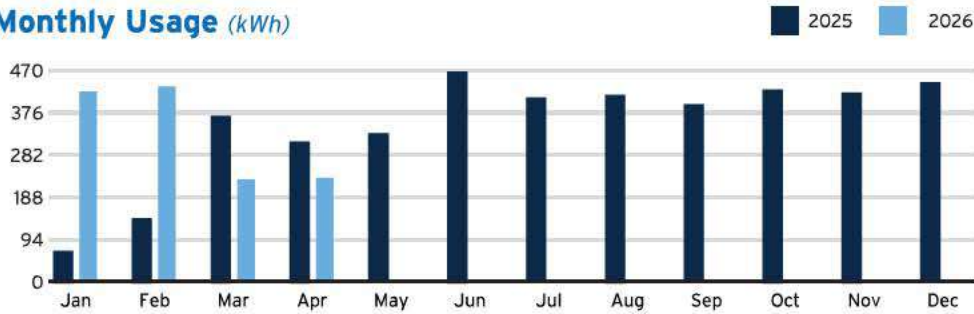
Your average daily kWh used was **27.27% lower** than the same period last year.

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



Scan here to view your account online.

**Monthly Usage (kWh)**



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

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

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



Account #: 221007708326

Due Date: April 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$57.13**

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

666199215046

Your account will be drafted on April 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.



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

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

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

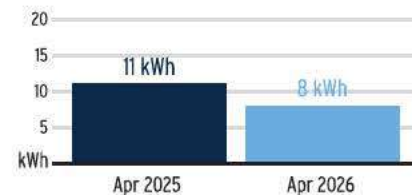
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - Previous Reading | = Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|--------------------|--------------|------------|----------------|
| 1000511668   | 04/01/2026 | 26,042          | 25,811             | 231 kWh      | 1          | 29 Days        |

## Charge Details

| Electric Charges                  |                         |                |
|-----------------------------------|-------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000     | \$19.14        |
| Energy Charge                     | 231 kWh @ \$0.09202/kWh | \$21.26        |
| Fuel Charge                       | 231 kWh @ \$0.03516/kWh | \$8.12         |
| Storm Protection Charge           | 231 kWh @ \$0.00568/kWh | \$1.31         |
| Clean Energy Transition Mechanism | 231 kWh @ \$0.00418/kWh | \$0.97         |
| Storm Surcharge                   | 231 kWh @ \$0.02121/kWh | \$4.90         |
| Florida Gross Receipt Tax         |                         | \$1.43         |
| <b>Electric Service Cost</b>      |                         | <b>\$57.13</b> |

## Avg kWh Used Per Day



**Total Current Month's Charges \$57.13**

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

## Ways To Pay Your Bill

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- Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 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**  
10251 TUCKER JONES RD  
RIVERVIEW, FL 33578

**Statement Date:** April 08, 2026

**Amount Due: \$23.37**

**Due Date:** April 29, 2026  
**Account #:** 221007724737

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

**Account Summary**

|  |                |
|--|----------------|
| <b>Current Service Period:</b> March 04, 2026 - April 01, 2026 |                |
| Previous Amount Due  | \$24.17        |
| Payment(s) Received Since Last Statement                       | -\$24.17       |
| <b>Current Month's Charges</b>                                 | <b>\$23.37</b> |
| <b>Amount Due by April 29, 2026</b>                            | <b>\$23.37</b> |

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

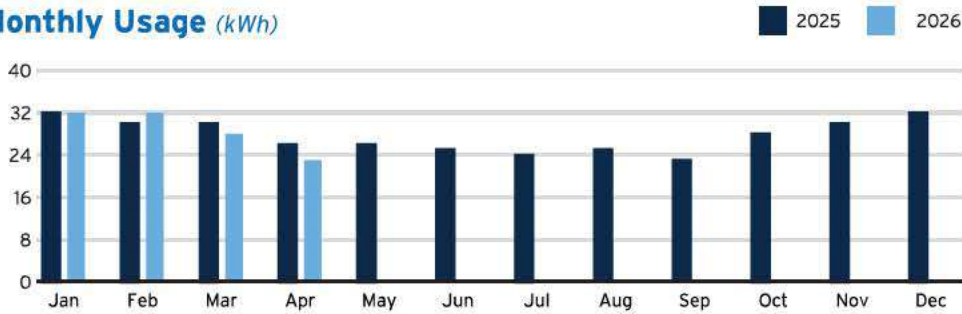
**Your Energy Insight**

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

Your average daily kWh used was **20% lower** than it was in your previous period.

Scan here to view your account online.

**Monthly Usage (kWh)**



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



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**



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

**Account #:** 221007724737  
**Due Date:** April 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](https://TampaElectric.com/Paperless) to enroll now.

|                        |                |
|------------------------|----------------|
| <b>Amount Due:</b>     | <b>\$23.37</b> |
| <b>Payment Amount:</b> | \$ _____       |

666199215047

Your account will be drafted on April 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.



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

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

## Meter Read

**Service Period:** Mar 04, 2026 - Apr 01, 2026

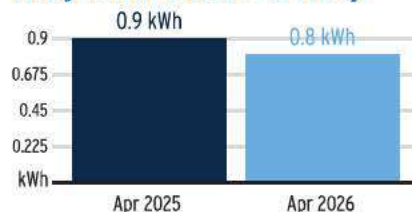
**Rate Schedule:** General Service - Non Demand

| Meter Number | Read Date  | Current Reading | - | Previous Reading | = | Total Used | Multiplier | Billing Period |
|--------------|------------|-----------------|---|------------------|---|------------|------------|----------------|
| 1000514006   | 04/01/2026 | 1,839           |   | 1,816            |   | 23 kWh     | 1          | 29 Days        |

## Charge Details

| Electric Charges                  |                        |                |
|-----------------------------------|------------------------|----------------|
| Daily Basic Service Charge        | 29 days @ \$0.66000    | \$19.14        |
| Energy Charge                     | 23 kWh @ \$0.09202/kWh | \$2.12         |
| Fuel Charge                       | 23 kWh @ \$0.03516/kWh | \$0.81         |
| Storm Protection Charge           | 23 kWh @ \$0.00568/kWh | \$0.13         |
| Clean Energy Transition Mechanism | 23 kWh @ \$0.00418/kWh | \$0.10         |
| Storm Surcharge                   | 23 kWh @ \$0.02121/kWh | \$0.49         |
| Florida Gross Receipt Tax         |                        | \$0.58         |
| <b>Electric Service Cost</b>      |                        | <b>\$23.37</b> |

## Avg kWh Used Per Day



**Total Current Month's Charges \$23.37**

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

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

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888-223-0800 (All Other Counties)
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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-01066H

Date 04/03/2026

**Attn:**  
TIMBER CREEK CDD - Rizzetta  
3434 COLWELL AVENUE, SUITE 200  
TAMPA FL 33614

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

### Description

### Amount

|   |         |
|---|---------|
| Serial # 26-01066H<br><b>Special Board of Supervisors Meeting</b><br>RE: Timber Creek CDD Board of Supervisors Meeting on 4/15/26 at 6:00 PM<br>Published: 4/3/2026 | \$70.00 |
|---|---------|

### Important Message

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

|              |                |
|--------------|----------------|
| Paid         | ( )            |
| <b>Total</b> | <b>\$70.00</b> |

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

#### TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Timber Creek Community Development District (the "District") will hold a special meeting of the Board of Supervisors on April 15, 2026, at 6:00 p.m. at Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview, FL 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be 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 in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same 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.

Timber Creek Community Development District  
Rachel Welborn, District Manager  
April 3, 2026

26-01066H

**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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Serial Number  
26-01066H

# Business Observer

Published Weekly  
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Special Board of Supervisors Meeting

in the matter of Timber Creek CDD Board of Supervisors Meeting on 4/15/26 at 6:00 PM

in the Court, was published in said newspaper by print in the issues of 4/3/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and [floridapublicnotices.com](http://floridapublicnotices.com) on the same day the notice appeared in the newspaper.

\_\_\_\_\_  
Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

3rd day of April, 2026 A.D.

by Holly Botkin who is personally known to me.

\_\_\_\_\_  
Notary Public, State of Florida  
(SEAL)

APR 06 2026

### TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

The Board of Supervisors (the "Board") of the Timber Creek Community Development District (the "District") will hold a special meeting of the Board of Supervisors on April 15, 2026, at 6:00 p.m. at Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview, FL 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be 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 in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

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Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same 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.

Timber Creek Community Development District  
Rachel Welborn, District Manager  
April 3, 2026

26-01066H

TIMBER CREEK CDD - Rizzetta  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

**FILE COPY**

Serial Number  
26-01066H

# Business Observer

Published Weekly  
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

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Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,  
3rd day of April, 2026 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Donna Condon  
Comm.: HH 534210  
Expires: Jun. 29, 2028  
Notary Public - State of Florida

### TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL BOARD OF SUPERVISORS MEETING

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Timber Creek Community Development District  
Rachel Welborn, District Manager  
April 3, 2026

26-01066H

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 26-01241H

Date 04/17/2026

Attn:  
TIMBER CREEK CDD - Rizzetta  
3434 COLWELL AVENUE, SUITE 200  
TAMPA FL 33614

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

### Description

### Amount

Serial # 26-01241H

\$126.88

### Request for Qualifications for Engineering Services

RE: Timber Creek CDD Qualification Statement Must Be Submitted by 3:00 PM on 5/6/26

Published: 4/17/2026

### Important Message

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

Paid

()

Total

\$126.88

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.

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# Business Observer

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

## INVOICE

### Legal Advertising

#### REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

The Timber Creek Community Development District (the "District"), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual (the "Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (the "Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes (the "CCNA"). All applicants interested must submit one (1) electronic copy of the Qualification Statement by **3:00 p.m. on May 6, 2026**, to the attention of Rachel Welborn, District Manager, [rwelborn@rizzetta.com](mailto:rwelborn@rizzetta.com).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Rachel Welborn, District Manager at [rwelborn@rizzetta.com](mailto:rwelborn@rizzetta.com).

Rachel Welborn, District Manager  
April 17, 2026

26-01241H

**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.

Serial Number  
26-01241H

# Business Observer

Published Weekly  
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

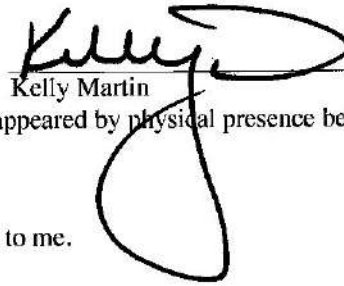
being a Request for Qualifications for Engineering Services

in the matter of Timber Creek CDD Qualification Statement Must Be Submitted by 3:00 PM on 5/6/26

in the Court, was published in said newspaper by print in the issues of 4/17/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

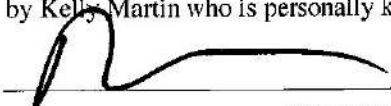


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

17th day of April, 2026 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida  
(SEAL)



Pamela A Nelson  
Comm.: HH 277515  
Expires: Aug. 23, 2026  
Notary Public - State of Florida

## REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

The Timber Creek Community Development District (the "District"), located in Hillsborough County, Florida, announces that professional engineering services will be required on a continuing basis in connection with the operation of the District's capital improvement plan, as provided for under Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual (the "Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (the "Qualification Statement") of its qualifications and past experience. Among other things, Applicants must submit information relating to: (a) the ability and adequacy of the Applicant's professional personnel; (b) the Applicant's willingness to meet time and budget requirements; (c) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in the area; (d) the geographic location of the Applicant's headquarters and offices; (e) the current and projected workloads of the Applicant; (f) the volume of work previously awarded to the Applicant by the District and (g) proposed billing structure (i.e. fixed fee or hourly rate). The Applicant will be required to attend the monthly meetings of the Board of Supervisors.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes (the "CCNA"). All applicants interested must submit one (1) electronic copy of the Qualification Statement by 3:00 p.m. on May 6, 2026, to the attention of Rachel Welborn, District Manager, [rwelborn@rizzetta.com](mailto:rwelborn@rizzetta.com).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.

Any and all questions relative to this request for qualifications shall be directed in writing by email only to Rachel Welborn, District Manager at [rwelborn@rizzetta.com](mailto:rwelborn@rizzetta.com).

Rachel Welborn, District Manager  
April 17, 2026

26-01241H

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## ADVERTISING INVOICE

|                              |                  |                           |  |
|------------------------------|------------------|---------------------------|--|
| <b>Advertising Run Dates</b> |                  | <b>Advertiser Name</b>    |  |
| 4/22/26-4/22/26              |                  | TIMBER CREEK C/O RIZZETTA |  |
| <b>Billing Date</b>          | <b>Sales Rep</b> | <b>Customer Account</b>   |  |
| 4/22/2026                    | Deirdre Bonett   | STTCCR                    |  |
| <b>Total Amount Due</b>      |                  | <b>Invoice Number</b>     |  |
| \$333.50                     |                  | 85936-042226              |  |

### PAYMENT DUE UPON RECEIPT

| Start   | Stop    | Ad Number | Product                                | Placement          | Description<br>PO Number             | Ins. | Size            | Net Amount             |
|---------|---------|-----------|--|--------------------|--------------------------------------|------|-----------------|------------------------|
| 4/22/26 | 4/22/26 | 85936     | Baylink Hillsborough ,<br>tampabay.com | Legal-CLS 2<br>col | BUDGET WORKSHOP<br><br>Affidavit Fee | 2    | 1.00x41.00<br>L | \$331.50<br><br>\$2.00 |

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355

|                              |                  |                           |  |
|------------------------------|------------------|---------------------------|--|
| <b>Advertising Run Dates</b> |                  | <b>Advertiser Name</b>    |  |
| 4/22/26-4/22/26              |                  | TIMBER CREEK C/O RIZZETTA |  |
| <b>Billing Date</b>          | <b>Sales Rep</b> | <b>Customer Account</b>   |  |
| 4/22/2026                    | Deirdre Bonett   | STTCCR                    |  |
| <b>Total Amount Due</b>      |                  | <b>Invoice Number</b>     |  |
| \$333.50                     |                  | 85936-042226              |  |

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

TIMBER CREEK C/O RIZZETTA  
 3434 COLWELL AVE STE 200  
 TAMPA, FL 33614-8390

**REMIT TO:**  
 Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter BUDGET WORKSHOP was published in said newspaper by print in the issues of 04/22/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

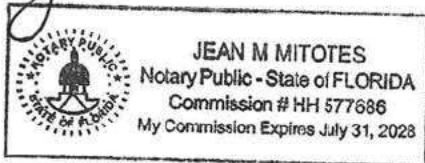
Signature of Affiant

Sworn to and subscribed before me this **04/22/2026**

Signature of Notary of Public

Personally known  or produced identification.

Type of identification produced \_\_\_\_\_



### TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT BUDGET WORKSHOP OF THE BOARD OF SUPERVISORS

The Board of Supervisors (the "Board") of the Timber Creek Community Development District (the "District") will hold a budget workshop of the Board of Supervisors on April 30, 2026, at 6:00 p.m. at Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview, FL 33578. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it. The workshop will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The workshop may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same 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.

Timber Creek Community Development District  
Rachel Welborn, District Manager

Run Date: 04-22-26

85936



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

Invoice Number: 8121423  
 Account Number: 240195000  
 Invoice Date: 03/25/2026  
 Direct Inquiries To: Duffy, Leanne M  
 Phone: (407)-835-3807

Timber Creek Comnty Devel Dist  
 ATTN District Manager  
 2005 Pan AM Circle Ste 300  
 Tampa, FL 33607  
 United States

**TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND,  
 SERIES 2020 (2020 ASSESSMENT AREA)**

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

**STATEMENT SUMMARY**

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

TOTAL AMOUNT DUE \$2,963.13

All invoices are due upon receipt.

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

**TIMBER CREEK COMMUNITY DEVELOPMENT  
 DISTRICT SPECIAL ASSESSMENT REVENUE BOND,  
 SERIES 2020 (2020 ASSESSMENT AREA)**

Invoice Number: 8121423  
 Account Number: 240195000  
 Current Due: \$2,963.13  
 Direct Inquiries To: Duffy, Leanne M  
 Phone: (407)-835-3807

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





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

Invoice Number: 8121423  
 Invoice Date: 03/25/2026  
 Account Number: 240195000  
 Direct Inquiries To: Duffy, Leanne M  
 Phone: (407)-835-3807

**TIMBER CREEK COMMUNITY DEVELOPMENT  
 DISTRICT SPECIAL ASSESSMENT REVENUE BOND,  
 SERIES 2020 (2020 ASSESSMENT AREA)**

Accounts Included 240195000 240195001 240195002 240195003 240195004 240195005  
 In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

| Detail of Current Charges  | Volume   | Rate     | Portion of Year | Total Fees        |
|--|----------|----------|-----------------|-------------------|
| 04200 Trustee  | 1.00     | 2,750.00 | 100.00%         | \$2,750.00        |
| <b>Subtotal Administration Fees - In Advance 03/01/2026 - 02/28/2027</b> |          |          |                 | <b>\$2,750.00</b> |
| Incidental Expenses<br>03/01/2026 to 02/28/2027                          | 2,750.00 | 0.0775   |                 | \$213.13          |
| <b>Subtotal Incidental Expenses</b>                                      |          |          |                 | <b>\$213.13</b>   |
| <b>TOTAL AMOUNT DUE</b>  |          |          |                 | <b>\$2,963.13</b> |



# **Tab 7**

**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, April 15, 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 | <b>Board Supervisor, Chairman</b>                        |
| David Hutchinson  | <b>Board Supervisor, Vice Chairman</b>                   |
| Paul Murray       | <b>Board Supervisor, Assistant Secretary</b>             |
| Carlos de la Ossa | <b>Board Supervisor, Assistant Secretary (via phone)</b> |
| Tim Webb          | <b>Board Supervisor, Assistant Secretary</b>             |

Also present were:

|                |  |
|----------------|--|
| Rachel Welborn | <b>District Manager, Rizzetta &amp; Co., Inc.</b>            |
| Matthew Huber  | <b>District Manager, Rizzetta &amp; Co., Inc.</b>            |
| Phill Chang    | <b>District Engineer (via phone)</b>                         |
| Vivek Babbar   | <b>District Counsel, Straley, Robin, Vericker</b>            |
| Tony Ettore    | <b>District Counsel, Disaster Law Consulting (via phone)</b> |

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**

- An audience member asked District Counsel to clarify representation. District Counsel confirmed his client is the Timber Creek CDD Board of Supervisors, not the HOA or individual homeowners.
- An audience member asked whether homeowners can influence decisions to avoid additional expenses related to the pool, suggesting alternatives like filling in the pool and installing a splash pad to prevent assessment increases. They also expressed concern over rising assessments and asked the Board to consider resident priorities to avoid further financial burdens.

- 49       ▪ An audience member addressed the Board about access to public records,  
50       stating that a resident was quoted \$1,500 and questioning why public records  
51       would require such a cost.
  
- 52       ▪ Mr. Babbar explained the five-member elected Board makes decisions,  
53       considers resident input, and does not conduct referendums. Members are  
54       expected to vote in the community's best interest.
  
- 55
  
- 56       ▪ On public records, Mr. Babbar stated Florida law allows reasonable fees tied to  
57       the lowest-cost employee needed to fulfill the request. Simple requests or  
58       records already on public platforms should not incur charges. He suggested  
59       narrowing requests to reduce costs.
  
- 60
  
- 61       ▪ Mr. Webb thanked residents for input, emphasizing priorities and attendance are  
62       appreciated.
  
- 63
  
- 64       ▪ Ms. Welborn asked the resident to resend a revised records request, stating she  
65       had not received it.
  
- 66

67 **THIRD ORDER OF BUSINESS**

**Staff Reports**

68

69 **A. District Counsel**

70 FEMA Attorney Update Regarding Status of Claim

71

72 Mr. Ettore provided the following updates:

- 73
- 74 • Payments received:
  - 75       ○ \$292,500 (75% of the claim)
  - 76       ○ \$48,750 (12.5% of the claim)
  - 77       ○
- 78 • Additional funding anticipated:
  - 79       ○ Administrative "Cap Two" project up to 5% of grant amount: \$19,500  
80       (admin/legal fees)
- 81
- 82 • Grant total referenced: \$390,000
  
- 83 • Combined received/anticipated discussed: \$341,250 received so far; with  
84       administrative amount, discussion referenced \$360,750 total.
  
- 85 • Next steps: Closeout process remains; documents are being finalized with the state.  
86       Noted prior delay of approximately 190–200 days in project processing.

87

88

89 **B. District Counsel**

- 90
- 91 • Mr. Babbar provided the following updates:
- 92 ○ House Bill 145: Increases sovereign immunity liability caps to \$350,000 per
- 93 individual and \$500,000 per event; effective October 1, 2026. Statute of
- 94 limitations for claims reduced from 4 years to 2 years. Insurance underwriting
- 95 and premium impacts to be monitored.
- 96 ○ Senate Bill 1180: Establishes recall process for resident-elected CDD
- 97 supervisors via a three-step petition and referendum funded by recall
- 98 supporters; effective July 1, 2026. Clarifies vacancy appointment rules
- 99 (cannot reappoint recalled individual).
- 100
- 101 • Construction/pool issues:
- 102 ○ Recommendation to promptly engage a construction litigation attorney due to
- 103 potential latent defects and approaching statutory deadlines. Role would be
- 104 to “quarterback” the process, bring in experts, assess viability, and potentially
- 105 issue demand letters; not necessarily immediate litigation.
- 106 ○ Some firms propose a \$5,000 engagement fee, refundable if not fully used.
- 107 ○ Bond covenants: Pool does not need to be reconstructed exactly as originally
- 108 designed; redesign is permissible if in the District’s best interest, provided
- 109 public benefit is maintained.
- 110 ○ “Shade” sessions only permitted once litigation is filed; pre-litigation
- 111 negotiations must be public.
- 112 ○ The District can send notice to relevant parties; whether to notify Cornerstone
- 113 or National Pools depends on contract specifics (to be confirmed). Exploring
- 114 options does not commit the Board; best-case scenario is responsible parties
- 115 agree to repair at no cost.
- 116

On a Motion by Mr. Webb, seconded by Mr. Hutchins, with all in favor, the Board of Supervisors approved to send Pre-suit to Cornerstone & Pool Builder, for the Timber Creek Community Development District.

117 **C. District Engineer Report**

118 Mr. Chang presented his report on pond erosion repair and Site Master agreed to

119 repair minor erosion under warranty, aiming for completion within the next week,

120 subject to scheduling.

121

122

123 Mr. Chang reviewed the pool structural issue with the Board.

124

125

- 126 ○ Reviewed contractor report indicating rebar/beam reinforcement in the pool
- 127 floor appears improperly placed (too low, lack of spacers), rendering
- 128 structural integrity questionable.
- 129

- Defect likely not isolated; repair of a single area may be inadequate. Recommended treating as a broader structural problem.

○

**D. Landscape Inspection Report**

- Fieldstone Landscape reports now being provided; April inspections are starting. A credit will be issued for March service due to a scheduling issue.
- Irrigation proposal #22543 for decoder replacements at dog park and pool grounds (\$653.68) discussed; tabled pending more details (location, urgency, leaks).
- Consideration of Fieldstone Dog Park Fire Bush Replacement Proposal #22781 This item was tabled

**E. Aquatics Report**

- Site inspection and treatment reports provided; vendor committed to adding photos and product details. Sitex is applying a 3% increase.

**F. District Manager Report**

Ms. Welborn presented her report and stated the next regular meeting will be on May 14, 2026 at 6:00 p.m.

- A Project tracker was presented; will be updated with pool information and additional items.
- Amenity management proposal for a clubhouse attendant presented; this was tabled.

**FOURTH ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Clubhouse Attendant Proposal**

This item was tabled

**B. Consideration of A-Quality Pool Service Proposal #5254**

This item was tabled.

**FIFTH ORDER OF BUSINESS**

**Business Administration**

**A. Review of Financial Statement Review for March 2026**

March 2026 financial statements expected by the end of the week following April 15, 2026.

173 **B. Consideration of Operation and Maintenance Expenditures for January and**  
174 **February 2026**  
175

On a Motion by Mr. Hutchins, seconded by Mr. Murray, with all in favor, the Board of Supervisors approved Operations and Maintenance Expenditures for January 2026 (\$47,089.65) and February (\$33,415.73), for the Timber Creek Community Development District.

176  
177 **C. Consideration of Minutes of Board of Supervisor’s Minutes held on March 12,**  
178 **2026 and March 19, 2026**  
179

On a Motion by Mr. Hutchins, seconded by Mr. Murray, with all in favor, the Board of Supervisors approved the Board of Supervisor’s Minutes held on March 12, 2026, and March 19, 2026 as presented, for the Timber Creek Community Development District.

180  
181 **SIXTH ORDER OF BUSINESS**

**Supervisor Requests**

182  
183 Mr. Ossa recommends evaluating insurance with EGIS and switching to Brown &  
184 Brown. Brown & Brown to review coverage accuracy and proposals during budget season;  
185 competitive bidding is standard in other districts.

186 Mr. Neidlinger stated the budget workshop is scheduled for April 30, 2026.

187 Mr. Hutchins asked about contract increases that will be forthcoming.

188 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

189  
190 Ms. Welborn stated that if there was no further business to come before the Board  
191 then a motion to adjourn would be in order.  
192

On a Motion by Mr. Hutchins, seconded by Mr. Webb, with all in favor, the Board of Supervisors adjourned the continued meeting at 7:17 p.m., for the Timber Creek Community Development District.

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

\_\_\_\_\_  
Chair / Vice Chair

DRAFT

# Tab 8



# Quarterly Compliance Audit Report

---

## Timber Creek

**Date:** March 2026 - 1st Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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| Florida Statute Compliance | 3 |
| Audit Process              | 3 |

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---

# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



## ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

| Passed | Description   |
|--------|---|
| Passed | <b>Website errors*</b><br>0 WCAG 2.1 errors appear on website pages causing issues**                        |
| Passed | <b>Keyboard navigation</b><br>The ability to navigate website without using a mouse                         |
| Passed | <b>Website accessibility policy</b><br>A published policy and a vehicle to submit issues and resolve issues |
| Passed | <b>Color contrast</b><br>Colors provide enough contrast between elements                                    |
| Passed | <b>Video captioning</b><br>Closed-captioning and detailed descriptions                                      |
| Passed | <b>PDF accessibility</b><br>Formatting PDFs including embedded images and non-text elements                 |
| Passed | <b>Site map</b><br>Alternate methods of navigating the website  |

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

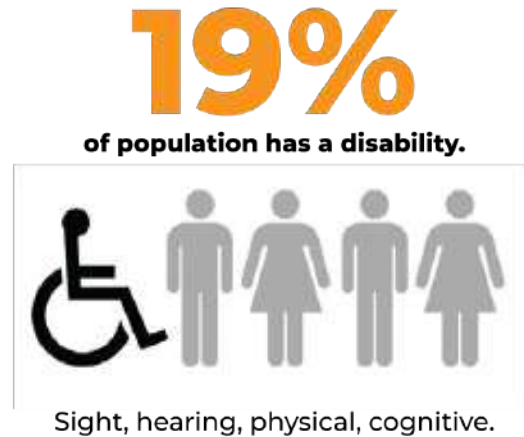
## Compliance Criteria

| Passed | Description   |
|--------|---|
| Passed | Full Name and primary contact specified                     |
| Passed | Public Purpose  |
| Passed | Governing body Information                                  |
| Passed | Fiscal Year   |
| Passed | Full Charter (Ordinance and Establishment) Information      |
| Passed | CDD Complete Contact Information                            |
| Passed | District Boundary map                                       |
| Passed | Listing of taxes, fees, assessments imposed by CDD          |
| Passed | Link to Florida Commission on Ethics                        |
| Passed | District Budgets (Last two years)                           |
| Passed | Complete Financial Audit Report                             |
| Passed | Listing of Board Meetings                                   |
| N/A    | Public Facilities Report, if applicable                     |
| Passed | Link to Financial Services                                  |
| Passed | Meeting Agendas for the past year, and 1 week prior to next |

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



### **Contrast and colors**

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



### **Using semantics to format your HTML pages**

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



### **Text alternatives for non-text content**

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



### **Ability to navigate with the keyboard**

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

*Helpful articles:* <http://webaim.org/techniques/acrobat/acrobat>



## **Making videos accessible**

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

*Helpful article:* <http://webaim.org/techniques/captions>



## **Making forms accessible**

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

*Helpful article:* <http://webaim.org/techniques/forms>



## **Alternate versions**

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# **Web Accessibility Glossary**

|                      |  |
|----------------------|--|
| Assistive technology | Hardware and software for disabled people that |
|----------------------|--|

|                       |  |
|-----------------------|--|
|                       | enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)                                 |
| WCAG 2.0              | Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled                |
| 504                   | Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people         |
| 508                   | An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled                       |
| ADA                   | American with Disabilities Act (1990)  |
| Screen reader         | Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages. |
| Website accessibility | Making your website fully accessible for people of all abilities   |
| W3C                   | World Wide Web Consortium – the international body that develops standards for using the web                                     |