



Rizzetta & Company

Timber Creek Community Development District

**Board of Supervisors' Meeting
June 10, 2026**

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

TimberCreekCDD.com

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

Board of Supervisors
Timber Creek Community
Development District

June 2, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Timber Creek Community Development District will be held on **Wednesday, June 10, 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
 - C. Landscape Inspection Report and Proposals Tab 1
 - D. Aquatics Report Tab 2
 - E. District Manager
 1. Review of District Manager's Report
- 4. BUSINESS ITEMS**
 - A. Consideration of North Bank Washout Proposal Tab 3
 - B. Consideration of Inflow Pipe Repair Proposal Tab 4
 - C. Consideration of Resolution 2026-11, Redesignating Officers Tab 5
 - D. Consideration of Resolution 2026-12, Approving the Fiscal Year 2026-2027 Proposed Budget and Setting a Public Hearing Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Financial Statement for April 2026 Tab 7 USC
 - B. Consideration of Operation and Maintenance Expenditures for April 2026 Tab 8
 - C. Consideration of the Board of Supervisors Meeting Minutes held on May 20, 2026, Tab 9 USC
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Respectfully,
Rachel Welborn
District Manager

Tab 1

Timber Creek

Community Asset Management Report



June 1, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Chiller Park

The following are action items for Juniper to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** is for Staff. **Bold underlined is either info or questions for the BOS.**

- 1. Happy Heart Avenue:** Dry and browning turf was observed throughout portions of the easements between the roadway, sidewalk, and dog park; request confirmation of optimal irrigation coverage within the affected areas. (Pic 1)



- 3. Dog Park Exterior(West):** The majority of the plantings running along the exterior side of the pathway west of the dog park area are exhibiting severe stress, with many appearing dry, declining, or failing altogether. Removal and replacement of non-recoverable plant material is recommended to restore the appearance and health of the landscape. Some firebush located toward the rear of this planting run is showing signs of regrowth; however, recovery is inconsistent throughout the area. The firebush should be cut back to its base to encourage new growth, promote a more uniform appearance, remove freeze-damaged material, and allow the plant to direct energy into healthy shoots rather than sustaining damaged stems. This practice typically results in fuller, healthier growth and a more consistent recovery following freeze events. (Pics 3A & 3B>, Next Page)

- 2. Dog Park:** Healthy turf was observed throughout the majority of the dog park area; however, a large section adjacent to the gated entrance on the Happy Heart Avenue entry side is exhibiting thinning turf, browning conditions, and exposed sand. (Pic 2)



Eastmost Median, Hank Ballard Street, Medians

<3B



6. **Tucker Jones Road:** Palm saplings were observed intermittently throughout the roadway landscape beds; removal is recommended to prevent competition with established plantings, avoid disruption to the landscape design, and reduce the likelihood of more extensive root establishment requiring future corrective work. (Pic 6)

6



4. **Tucker Jones Road:** Overall, the plant beds on the exterior side of the CDD property entrance were observed to be well maintained and neatly detailed, with only minimal weed presence and no apparent failing plant material noted during inspection. (Pic 4)

4



<5A



5. **Tucker Jones Road:** Despite the limited landscape plantings within the monument sign beds, the monument areas were observed to be well maintained and neatly detailed, with only minimal weed intrusion present. Overall, the areas continue to provide a clean and presentable appearance. (Pics 5A> & 5B>)

<5B



Eastmost Median, Hank Ballard Street, Medians

7. Tucker Jones Road: Turf grasses were observed intermittently growing throughout the mulched landscape beds and plantings along the roadway; removal is recommended, as turf grass intrusion competes with intended plantings, compromises the integrity of the mulch layer, and negatively impacts the overall appearance of the landscape beds. (Pics 7A & 7B)



9. Clubhouse: Freeze-related plant loss was observed within the landscape beds surrounding the clubhouse; removal of dead plant material is recommended to improve appearance, promote better air circulation within the beds, reduce potential disease concerns, and support the long-term health of the remaining landscape material. (Pics 9A & 9B)



8. Opaline Sky Court: A tree stump from a previous removal remains within the northeast corner landscape bed at the clubhouse parking area entrance; consideration should be given to stump removal and grinding to improve bed appearance, eliminate maintenance obstacles, and provide additional usable planting area. (Pic 8>)

Eastmost Median, Hank Ballard Street, Medians

10. Miracle Mile Drive: A large section of browned, dry, and potentially non-recoverable turf was observed within the roadway easement adjacent to the clubhouse; request confirmation of irrigation coverage and inspection for underlying causes. If recovery efforts are unsuccessful within a reasonable timeframe, consideration should be given to turf replacement to restore overall appearance and coverage. (Pic 10)



11. Clubhouse Monument Sign: Turf weeds were observed within the small raised monument sign plant beds; removal is recommended to reduce competition with landscape plantings and maintain a clean, well-detailed appearance. (Pic 11)



Date: May 26, 2026
Proposal #: 23013

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

Job Summary:

Installation of plants at the 2 monument signs to replace the Pentas that did not survive the freeze.
The plants suggested will provide color through out the year while eliminating the need for annuals.
These plants are also drought tolerant and freeze hardy.

12 - variegated Confederate Jasmine for planter boxes under the sign - 6 each side

14- Dwarf Podocarpus - 7 each side closest to the wall

14- Purple Fountain Grass - 7 each side

18 - TexasSage - The silver plant to add color - 9 each side

14 - Society Garlic - 7 each side

Prepare area by

Adding soil / compost

Rake and grade area before installing plants

Removing any debris or old roots.

Install plants as shown on design

Finish by mulching new plantings

Fertilizing new plants for better root development

Check and set irrigation to water new plants - modify as needed



I would recommend to stay back from sidewalk edge a couple feet with plants due to heavy foot traffic at the corners.

Quote Total: \$3,299.49

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

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

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

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

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

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

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

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

Tab 2



MONTHLY REPORT

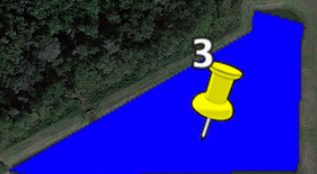
JUNE, 2026



TIMBERCREEK CDD

11935 Fred Dr
Riverview, FL 33578
3 Ponds

Legend



Lennar at Timbercreek

Timber Creek by Lennar



Google Earth

2000 ft



SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

These are a few things to be aware of but the rain is needed and welcome.



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation



Pond #3 Treated for Shoreline Vegetation

Tab 3

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

PROPOSAL

Timber Creek CDD

Pond A - North Bank Washout

5/20/2026

- During reconstruction of Pond A outfall structure, another washout was discovered on north side of pond berm about 100' east of outfall structure.
- Washout area is roughly 60' x 100' and has 8' vertical drop-off creating unsafe conditions.
- Cost efficient remediation method would be to remove fallen trees and excavate perimeter to re-grade with slopes to eliminate vertical drop off.
- Natural re-vegetation will be allowed in lieu of sodding slopes.

TOTAL \$4,200

Tab 4

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

PROPOSAL

Timber Creek CDD

Pond A - Inflow Pipe End Repairs

5/20/2026

Restore eroded slope below MES at southwest corner of pond

Scope includes:

- place grade and compact missing soil to 18" below MES
- place geo-fabric over filled soil (from mes to toe of slope)
- place 18" of rubble rip-rap on geo-fabric

Sub-Total \$5,200

Remediate pipe failure, broken slab, and slope erosion at MES on south side of pond (behind 10218/10222 Cloudburst Ct.)

Scope includes:

- remove broken MES slab
- excavate to expose and remove separated pipe joints
- replace eroded soil to re-establish firm bedding for pipe
- re-lay/re-connect separated pipe joints
- backfill pipe and restore slope above pipe
- place grade and compact missing soil to 18" below MES
- place geo-fabric over filled soil (from mes to toe of slope)
- place 18" of rubble rip-rap on geo-fabric
- restore disturbed slope with Bahia sod (above NWL)

Sub-Total \$16,000

TOTAL \$21,200

NOTE:

- watering of new sod is not included

Tab 5

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT REDESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Timber Creek Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

Section 1. _____ is appointed Chairman.

Section 2. _____ is appointed Vice Chairman.

Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Rachel Welborn is appointed Assistant Secretary.
Sam Stevens is appointed Assistant Secretary.
Scott Brizendine is appointed Secretary.
Scott Brizendine is appointed Treasurer.
Susan Garcia is appointed Assistant Treasurer

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____ 2026.

**TIMBER CREEK COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 6

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Timber Creek Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Wednesday, August 12, 2026, at 6:00 p.m. at Timber Creek Clubhouse located at 10224 Opaline Sky Court, Riverview, Florida 33578.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 10, 2026.

Attested By:

**Timber Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 7

Tab 8

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 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 03/26	\$ 125.00
Action Security, Inc.	300003	32326	Security Monitoring & Maintenance 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 03/12/26	\$ 200.00
Carlos de la Ossa	20260420-4	Cd041526-432	Board of Supervisors Meeting 04/15/26	\$ 200.00
Claude A. Neidlinger	20260208-2	CN020526-432	Board of Supervisors Meeting 02/05/26	\$ 200.00
Claude A. Neidlinger	20260208-2	CN031226-432	Board of Supervisors Meeting 03/12/26	\$ 200.00
Claude A. Neidlinger	20260420-1	CN041526-432	Board of Supervisors Meeting 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 02/05/26	\$ 200.00
David Evan Hutchinson	20260408-1	DH031226-432	Board of Supervisors Meeting 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 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 02/05/26	\$ 200.00
Timothy A. Webb	20260408-3	TW031226-432	Board of Supervisors Meeting 03/12/26	\$ 200.00
Timothy A. Webb	20260420-3	TW041526-432	Board of Supervisors Meeting 04/15/26	\$ 200.00
U.S. Bank	300013	8121423	Trustee Fees Series S2020 03/01/26- 02/28/27	<u>\$ 2,963.13</u>
Report Total				<u>\$ 29,230.78</u>

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

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

BALANCE DUE

\$125.00

Thank you, we appreciate your business!

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

Invoice



BILL TO

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

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

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

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

BALANCE DUE

\$125.00

Thank you, we appreciate your business!



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
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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
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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
Balance	\$995.00

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

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

P.O. Number	Terms	Rep	Due Date	Via	F.O.B.	Project
	Net 20		4/21/2026			
Quantity	Description				Price Each	Amount
	MAY Commercial Pool Service, MWF service - Enzymes NOT included - Repairs under \$300 that are needed per DOH regulations and for proper operation of the pool will be replaced or repaired and billed accordingly.				1,995.00	1,995.00
	Discount on service until pool is repaired				-1,000.00	-1,000.00
	Late payments are subject to a 5% Late Fee and can be subject to service suspension				0.00	0.00
	Sales Tax				7.00%	0.00

Total	\$995.00
Payments/Credits	\$0.00
Balance Due	\$995.00

Thank you for choosing A-Quality Pool Service!

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
2026 Landscape Renewal Contract April 2026				\$5,238.33

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

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

PLEASE REMIT	\$68.00
---------------------	----------------

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

PLEASE REMIT	\$73.10
---------------------	----------------

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

PLEASE REMIT	\$73.10
---------------------	----------------

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
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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

PLEASE REMIT	\$73.10
---------------------	----------------

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

PLEASE REMIT	\$73.10
---------------------	----------------

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
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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
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Total Payment Amount: \$0.00

PLEASE REMIT	\$73.10
---------------------	----------------

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 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
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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

PLEASE REMIT	\$73.10
---------------------	----------------

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 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 3434 Colwell Avenue Suite 200 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
Subtotal			\$2,974.32
Total			\$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 3434 Colwell Avenue Suite 200 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
		Subtotal	\$3,840.84
		Total	\$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.		Aquatic Maintenance	Monthly Lake Maintenance- 4 Waterways	1	\$380.00	\$380.00
2.		Additional Services	Temporary Fuel Surcharge	1	\$11.40	\$11.40
3.			Please note our billing address is: P.O. Box 917 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
Current Month's Charges	\$3,450.41
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.



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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

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	76 kWh @ \$0.03411/kWh	\$2.59
Fixture & Maintenance Charge	4 Fixtures	\$66.44
Lighting Pole / Wire	4 Poles	\$113.28
Lighting Fuel Charge	76 kWh @ \$0.03452/kWh	\$2.62
Storm Protection Charge	76 kWh @ \$0.00574/kWh	\$0.44
Clean Energy Transition Mechanism	76 kWh @ \$0.00043/kWh	\$0.03
Storm Surcharge	76 kWh @ \$0.01230/kWh	\$0.93
Florida Gross Receipt Tax		\$0.17
Lighting Charges		\$186.50

Billing information continues on next page →

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

Ways To Pay Your Bill

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

Contact Us

- Online:** TampaElectric.com
- Phone:** 866-832-6249
- 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

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	1330 kWh @ \$0.03411/kWh	\$45.37
Fixture & Maintenance Charge	70 Fixtures	\$1162.70
Lighting Pole / Wire	70 Poles	\$1982.40
Lighting Fuel Charge	1330 kWh @ \$0.03452/kWh	\$45.91
Storm Protection Charge	1330 kWh @ \$0.00574/kWh	\$7.63
Clean Energy Transition Mechanism	1330 kWh @ \$0.00043/kWh	\$0.57
Storm Surcharge	1330 kWh @ \$0.01230/kWh	\$16.36
Florida Gross Receipt Tax		\$2.97
Lighting Charges		\$3,263.91

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



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

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

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 #: 221007623665

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: **\$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

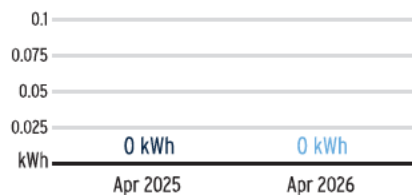
Rate Schedule: General Service - Non Demand

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
Electric Service Cost		\$19.63

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

Ways To Pay Your Bill

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

Contact Us

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

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

Statement Date: 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
Current Month's Charges	\$474.03
Amount Due by April 29, 2026	\$474.03

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

Your Energy Insight

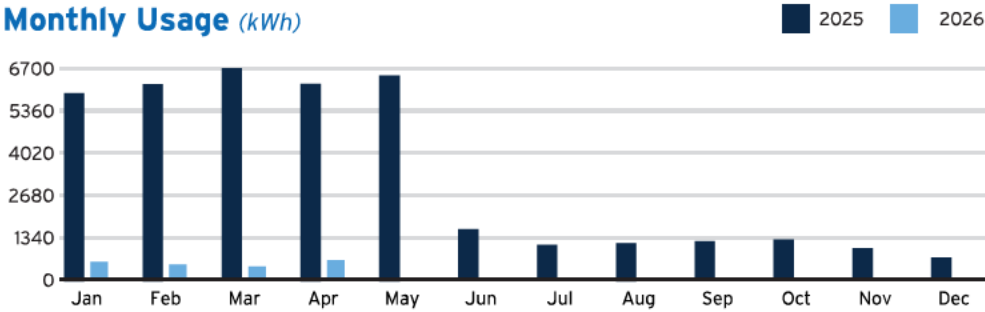
Your average daily kWh used was **89.67% lower** than the same period last year.

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



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 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

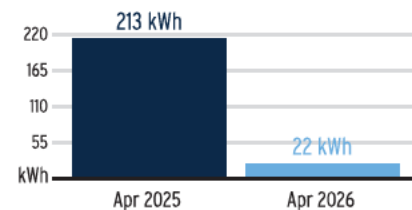
Rate Schedule: General Service - Non Demand

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

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
Electric Service Cost		\$121.57

Avg kWh Used Per Day



Billing information continues on next page →

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

Ways To Pay Your Bill

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

Contact Us

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

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Service For:
 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

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 days		
Lighting Energy Charge	173 kWh @ \$0.03411/kWh	\$5.90
Fixture & Maintenance Charge	7 Fixtures	\$138.77
Lighting Pole / Wire	7 Poles	\$198.24
Lighting Fuel Charge	173 kWh @ \$0.03452/kWh	\$5.97
Storm Protection Charge	173 kWh @ \$0.00574/kWh	\$0.99
Clean Energy Transition Mechanism	173 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	173 kWh @ \$0.01230/kWh	\$2.13
Florida Gross Receipt Tax		\$0.39
Lighting Charges		\$352.46

Total Current Month's Charges **\$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

Account Summary

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

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

Your Energy Insight

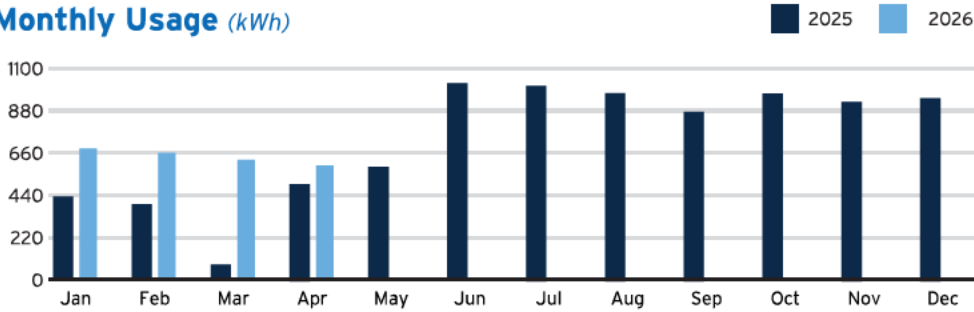
Your average daily kWh used was **23.53% higher** than the same period last year.

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)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting 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 #: 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 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

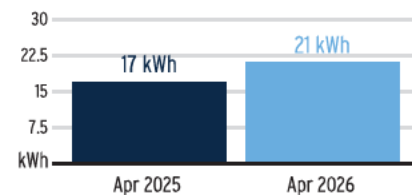
Rate Schedule: General Service - Non Demand

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
Electric Service Cost		\$116.21

Avg kWh Used Per Day



Total Current Month's Charges \$116.21

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 Tampa, FL 33601-0111

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 888-223-0800 (All Other Counties)
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7-1-1
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877-588-1010
- Energy-Saving Programs:**
813-275-3909

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

Statement Date: 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

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

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

Your Energy Insight

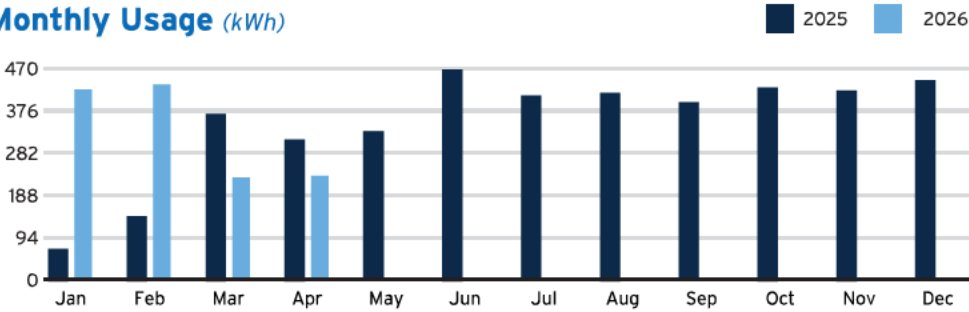
Your average daily kWh used was **27.27% lower** than the same period last year.

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)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting 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 #: 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 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

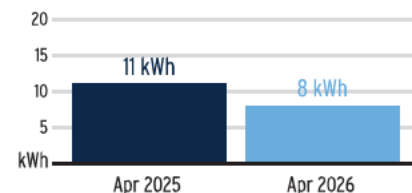
Rate Schedule: General Service - Non Demand

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
Electric Service Cost		\$57.13

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

Ways To Pay Your Bill

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

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

Statement Date: 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

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

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

Your Energy Insight

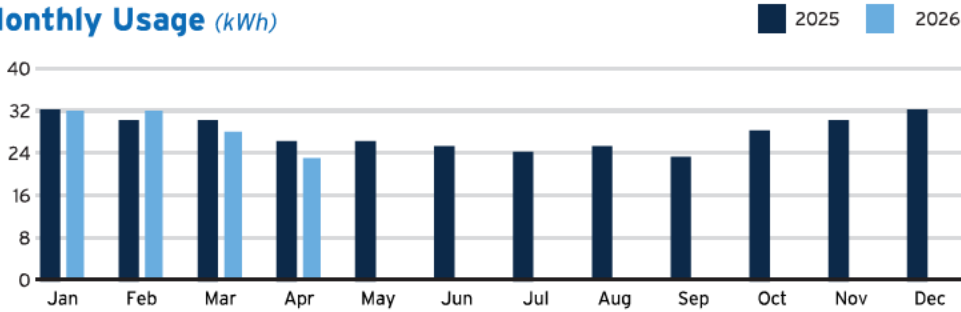
Your average daily kWh used was **11.11% lower** than the same period last year.

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



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 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
 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

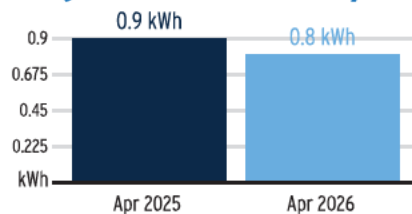
Rate Schedule: General Service - Non Demand

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
Electric Service Cost		\$23.37

Avg kWh Used Per Day



Total Current Month's Charges \$23.37

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Tampa, FL 33631-3318
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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

\$70.00

Special Board of Supervisors Meeting

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

Published: 4/3/2026

Important Message

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

Paid

()

Total

\$70.00

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

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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 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

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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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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 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 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	\$126.88
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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.

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

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.

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.

Rachel Welborn, District Manager
April 17, 2026

26-01241H

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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,

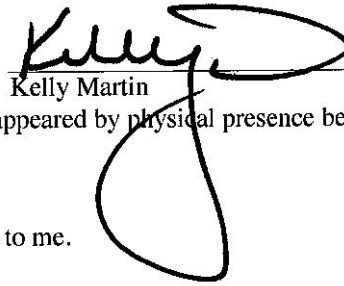
being a Request for Qualifications for Engineering Services

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.

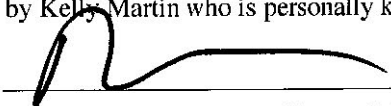


Kelly Martin

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

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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

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

PAYMENT DUE UPON RECEIPT

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

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

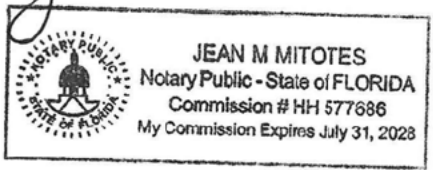
Signature of Affiant

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
Subtotal Administration Fees - In Advance 03/01/2026 - 02/28/2027				\$2,750.00
Incidental Expenses 03/01/2026 to 02/28/2027	2,750.00	0.0775		\$213.13
Subtotal Incidental Expenses				\$213.13
TOTAL AMOUNT DUE				\$2,963.13

