



Rizzetta & Company

Timber Creek Community Development District

Board of Supervisors' Meeting August 12, 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	David Hutchinson	Chair
	Tim Webb	Vice-Chair
	Paul Murray	Assistant Secretary
	Claude Neidlinger	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.

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT OFFICE
2700 S. Falkenburg Rd, Suite 2745, Riverview, FL 33578
www.timbercreekcdd.com

Board of Supervisors
Timber Creek Community
Development District

August 5, 2026

FINAL AGENDA

Dear Board Members:

The Public Hearing and regular meetings of the Board of Supervisors of the Timber Creek Community Development District will be held on **Wednesday, August 12, 2026, at 6:00 p.m., located at the Timber Creek Community Clubhouse, 10224 Opaline Sky Court, Riverview, FL 33578.** The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Community Asset Manager Report..... Tab 1
 - D. Landscape Inspection Report and Proposals Tab 2
 - E. Aquatics Report
 - F. District Manager
 1. Review of District Manager's Report..... Tab 3 USC
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2026/2027 Final Budget
 1. Public Comments on Fiscal Year 2026/2027 Final Budget
 2. Consideration of Resolution 2026-13; Approving Fiscal Year 2026/2027 Final Budget Tab 4
 - B. Public Hearing on Fiscal Year 2026/2027 Levying of O&M Assessments
 1. Public Comments on Levying O&M Assessments
 2. Consideration of Resolution 2026-14; Levying of Fiscal Year 2026/2027 O&M Assessments Tab 5
 - C. Consideration of Resolution 2026-15; Approving Fiscal Year 2026/2027 Meeting Schedule..... Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Review of the Financial Statement for June 2026..... Tab 7
 - B. Consideration of Operation and Maintenance Expenditures for June 2026 Tab 8
 - C. Consideration of the Board of Supervisors Meeting Minutes held on July 15, 2026..... Tab 9
 - D. Ratification of Neptune Multi Services Proposals.....Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Respectfully,
Rachel Welborn
District Manager

Tab 1

Timber Creek

Community Asset Management Report



July 28, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

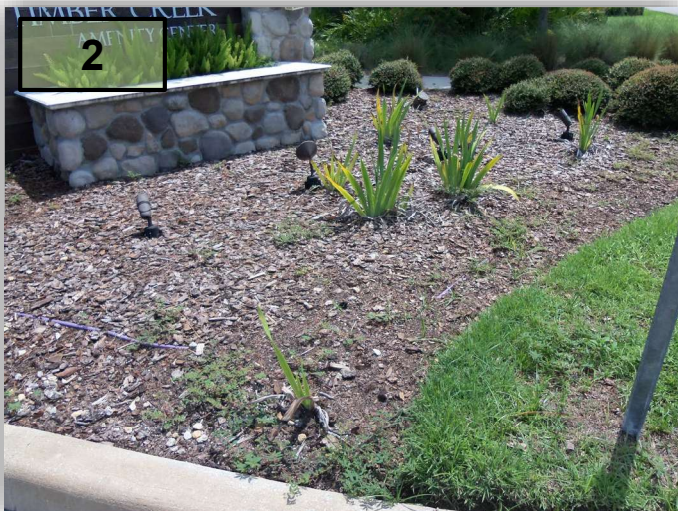
Clubhouse Area

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. **Clubhouse:** Previously reported dead plant material remains within the landscape beds surrounding the clubhouse, though the condition has not worsened. Recommend removal to improve appearance and promote healthy growth. **(Pic 1)**



2. **Clubhouse Area:** Minimal weed presence was observed outside the monument sign. Request routine removal to maintain a clean landscape appearance. **(Pic 2)**



3. **Clubhouse Area:** The leaning trees within the clubhouse area appear healthy but continue to lean at an increasing angle. One of the two trees is now leaning directly toward the monument sign. Recommend staking to encourage corrective growth and improve structural stability. If staking is not feasible or proves ineffective, removal and replacement should be considered to prevent future damage. **(Pics 3A & 3B)**



Clubhouse Area

4. **Clubhouse Area:** Vining weeds are growing through the ornamental plantings along the exterior perimeter of the clubhouse. Removal is recommended to eliminate competition with the established landscape and improve the overall appearance of the beds. (Pics 4A & 4B)



6. **Clubhouse Area:** Turf weed intrusion is beginning to establish within the unplanted mulch beds in the clubhouse area. Prompt treatment and removal are recommended to prevent further spread and maintain a clean, well-prepared appearance until future plantings are installed. (Pic 6)



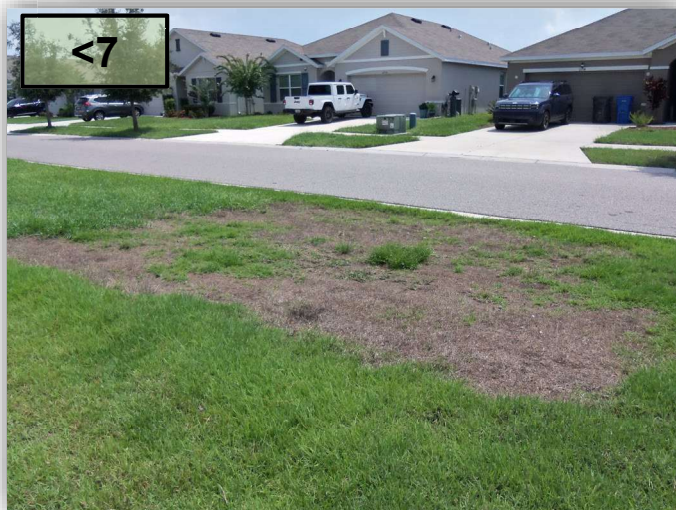
5. **Clubhouse Area:** One pine tree within the clubhouse parking lot appears to have been struck by a vehicle, leaving a large hanging limb. Request prompt removal to eliminate a safety hazard and prevent further damage to the tree. (Pic 5>)

7. **Clubhouse Area:** The previously reported large area of turf decline along the outer perimeter of the clubhouse appears to have stabilized. While no significant recovery has been observed, the affected area does not appear to have expanded since the previous inspection. Continued monitoring is recommended until replacement takes place. (Pic 7>, Next Page)



Tucker Jones Road

- 8. Tucker Jones Road:** Turf weed intrusion is beginning to establish within the entryway landscape beds on the exterior of the community. Prompt treatment and removal are requested to reduce competition for water, nutrients, sunlight, and root space while maintaining a clean, well-defined appearance. (Pics 8A & 8B)



- 9. Tucker Jones Road:** The new plantings within the east entryway monument beds appear to be establishing well, with no visible signs of stress or decline. Continued routine care and monitoring is recommended. (Pic 9)



- 10. Tucker Jones Road:** Turf grass intrusion within the established plantings along the main corridor persists from previous inspections. Request prompt treatment and removal to reduce competition with ornamental plantings and maintain a clean, well-maintained appearance. (Pic 10)



Tucker Jones Road, Dog Park Area

11. Tucker Jones Road: Previously reported palm saplings along both sides of the main thoroughfare remain present. Recommend prompt removal to reduce competition with established plantings and prevent the saplings from becoming more difficult to remove as they mature. **(Pic 11)**



13. Dog Park Area: The firebush plantings along the east side of the dog park are showing strong signs of recovery, with every planting exhibiting new green growth. While dead stems remain and should be pruned, the overall improvement is a very encouraging sign. **(Pics 13A & 13B)**



12. Dog Park Area: The previously reported bare area east of the dog park is now covered with weeds. Although treatment and removal are recommended, the vegetation has temporarily stabilized the previously exposed soil and sand while the area awaits permanent turf restoration. **(Pic 12)**



14. Dog Park Area: The plantings directly in front of the previously referenced firebush show no signs of recovery and are unlikely to recover. Recommend removal to reduce potential pest and disease harborage and prepare the area for replacement. **(Pic 14>, Next Page)**



General Note(Ponds)

15. General Note, Ponds: Throughout the community, pond edges were uniformly maintained and mowed as close to the water's edge as reasonably possible. Overall mowing height and frequency were consistent, resulting in a clean and cohesive landscape presentation. **(Pics 15A & 15B)**

15A



15B



<14



Tab 2



FIELDSTONE

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July 2026

Date: Jul 22, 2026 1:13 pm
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 Jul 22, 2026	
Program A	Mon , Sat
Program B	
Program C	Sun , Tue
Program D	

Notes
We need to locate zones 38,41 both failed, alarms on the timer
Repairs completed
Zone 44 failed too
Both zones sprays by Tucker jones, not working. We need to solve this issue promptly, or grass could be get damaged

	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			
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	Bubbler playground	Pass							1		
10	Drip playground	Pass									
11	S opaline sky ct	Pass									
12	D by monument	Pass						1			
13	D around basketball court	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	D entrance pool left side	Pass						2			
15	S basketball court	Pass									
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 by sign entrance	Pass						3			
36	D by fence property entrance	Pass									
37	Bubbler by Tucker Jones	Pass									
38	S miracle mile & bright Cristal	Fail									
Valve failed, could be bad decoder and solenoid											

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower 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	Fail									
Valve failed, could be bad decoder and solenoid											
42	D by fence across the street	Pass									
43	D by sign exit side	Pass									
44	S Entrance property	Fail									
Zone 44 not working either, no alarm on the timer , but zone no response, could be bad solenoid or valve needs to be replaced											

Zone #1 - 07-22-26 1:19 pm CDT



Zone #9 - 07-22-26 1:43 pm CDT



Zone #12 - 07-22-26 1:52 pm CDT



Zone #14 - 07-22-26 1:55 pm CDT



Zone #35 - 07-22-26 2:13 pm CDT



Zone #38 - 07-22-26 3:47 pm CDT



Zone #41 - 07-22-26 3:48 pm CDT





FIELDSTONE

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July 2026

Date: Jul 22, 2026 2:44 pm

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 Jul 22, 2026	
Program A	Mon , Fri
Program B	
Program C	
Program D	

Notes
No repairs needed

	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									
4	Drip along fence by controller	Pass									
5	Bubbler by mail box	Pass									
6	Sprays left side of dog park	Pass									
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									
11	Sprays in dog park	Pass									
12	Sprays in dog park	Pass									
13	Drip along fence back side	Pass									

	Location	Valve Status	Clogged Nozzle	Blocked Head	Broken Head	Raise Head	Lower Head	Broken Drip Micro Spray	Broken Lateral	Broken Main	Scope
14	Drip long fence back side	Pass									
15	Sprays alone side walk back side	Pass									
16	Drip along fence by controller	Pass									

FIELDSTONE

LANDSCAPE

QUOTATION

Date: July 08, 2026
Proposal #: 23165

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 Certified Playground Mulch

Mulch to be installed at a depth or 4-6"

Low area will recieve a thicker level of new mulch

Concrete footing at base of bench to be covered.

Drip lines and and filter fabric to be covered (cap and remove any unused drip lines inside the playground)

120 cubic yards of Certified Playground Mulch

Rake entire playground smooth and level

Clean up and dispose of any debris off site.





MT - Maintenance Landscape Enhancement				\$13,349.58
Quantity	Description	Unit	Unit Price	Ext Price
52.00	Maintenance Crew - ENH	hr	\$84.00	\$4,368.00
1.00	Material Delivery	ea	\$145.00	\$145.00
120.00	Playground Mulch	yd	\$72.22	\$8,666.58
2.00	Irrigation Technician - New	hr	\$85.00	\$170.00
Quote Total:				\$13,349.58

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

FIELDSTONE

LANDSCAPE

QUOTATION

Date: July 24, 2026
Proposal #: 23238

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:

Replace sections of Zoysia sod at Clubhous that are not recovering or filling in.

The areas are highlighted in red.

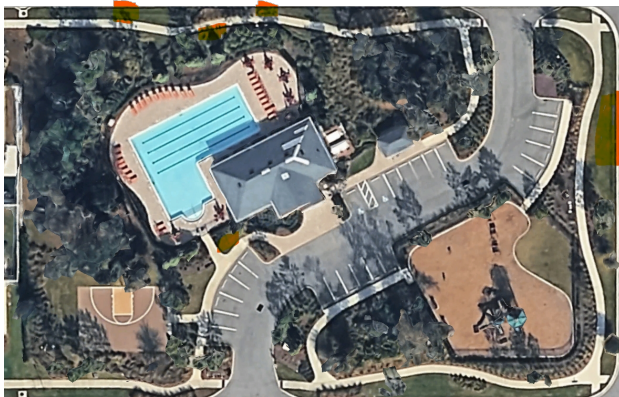
1750 s/f of Zoysia sod.

Cut out and remove dead patches of sod and install Zoysia sod

Check and set irrigation for proper watering to establish new sod.

Apply turf treatment of Fungicide, insecticide, Potassium, and fertilizer.

Dispose of all debris off site.



Quote Total: \$4,894.79

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.
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FIELDSTONE

LANDSCAPE

QUOTATION

Date: July 24, 2026
Proposal #: 23236

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:

Complete the following Irrigation Repairs from July Inspection

Clubhouse Controller

Replace 2 decoders that are bad at Zones # 38 and 41

Track wire issue for Zone # 44 - possible selinoid needing replacing

Quote Total: \$1,244.09

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Tab 4



Rizzetta & Company

Timber Creek Community Development District

www.timbercreekcdd.com

Approved Proposed Budget for Fiscal Year 2026/2027

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Rizzetta & Company

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
42	Website Services	\$ 1,791	\$ 3,582	\$ 1,552	\$ (2,030)	\$ 2,200.00	\$ 648
43	Legal Counsel						
44	District Counsel	\$ 12,567	\$ 25,134	\$ 7,500	\$ (17,634)	\$ 10,000.00	\$ 2,500
45	Special Counsel	\$ -	\$ 5,000	\$ -	\$ (5,000)	\$ 30,000.00	\$ 30,000
46	Administrative Subtotal	\$ 115,491	\$ 200,476	\$ 263,937	\$ 63,461	\$ 248,155	\$ (15,782)
47							
48	EXPENDITURES - FIELD OPERATIONS						
49							
50	Utility Services						
51	Amenity Internet	\$ 239	\$ 478	\$ 3,680	\$ 3,202	\$ 3,680	\$ -
52	Electric Utility Services	\$ 15,680	\$ 31,360	\$ 4,082	\$ (27,278)	\$ 5,000	\$ 918
53	Street Lights	\$ 17,671	\$ 35,342	\$ 62,000	\$ 26,658	\$ 62,000	\$ -
54	Water/Waste	\$ 2,473	\$ 4,946	\$ 5,000	\$ 54	\$ 5,250	\$ 250
55	Amenity						
56	Amenity R&M	\$ 1,222	\$ 2,444	\$ 9,000	\$ 6,556	\$ 9,000	\$ -
57	Janitorial - Contract	\$ 7,700	\$ 15,400	\$ 14,000	\$ (1,400)	\$ 13,200	\$ (800)
58	Key Card Distribution	\$ 250	\$ 250	\$ 250	\$ -	\$ 250	\$ -
59	Miscellaneous Maintenance	\$ 2,495	\$ 4,990	\$ 12,000	\$ 7,010	\$ 12,000	\$ -
60	Pest Control	\$ -	\$ 1,200	\$ -	\$ (1,200)	\$ 1,600	\$ 1,600
61	Pool Maintenance - Contract	\$ 2,985	\$ 5,970	\$ 24,000	\$ 18,030	\$ 16,000	\$ (8,000)
62	Pool Construction	\$ -	\$ 45,000		\$ (45,000)	\$ 80,000	\$ 80,000
63	Pool Treatments & Other R&M	\$ 48,930	\$ 97,860	\$ 49,000	\$ (48,860)	\$ 5,000	\$ (44,000)
64	Landscape and Pond						
65	Irrigation Maintenance	\$ 459	\$ 918	\$ 3,000	\$ 2,082	\$ 3,000	\$ -
66	Landscape Maintenance - Contract	\$ 30,462	\$ 60,924	\$ 59,448	\$ (1,476)	\$ 63,015	\$ 3,567
67	Landscape Tree Trimming	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ 18,000	\$ 10,000
68	Landscaping - Mulch	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -
69	Landscaping - Plant Replacement Program	\$ -	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -
70	Landscaping - R&M	\$ -	\$ 5,000	\$ 8,000	\$ 3,000	\$ 8,000	\$ -
71	Pond Maintenance Contract	\$ 3,861	\$ 7,722	\$ 4,600	\$ (3,122)	\$ 4,600	\$ -
72	Pond Restoration	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ (10,000)
73	Reserve - Undesignated	\$ -	\$ 1,000	\$ 72,000	\$ 71,000	\$ 30,000	\$ (42,000)
74	Contingency						
75	Miscellaneous Contingency	\$ -	\$ 10,000	\$ -	\$ (10,000)	\$ 50,000	\$ 50,000
76							
77	Field Operations Subtotal	\$ 134,427	\$ 355,804	\$ 355,060	\$ (744)	\$ 396,595	\$ 41,535
78							
79	TOTAL EXPENDITURES	\$ 249,918	\$ 556,280	\$ 618,997	\$ 62,717	\$ 644,750	\$ 25,753
80							
81	EXCESS OF REVENUES OVER EXPENDITURES	\$ 721,414	\$ 764,360	\$ -	\$ 764,360	\$ -	\$ -
82							

Comments
RTS+ Campus Suites
Street Lights miscoded as Electric SVCS in first half of FY 25/26
Street Lights miscoded as Electric SVCS in first half of FY 25/26
Current Contract
ID & Access Card on Financial
Per Orkin Contract \$125 monthly + anticipated fuel costs
Current pool situation will not require 12 months service
Current Contract + 6%
Tree trimming and downed tree removal
Sitex Contract

Timber Creek Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2018	Series 2020	Budget for 2026/2027
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$466,768.75	\$24,000.08	\$490,768.83
TOTAL REVENUES	\$466,768.75	\$24,000.08	\$490,768.83
EXPENDITURES			
Administrative			
Debt Service Obligation	\$466,768.75	\$24,000.08	\$490,768.83
Administrative Subtotal	\$466,768.75	\$24,000.08	\$490,768.83
TOTAL EXPENDITURES	\$466,768.75	\$24,000.08	\$490,768.83
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%): 6.0%

GROSS ASSESSMENTS	\$522,094.50
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Notes:
Tax Roll Collection Costs for Hillsborough County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received.

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$644,750.00	2025/2026 O&M Budget:		\$618,997.00
Hillsborough County Collection Costs:	2%	\$13,718.09	2026/2027 O&M Budget:		\$644,750.00
Early Payment Discounts:	4%	\$27,436.17			
2026/2027 Total:		<u><u>\$685,904.26</u></u>	Total Difference:		<u><u>\$25,753.00</u></u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 40' (Phase 1)	Series 2018 Debt Service	\$1,250.00	\$1,250.00	\$0.00	0.00%
	Operations & Maintenance	\$1,578.21	\$1,643.87	\$65.66	4.16%
	Total	<u><u>\$2,828.21</u></u>	<u><u>\$2,893.87</u></u>	<u><u>\$65.66</u></u>	<u><u>2.32%</u></u>
Single Family 50' (Phase 1)	Series 2018 Debt Service	\$1,562.50	\$1,562.50	\$0.00	0.00%
	Operations & Maintenance	\$1,972.76	\$2,054.84	\$82.08	4.16%
	Total	<u><u>\$3,535.26</u></u>	<u><u>\$3,617.34</u></u>	<u><u>\$82.08</u></u>	<u><u>2.32%</u></u>
Single Family 50' (Phase 2)	Series 2020 Debt Service	\$1,595.75	\$1,595.75	\$0.00	0.00%
	Operations & Maintenance	\$1,972.76	\$2,054.84	\$82.08	4.16%
	Total	<u><u>\$3,568.51</u></u>	<u><u>\$3,650.59</u></u>	<u><u>\$82.08</u></u>	<u><u>2.30%</u></u>

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$644,750.00
COLLECTION COSTS @	2.0%	\$13,718.09
EARLY PAYMENT DISCOUNT @	4.0%	\$27,436.17
TOTAL O&M ASSESSMENT		\$685,904.26

UNITS ASSESSED			
LOT SIZE	O&M	SERIES 2018 DEBT SERVICE ⁽¹⁾	SERIES 2020 DEBT SERVICE ⁽¹⁾
<i>Phase 1</i>			
Single Family 40'	226	226	0
Single Family 50'	137	137	0
<i>Phase 2</i>			
Single Family 50'	16	0	16
Total	379	363	16

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	226.00	54.16%	\$371,514.35
1.25	171.25	41.04%	\$281,512.53
1.25	20.00	4.79%	\$32,877.38
	417.25	100.00%	\$685,904.26

PER LOT ANNUAL ASSESSMENT			
O&M	SERIES 2018 DEBT SERVICE ⁽²⁾	SERIES 2020 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$1,643.87	\$1,250.00	\$0.00	\$2,893.87
\$2,054.84	\$1,562.50	\$0.00	\$3,617.34
\$2,054.84	\$0.00	\$1,595.75	\$3,650.59

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%):

Net Revenue to be Collected:

(\$41,154.26)

\$644,750.00

⁽¹⁾ Reflects the number of total lots with Series 2018 and Series 2020 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2018 and Series 2020 bond issues. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

⁽³⁾ Annual assesment that will appear on Novemeber 2026 Hillsborough County property tax bill. Amount shown includes all applicable county collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.



General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse



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Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.



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EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Timber Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Timber

Creek Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 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: FY 2026-2027 Adopted Budget

Tab 5

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Timber Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized

by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 12, 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: FY 2026-2027 Budget

Tab 6

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the “**FY 2026/2027**”) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026/2027 annual public meeting schedule to Hillsborough County and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on August 12, 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

Notice of Meetings Fiscal Year 2026/2027 Timber Creek Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Timber Creek Community Development District shall be held at **6:00 p.m. at the Timber Creek Clubhouse located at 10224 Opaline Sky Court, Riverview, Florida 33578**. The meeting dates are as follows:

Wednesday, October 21, 2026
Wednesday, November 18, 2026
Wednesday, December 16, 2026
Wednesday, January 20, 2027
Wednesday, February 17, 2027
Wednesday, March 17, 2027
Wednesday, March 24, 2027 **Budget Workshop**
Wednesday, April 21, 2027
Wednesday, May 19, 2027
Wednesday, June 16, 2027 **Proposed Budget Approval**
Wednesday, July 21, 2027
Wednesday, August 18, 2027 **Public Hearing for Budget Adoption**
Wednesday, September 15, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from the District's website at <https://www.timbercreekcdd.com/> or by contacting the District Manager via email at rwelborn@rizzetta.com, 7 days prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of 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.

Inframark, District Management

Publish: September 25, 2026 (The Business Observer – Hillsborough County Edition)

Tab 7



Rizzetta & Company

Timber Creek Community Development District

**Financial Statements
(Unaudited)**

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

**timbercreekcdd.org
rizzetta.com**

Timber Creek Community Development District

Balance Sheet

As of 06/30/2026

(In Whole Numbers)

	General Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	515,456	1,897	0	517,353	0	0
Investments	0	730,921	285	731,206	0	0
Prepaid Expenses	1,235	0	0	1,235	0	0
Refundable Deposits	4,220	0	0	4,220	0	0
Fixed Assets	0	0	0	0	4,579,098	0
Amount Available in Debt Service	0	0	0	0	0	732,818
Amount To Be Provided Debt Service	0	0	0	0	0	6,615,714
Total Assets	520,911	732,818	285	1,254,014	4,579,098	7,348,532
Liabilities						
Accounts Payable	7,321	0	0	7,321	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	7,348,532
Total Liabilities	7,321	0	0	7,321	0	7,348,532
Fund Equity & Other Credits						
Beginning Fund Balance	34,175	705,564	143	739,882	0	0
Investment In General Fixed Assets	0	0	0	0	4,579,098	0
Net Change in Fund Balance	479,414	27,254	142	506,810	0	0
Total Fund Equity & Other Credits	513,589	732,818	285	1,246,692	4,579,098	0
Total Liabilities & Fund Equity	520,911	732,818	285	1,254,014	4,579,098	7,348,532

See Notes to Unaudited Financial Statements

Timber Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,798	9,798
Special Assessments				
Tax Roll	618,997	618,997	624,878	5,881
Other Misc. Revenues				
Miscellaneous Revenue	0	0	341,250	341,250
Total Revenues	618,997	618,997	975,926	356,929
Expenditures				
Legislative				
Supervisor Fees	13,000	9,750	10,800	(1,050)
Total Legislative	13,000	9,750	10,800	(1,050)
Financial & Administrative				
Auditing Services	7,400	7,400	4,700	2,700
Bank Fees	200	150	119	31
Dissemination Agent	4,200	4,200	1,750	2,450
District Engineer	8,000	6,000	676	5,324
District Management	32,136	24,102	24,119	(17)
Dues, Licenses & Fees	1,000	1,000	665	335
LOC - Interest Expense	7,000	7,000	19,298	(12,298)
Legal Advertising	2,000	1,500	675	825
Loan Interest Repayment	110,000	110,000	187,040	(77,040)
Onsite Staffing/Employment	22,014	16,510	13,390	3,121
Postage & Delivery	200	150	0	150
Public Officials Liability Insurance	3,356	3,356	3,162	194
Trustees Fees	6,900	6,900	9,921	(3,022)
Website Hosting, Maintenance, Backup & E	1,552	1,164	1,991	(827)
Total Financial & Administrative	205,958	189,432	267,506	(78,074)
Legal Counsel				
District Counsel	7,500	5,625	15,192	(9,567)
Total Legal Counsel	7,500	5,625	15,192	(9,567)
Electric Utility Services				
Utility - Street Lights	62,000	46,500	17,671	28,829
Utility Services	4,082	3,062	20,667	(17,606)
Total Electric Utility Services	66,082	49,562	38,338	11,223
Water-Sewer Combination Services				
Utility Services	5,000	3,750	3,326	424
Total Water-Sewer Combination Services	5,000	3,750	3,326	424
Stormwater Control				
Lake/Pond Bank Maintenance & Repair	4,600	3,449	17,724	(14,274)
Wetland Monitoring & Maintenance	10,000	7,501	0	7,500
Total Stormwater Control	14,600	10,950	17,724	(6,774)

See Notes to Unaudited Financial Statements

Timber Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Other Physical Environment				
Field Manager	12,855	9,641	7,854	1,788
General Liability & Property Insurance	24,124	18,093	21,800	(3,707)
Irrigation Maintenance & Repair	3,000	2,250	1,564	686
Landscape - Mulch	5,000	3,750	0	3,750
Landscape Maintenance	59,448	44,586	46,176	(1,590)
Landscape Replacement Plants, Shrubs, Tr	10,000	7,500	0	7,500
Tree Trimming Services	8,000	6,000	0	6,000
Total Other Physical Environment	122,427	91,820	77,394	14,427
Parks & Recreation				
Amenity Facility - Maintenance & Repair	9,000	6,750	1,426	5,324
ID & Access Cards	250	187	500	(313)
Janitorial Service	14,000	10,500	7,700	2,800
Miscellaneous Maintenance & Repair	12,000	9,000	2,062	6,938
Office Supplies	500	375	0	375
Pool Maintenance	24,000	18,000	3,385	14,615
Pool Repairs	49,000	36,750	50,920	(14,170)
Telephone, Internet, Cable	3,680	2,760	239	2,521
Total Parks & Recreation	112,430	84,322	66,232	18,090
Contingency				
Capital Reserve	72,000	72,000	0	72,000
Total Contingency	72,000	72,000	0	72,000
Total Expenditures	618,997	517,211	496,512	20,699
Total Excess of Revenues Over(Under) Ex- penditures	0	101,786	479,414	377,628
Fund Balance, Beginning of Period	0	0	34,175	34,175
Total Fund Balance, End of Period	0	101,786	513,589	411,803

Timber Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,459	17,459
Special Assessments				
Tax Roll	462,250	462,250	469,033	6,783
Total Revenues	<u>462,250</u>	<u>462,250</u>	<u>486,492</u>	<u>24,242</u>
Expenditures				
Debt Service				
Interest	317,250	317,250	313,897	3,353
Principal	145,000	145,000	145,000	0
Total Debt Service	<u>462,250</u>	<u>462,250</u>	<u>458,897</u>	<u>3,353</u>
Total Expenditures	<u>462,250</u>	<u>462,250</u>	<u>458,897</u>	<u>3,353</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>27,595</u>	<u>27,595</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>671,450</u>	<u>671,450</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>699,045</u>	<u>699,045</u>

Timber Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,872	2,872
Special Assessments				
Tax Roll	22,375	22,375	24,111	1,736
Total Revenues	<u>22,375</u>	<u>22,375</u>	<u>26,983</u>	<u>4,608</u>
Expenditures				
Debt Service				
Interest	17,375	17,375	17,188	187
Principal	5,000	5,000	10,000	(5,000)
Total Debt Service	<u>22,375</u>	<u>22,375</u>	<u>27,188</u>	<u>(4,813)</u>
Total Expenditures	<u>22,375</u>	<u>22,375</u>	<u>27,188</u>	<u>(4,813)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(205)</u>	<u>(205)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(136)	(136)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(136)</u>	<u>(136)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>34,114</u>	<u>34,114</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>33,773</u>	<u>33,773</u>

301 Capital Projects Fund S2020 **Timber Creek Community Development District**

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6	6
Total Revenues	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	136	136
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>136</u>	<u>136</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>143</u>	<u>143</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>285</u>	<u>285</u>

See Notes to Unaudited Financial Statements

Timber Creek CDD
Investment Summary
June 30, 2026

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>June 30, 2026</u>
US Bank Series 2018 Revenue	US Bank GCTS 0490	\$ 464,133
US Bank Series 2018 Reserve	US Bank GCTS 0490	233,000
US Bank Series 2018 Prepayment	US Bank GCTS 0490	103
US Bank Series 2020 Revenue	US Bank GCTS 0490	28,685
US Bank Series 2020 Reserve	US Bank GCTS 0490	5,000
Total Debt Service Fund Investments		\$ 730,921
US Bank Series 2020 Acquisition and Construction	US Bank GCTS 0490	\$ 285
Total Capital Projects Fund Investments		\$ 285

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Timber Creek Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
432, 236						
	432 General Fund	06/01/2026	Claude A. Neidlinger	CN061026-432	Board of Supervisors Meeting 06/10/26	200.00
	432 General Fund	06/01/2026	David Evan Hutchinson	DH061026-432	Board of Supervisors Meeting 06/10/26	200.00
	432 General Fund	06/01/2026	Hillsborough County BOCC	6143684734-062526	Water Services 06/26	(537.52)
	432 General Fund	06/01/2026	Paul Murray	PM061026-432	Board of Supervisors Meeting 06/10/26	200.00
	432 General Fund	06/01/2026	Sitex Aquatics, LLC	11111-b	Lake Maintenance 06/26	391.40
	432 General Fund	06/01/2026	Straley Robin Vericker	28338	Legal Services 04/26	2,457.50
	432 General Fund	05/01/2026	TECO	211018485063-060826	Electric Services 05/26	3,450.41
	432 General Fund	06/01/2026	TECO	221007683099-070826	Electric Services 06/26	560.86
	432 General Fund	06/01/2026	TECO	221007623665-070826	Electric Services 06/26	19.63
	432 General Fund	06/01/2026	TECO	221007724737-070826	Electric Services 06/26	22.72
	432 General Fund	06/01/2026	TECO	08326-07082	Electric Services 06/26	58.57
	432 General Fund	06/01/2026	TECO	22100776		
	432 General Fund	06/01/2026	TECO	221007683412-070826	Electric Services 06/26	97.86
	432 General Fund	06/01/2026	Timothy A. Webb	TW061026-432	Board of Supervisors Meeting 06/10/26	200.00
Sum for 432, 236						7,321.43
Sum for 432						7,321.43
Sum Total						7,321.43

Timber Creek Community Development District
Notes to Unaudited Financial Statements
June 30, 2026

Balance Sheet

1. Trust statement activity has been recorded through 06/30/2026.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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

June 2026

For Board Approval

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

The total items being presented: **\$32,260.04**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Timber Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 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.	300030	32874	Security Monitoring & Maintenance 06/26	\$ 125.00
Anthony J Ettore	300034	432-0526	Legal Services 05/26	\$ 625.00
Cody Pools, Inc.	300031	982438	Pool Maintenance 06/26	\$ 995.00
Fieldstone Landscape Services	300039	27751	Irrigation Repair 04/26	\$ 209.27
Fieldstone Landscape Services	300039	27866	Landscape Maintenance 05/26	\$ 5,238.33
Fieldstone Landscape Services	300033	28000	Irrigation Maintenance & Repair 05/26	\$ 66.79
Fieldstone Landscape Services	300032	28001	Landscape Maintenance 06/26	\$ 5,238.33
Fieldstone Landscape Services	300033	28002	Irrigation Repair 05/26	\$ 653.68
Fieldstone Landscape Services	300043	28105	Irrigation Repair 06/26	\$ 175.15
Hillsborough County BOCC	300037	6143684734-032426	Water Services 03/26	\$ 156.68
Hillsborough County BOCC	300037	6143684734-042326	Water Services 04/26	\$ 336.03
Hillsborough County BOCC	300037	6143684734-052626	Water Services 05/26	\$ 695.32

Timber Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Orkin LLC	300040	297851577	Pest Control 06/26	\$ 68.00
Rizzetta & Company, Inc.	300029	INV0000109943	Accounting Services 06/26	\$ 2,940.84
Site Masters of Florida, LLC	300042	0622226-1	Pond Erosion 06/26	\$ 12,700.00
Sitex Aquatics, LLC	300038	10780-b	Lake Maintenance 03/26	\$ 380.00
Sitex Aquatics, LLC	300038	10991-b	Lake Maintenance 05/26	\$ 391.40
Straley Robin Vericker	300041	28003	Legal Services 02/26	\$ 487.50
TECO	20260630-1	221007623665-060826	Electric Services 05/26	\$ 21.66
TECO	20260630-1	221007683099-060826	Electric Services 05/26	\$ 540.97
TECO	20260630-1	221007683412-060826	Electric Services 05/26	\$ 128.13
TECO	20260630-1	221007708326-060826	Electric Services 05/26	\$ 61.74
TECO	20260630-1	221007724737-060826	Electric Services 05/26	\$ 25.22
Report Total				<u>\$ 32,260.04</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
32874	06/01/2026	\$125.00	06/01/2026	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

May 2026 Invoice for the Timber Creek CDD

Invoice Period: May 1, 2026 - May 31, 2026
Invoice Date: June 3, 2026
Total Invoice Amount: **\$625.00**

Position	Hours	Rate	Cost
Legal Counsel	2.5	\$250	\$625.00

Thank you for your trust and your business.

Disaster Law and Consulting, LLC

May 2026 Timesheet for the Timber Creek CDD

<u>Date</u>	<u>Hours</u>	<u>Description</u>
5/26	1.0	Review project closeout report carefully and compare to FloridaPA and GrantsPortal. Email District re same. Email exchange with FDEM re RTM conference call
5/27	0.25	Email exchange with FDEM re RTM
5/29	0.50	Prepare for and participate in RTM meeting with FEMA and FDEM. Sign off on RTM report for District in GrantsPortal.
5/31	0.75	File quarterly report in FloridaPA. Review correspondence to determine documents needed to complete CatZ project. Email District re items needed.

Total Invoice Amount: 2.50 hours @ \$250 per hour = \$625.00



Signature

6/3/26

Date

Invoice



A-Quality Pool Service

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

Invoice Date	Invoice #
6/1/2026	982438
Balance	\$995.00

Bill To

Timber Creek CDD
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		6/21/2026				
Quantity	Description				Price Each	Amount	
	JULY 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	
Thank you for choosing A-Quality Pool Service!					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 27751
Invoice Date 04/15/26
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

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

Property Address

Timber Creek CDD
10224 Opaline Sky Court
Riverview, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
2026 Landscape Renewal Contract				
IRR - Pre-Approved Repairs - 04/10/2026				\$209.27
Labor - 04/10/26	1.13 Hrs	\$80.00	\$90.40	
Drip- Coupler	16.00 ea	\$0.48	\$7.60	
Drip- Pipe	8.00 ft	\$0.53	\$4.25	
Drip- Tee	3.00 ea	\$0.77	\$2.30	
Hunter Pro-Spray 6" Pop Up with Side Inlet	1.00 6"	\$12.77	\$12.77	
Rain Bird Solenoid	1.00 ea	\$91.95	\$91.95	

Subtotal: \$209.27

Sales Tax: \$0.00

Invoice Total: \$209.27

Credits/Payments:

Balance Due: \$209.27

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$720.47	\$5,238.33	\$209.27	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 27866
Invoice Date 05/01/26
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

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

Property Address

Timber Creek CDD
10224 Opaline Sky Court
Riverview, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
2026 Landscape Renewal Contract May 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
\$720.47	\$5,238.33	\$209.27	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 27866
Invoice Date 05/01/26
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

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

Property Address

Timber Creek CDD
10224 Opaline Sky Court
Riverview, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
2026 Landscape Renewal Contract May 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
\$720.47	\$5,238.33	\$209.27	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 28000
Invoice Date 06/01/26
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

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

Property Address

Timber Creek CDD
10224 Opaline Sky Court
Riverview, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
2026 Landscape Renewal Contract				
IRR - Pre-Approved Repairs - 05/28/2026				\$66.79
Labor - 05/28/26	0.48 Hrs	\$80.00	\$38.40	
Drip- 3/4" Combo Female Tee	1.00 ea	\$1.67	\$1.67	
Drip- Coupler	12.00 ea	\$0.48	\$5.70	
Drip- Pipe	6.00 ft	\$0.53	\$3.19	
Sch 40 PVC 90 street elbow 3/4	1.00 ea	\$1.23	\$1.23	
Slip Fix	1.00 3/4"	\$16.60	\$16.60	

Subtotal: \$66.79

Sales Tax: \$0.00

Invoice Total: \$66.79

Credits/Payments:

Balance Due: \$66.79

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$5,958.80	\$5,447.60	\$0.00	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 28001
Invoice Date 06/01/26
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

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

Property Address

Timber Creek CDD
10224 Opaline Sky Court
Riverview, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
2026 Landscape Renewal Contract June 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
\$5,958.80	\$5,447.60	\$0.00	\$0.00	\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 28002
Invoice Date 06/01/26
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

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

Property Address

Timber Creek CDD
10224 Opaline Sky Court
Riverview, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
IRR - Irrigation Repair Proposal from January Inspection				

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

Irrigation Enhancement & Repair - 05/28/2026

Irrigation Technician - New	3.00 Hrs	\$87.00	\$261.00
Solenoid- Rainbird	1.00 ea	\$104.32	\$104.32
Rain Bird Decoder	1.00 ea	\$288.36	\$288.36

\$653.68

Subtotal: \$653.68

Sales Tax: \$0.00

Invoice Total: \$653.68

Credits/Payments:

Balance Due: \$653.68

Current

\$5,958.80

1-30 Days Past Due

\$5,447.60

31-60 Days Past Due

\$0.00

61-90 Days Past Due

\$0.00

90+ Days Past Due

\$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number 28105
Invoice Date 06/24/26
Payment Terms Net 30
PO Number
Sales Rep Elizabeth Moore

Bill To

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

Property Address

Timber Creek CDD
10224 Opaline Sky Court
Riverview, FL 33578

Description	Qty / UOM	Rate	Ext. Price	Amount
2026 Landscape Renewal Contract				
IRR - Pre-Approved Repairs - 06/23/2026				\$175.15
Labor - 06/23/26	1.04 Hrs	\$80.00	\$83.20	
Rain Bird Solenoid	1.00 ea	\$91.95	\$91.95	

Subtotal: \$175.15

Sales Tax: \$0.00

Invoice Total: \$175.15

Credits/Payments:

Balance Due: \$175.15

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$175.15	\$5,238.33	\$209.27	\$0.00	\$0.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	03/24/2026	04/14/2026

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	02/20/2026	14092	03/23/2026	14092	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Water Base Charge	\$43.46
Sewer Base Charge	\$106.68

Summary of Account Charges

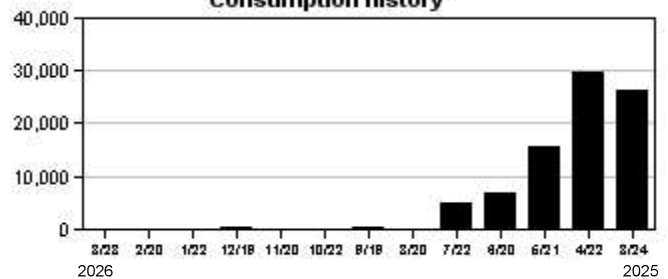
Previous Balance	\$157.80
Net Payments - Thank You	\$-157.80
Total Account Charges	\$156.68

AMOUNT DUE	\$156.68
-------------------	-----------------

Important Message

Do you know your allowed watering day and hours? Recent restrictions have changed schedules for most customers to one day per week. Check yours by using the address lookup tool at HCFL.gov/WaterRestrictions or call (813) 275-7094 for a recorded summary.

Consumption History





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	04/23/2026	05/14/2026

Service Address: 10224 OPALINE SKY CT

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	03/23/2026	14092	04/22/2026	14245	15300 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$46.21
Water Base Charge	\$43.46
Water Usage Charge	\$17.14
Sewer Base Charge	\$106.68
Sewer Usage Charge	\$108.17

Miscellaneous Charges

Late Payment Charge	\$7.83
Total Miscellaneous Charges	\$7.83

Summary of Account Charges

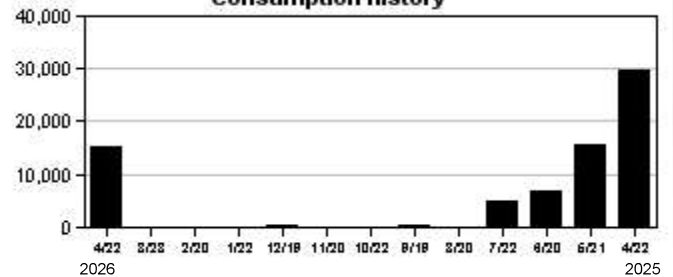
Previous Balance	\$156.68
Net Payments	\$0.00
Past Due Amount	\$156.68
Bill Adjustments	\$7.83
Total Account Charges	\$328.20

AMOUNT DUE	\$492.71
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Important Message

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

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



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



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

7,257 8

DUE DATE	05/14/2026
AMOUNT DUE	\$492.71
AMOUNT PAID	



0061436847349 00000492710



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TIMBER CREEK CDD	6143684734	05/26/2026	06/16/2026

Service Address: 10224 OPALINE SKY CT

Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61056877	04/22/2026	14245	05/21/2026	14264	1900 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$5.74
Water Base Charge	\$43.46
Water Usage Charge	\$2.13
Sewer Base Charge	\$106.68
Sewer Usage Charge	\$13.43

Miscellaneous Charges

Late Payment Charge	\$24.63
Total Miscellaneous Charges	\$24.63

Summary of Account Charges

Previous Balance	\$492.71
Net Payments	\$0.00
Past Due Amount	\$492.71
Bill Adjustments	\$24.63
Total Account Charges	\$177.98

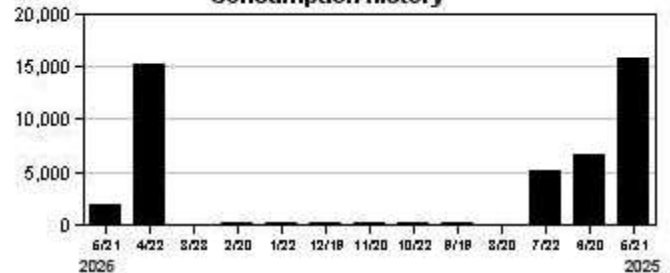
AMOUNT DUE	\$695.32
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Important Message

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54133

Effective 6/1/2026, AutoPay drafts will be updated from 7 days after bill issue to occurring on the bill due date. No action is required to maintain your enrollment. If you are not currently enrolled, you can sign up at <https://www.govone.com/waterbill/>

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6143684734



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



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



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

7,309 8

DUE DATE	06/16/2026
AMOUNT DUE	\$695.32
AMOUNT PAID	



0061436847349 00000695320

INVOICE 297851577

ORKIN
P O BOX 740473
CINCINNATI, OH 45274-0473

Dated 6/12/2026

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 297851577 Dated 6/12/2026
PLEASE REMIT \$68.00

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

Invoice

Date	Invoice #
6/2/2026	INV0000109943

Bill To:

Timber Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00432

[illegible]

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

INVOICE
#062226-1

To: Timber Creek CDD
5844 Old Pasco Road
Wesley Chapel, FL 33544

Date: June 22, 2026

Pond A Erosion Repairs

Contract amount	\$25,400
Deposit (50%)	\$12,700

TOTAL DUE \$12,700

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.: 10780-b
Terms: Net 30
Invoice date: 03/01/2026
Due date: 03/31/2026

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

Ways to pay

BANK

Total\$380.00

Overdue03/31/2026

View and pay

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.: 10991-b
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	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			

Ways to pay

BANK

Total \$391.40

Overdue 05/31/2026

View and pay

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 18, 2026

Client: 001498

Matter: 000001

Invoice #: 28003

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

SERVICES

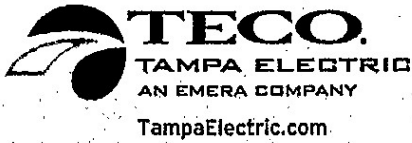
Date	Person	Description of Services	Hours	Amount
2/4/2026	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING MANAGEMENT PROPOSAL SUBMISSIONS.	0.3	\$97.50
2/9/2026	MB	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM DISTRICT AND PROPOSERS REGARDING DISTRICT MANAGEMENT SOLICITATION.	0.6	\$195.00
2/13/2026	MB	REVIEW DISTRICT MANAGEMENT AGREEMENT WITH RIZZETTA.	0.6	\$195.00
Total Professional Services			1.5	\$487.50

March 18, 2026
Client: 001498
Matter: 000001
Invoice #: 28003

Page: 2

Total Services	\$487.50	
Total Disbursements	\$0.00	
Total Current Charges		\$487.50
Previous Balance		\$1,690.00
PAY THIS AMOUNT		\$2,177.50

Please Include Invoice Number on all Correspondence



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

Statement Date: June 08, 2026

Amount Due: \$21.66

Due Date: June 29, 2026

Account #: 221007623665

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

Previous Amount Due	\$20.31
Payment(s) Received Since Last Statement	-\$20.31
Current Month's Charges	\$21.66

Amount Due by June 29, 2026 \$21.66

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



Scan here to view
your account online.



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: June 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: \$21.66

Payment Amount: \$ _____

637804387312

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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.

6378043873122210076236650000000021660



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

Account ID: 221007623665
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000498720	06/02/2026	69,258	69,258	0 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.66

Avg kWh Used Per Day

0.1		
0.075		
0.05		
0.025		
kWh	0 kWh	0 kWh
	Jun 2025	Jun 2026

Total Current Month's Charges

\$21.66

00000009-0000225-Page 28 of 30

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

Ways To Pay Your Bill

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

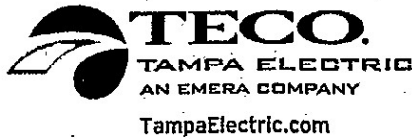
Contact Us

Online:
TampaElectric.com

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

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

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
10224 OPALINE SKY PL, CLUBHSE
RIVERVIEW, FL 33578-7668

Statement Date: June 08, 2026

Amount Due: \$540.97

Due Date: June 29, 2026

Account #: 221007683099

Account Summary

Previous Amount Due	\$497.27
Payment(s) Received Since Last Statement	-\$497.27
Current Month's Charges	\$540.97
Amount Due by June 29, 2026	\$540.97

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

Your Energy Insight

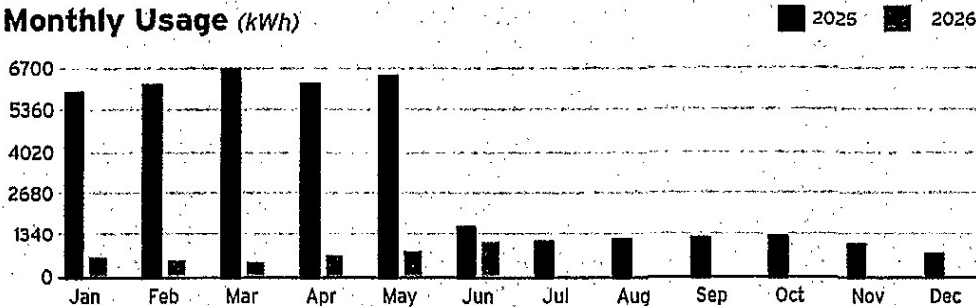
Your average daily kWh used was **34.69% lower** than the same period last year.

Your average daily kWh used was **23.08% 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



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

Account #: 221007683099

Due Date: June 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: \$540.97

Payment Amount: \$ _____

637804387313

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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.

6378043873132210076830990000000540971



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

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

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026

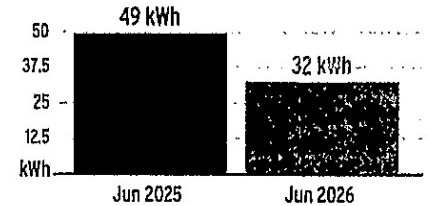
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000514614	06/02/2026	48,075	47,047	1,028 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	1,028 kWh @ \$0.09202/kWh	\$94.60
	Fuel Charge	1,028 kWh @ \$0.03516/kWh	\$36.14
	Storm Protection Charge	1,028 kWh @ \$0.00568/kWh	\$5.84
	Clean Energy Transition Mechanism	1,028 kWh @ \$0.00418/kWh	\$4.30
	Storm Surcharge	1,028 kWh @ \$0.02121/kWh	\$21.80
	Florida Gross Receipt Tax		\$4.71
	Electric Service Cost		\$188.51

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
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888-223-0800 (All Other Counties)

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877-588-1010
Energy-Saving Programs:
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Service For:
10224 OPALINE SKY PL
CLUBHSE, RIVERVIEW, FL 33578-7668

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

Service Period: May 02, 2026 - Jun 02, 2026

Rate Schedule: Lighting Service

Charge Details



Electric Charges

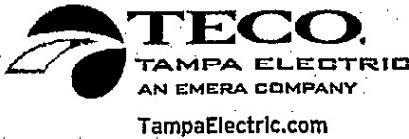
Lighting Service Items LS-1 (Bright Choices) for 32 days

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

\$540.97



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

Statement Date: June 08, 2026

Amount Due: \$128.13

Due Date: June 29, 2026

Account #: 221007683412

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

Previous Amount Due	\$124.51
Payment(s) Received Since Last Statement	-\$124.51
Current Month's Charges	\$128.13

Amount Due by June 29, 2026 \$128.13

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
34.38% lower than the same
period last year.

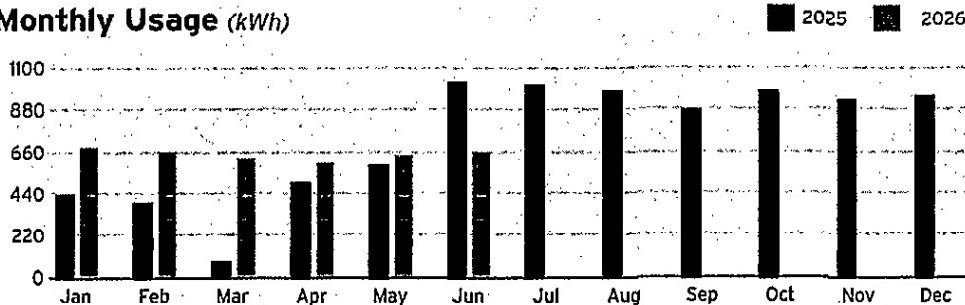


Your average daily kWh used was
0% higher than it was in your
previous period.



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Monthly Usage (kWh)



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Account #: 221007683412

Due Date: June 29, 2026



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Amount Due: \$128.13

Payment Amount: \$ _____

637804387314

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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.

6378043873142210076834120000000128135



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

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

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026

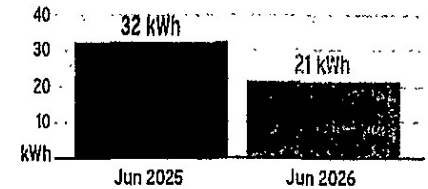
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000500726	06/02/2026	40,936	40,280	656 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	656 kWh @ \$0.09202/kWh	\$60.37
	Fuel Charge	656 kWh @ \$0.03516/kWh	\$23.06
	Storm Protection Charge	656 kWh @ \$0.00568/kWh	\$3.73
	Clean Energy Transition Mechanism	656 kWh @ \$0.00418/kWh	\$2.74
	Storm Surcharge	656 kWh @ \$0.02121/kWh	\$13.91
	Florida Gross Receipt Tax		\$3.20
	Electric Service Cost		\$128.13

Avg kWh Used Per Day



Total Current Month's Charges

\$128.13

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Phone
Toll Free:
866-689-6469

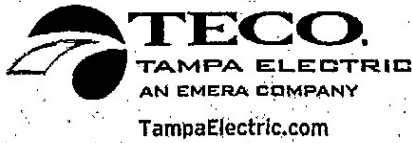
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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866-832-6249
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813-223-0800 (Hillsborough)
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Hearing Impaired/TTY:
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Power Outage:
877-588-1010
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TIMBER CREEK COMMUNITY DEVELOPMENT
DISTRICT
10221 HAPPY HEART AVE
RIVERVIEW, FL 33578-3427

Statement Date: June 08, 2026

Amount Due: \$61.74

Due Date: June 29, 2026

Account #: 221007708326

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

Previous Amount Due	\$55.53
Payment(s) Received Since Last Statement	-\$55.53
Current Month's Charges	\$61.74

Amount Due by June 29, 2026 \$61.74

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
46.67% lower than the same
period last year.

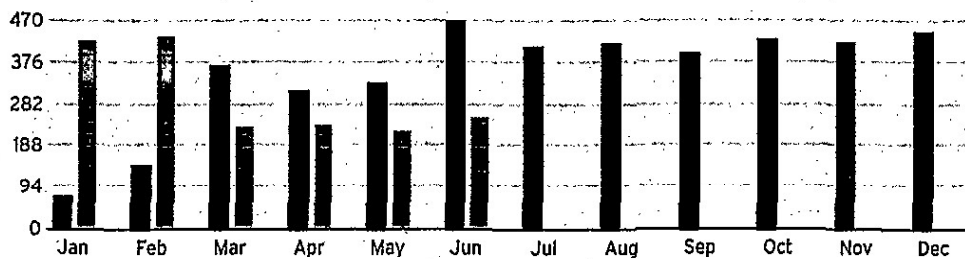


Your average daily kWh used was
14.29% higher than it was in your
previous period.

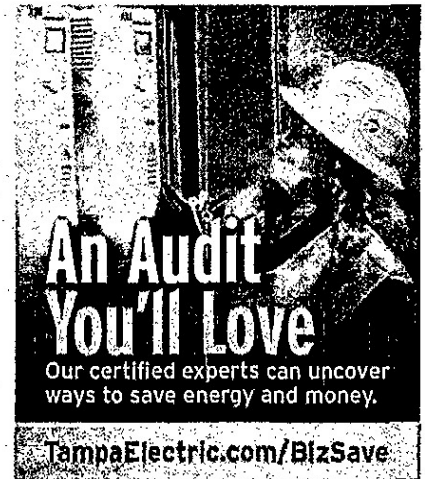


Scan here to view
your account online.

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: June 29, 2026



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Amount Due: \$61.74

Payment Amount: \$ _____

637804387315

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

Mail payment to:
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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.

6378043873152210077083260000000061740



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

Account ID: 221007708326
Statement Date: June 08, 2026
Charges Due: June 29, 2026

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000511668	06/02/2026	26,506	26,259	247 kWh	1	32 Days

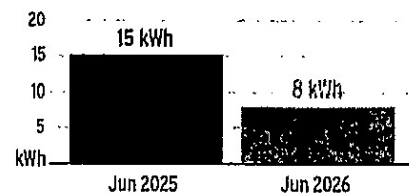
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	247 kWh @ \$0.09202/kWh	\$22.73
Fuel Charge	247 kWh @ \$0.03516/kWh	\$8.68
Storm Protection Charge	247 kWh @ \$0.00568/kWh	\$1.40
Clean Energy Transition Mechanism	247 kWh @ \$0.00418/kWh	\$1.03
Storm Surcharge	247 kWh @ \$0.02121/kWh	\$5.24
Florida Gross Receipt Tax		\$1.54
Electric Service Cost		\$61.74

Avg kWh Used Per Day



Total Current Month's Charges

\$61.74

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

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813-275-3909

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

Statement Date: June 08, 2026

Amount Due: \$25.22

Due Date: June 29, 2026

Account #: 221007724737

Account Summary

Current Service Period: May 02, 2026 - June 02, 2026

Previous Amount Due	\$23.72
Payment(s) Received Since Last Statement	-\$23.72
Current Month's Charges	\$25.22

Amount Due by June 29, 2026 \$25.22

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 12.5% lower than the same period last year.

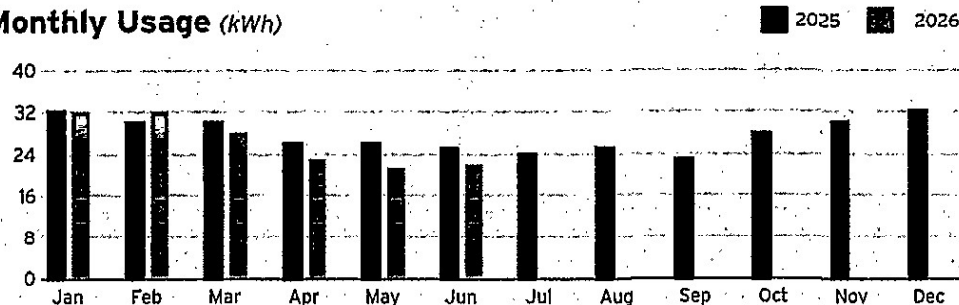


Your average daily kWh used was 0% higher than it was in your previous period.

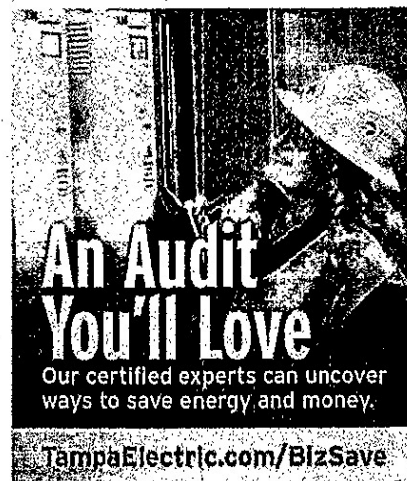


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Monthly Usage (kWh)



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

Account #: 221007724737

Due Date: June 29, 2026



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Amount Due: \$25.22

Payment Amount: \$ _____

637804387316

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
P.O. BOX 32414
CHARLOTTE, NC 28232-2414

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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.

6378043873162210077247370000000025220



Service For:
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

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

Meter Read

Service Period: May 02, 2026 - Jun 02, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514Q06	06/02/2026	1,882	1,860		22 kWh	1	32 Days

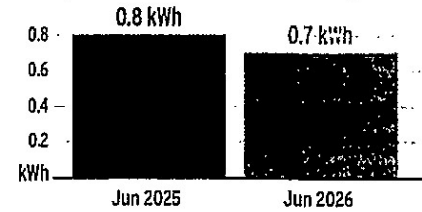
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	22 kWh @ \$0.09202/kWh	\$2.02
Fuel Charge	22 kWh @ \$0.03516/kWh	\$0.77
Storm Protection Charge	22 kWh @ \$0.00568/kWh	\$0.12
Clean Energy Transition Mechanism	22 kWh @ \$0.00418/kWh	\$0.09
Storm Surcharge	22 kWh @ \$0.02121/kWh	\$0.47
Florida Gross Receipt Tax		\$0.63
Electric Service Cost		\$25.22

Avg kWh Used Per Day



Total Current Month's Charges

\$25.22

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Tab 9

MINUTES OF MEETING

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

TIMBER CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Timber Creek Community Development District was held on **Wednesday, July 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:

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

Also present were:

Rachel Welborn	District Manager, Rizzetta & Co., Inc.
Vivek Babbar	District Counsel, Straley Robin Vericker
Dylan Campbell	Field Service, Rizzetta & Co., Inc
Patrick Poff	Litigation Counsel
Stephen Brletic	BDI

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments addressed vandalism at the kiosk and a complaint regarding the pool.

THIRD ORDER OF BUSINESS

Staff Reports

A. Litigation Counsel

Mr. Patrick Poff introduced himself to the Board and staff and briefly reviewed the current issues and processes.

Recess was assessed.

The meeting resumed at 6:38 p.m.

On a Motion by Mr. Murray, seconded by Mr. Hutchinson, with all in favor, the Board of Supervisors authorized Patrick Poff, Litigation Counsel to draft and send 558 letter for the Timber Creek Community Development District.

B. District Counsel

Mr. Babbar stated that no check had been received from the insurance carrier.

C. District Engineer

There being none, the next item followed.

D. Community Asset Manager Report

Mr. Cambell presented the report and requested to get authorization to request proposal for dead plant material removal.

E. Landscape Inspection Report and Responses

Proposal No. 23165 and No. 1333703 prepared by Fieldstone Landscape were tabled.

On a Motion by Mr. Hutchinson, seconded by Mr. Neidlinger, with all in favor, the Board of Supervisors approved Fieldstone Landscape proposal No. 23168 for removal of dead plant material in the amount of \$1,598.00, for the Timber Creek Community Development District. 4-0

F. Aquatics Report

The Board reviewed the report and had no further questions or concerns.

On a Motion by Mr. Murray, seconded by Mr. Webb, with all in favor, the Board of Supervisors approved Neptune proposal for porter service for the Timber Creek Community Development District. 4-0

On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of Supervisors approved to discontinue A-Quality for the Timber Creek Community Development District. 4-0

G. District Manager Report

1. Review of District Manager's Report

2. Presentation of the 2nd Quarter Website Audit Compliance Report

Ms. Welborn advised of the next meeting on August 12, 2026, at 6:00 p.m. and presented the website audit report.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Insurance Proposal by Brown & Brown

On a Motion by Mr. Hutchinson, seconded by Mr. Murray, with all in favor, the Board of Supervisors approved insurance service proposal from Egis for \$15,943, for the Timber Creek Community Development District. 4-0

B. Consideration of BDI Engineering Services Proposal

On a Motion by Mr. Webb, seconded by Mr. Hutchinson, with all in favor, the Board of Supervisors approved terminating BGE and engaging BDI as District Engineer, with Counsel authorized to draft the agreement and termination letter for the Timber Creek Community Development District. 4-0

FIFTH ORDER OF BUSINESS

Business Administration

A. Review of Financial Statement for May 2026

Ms. Welborn reviewed the financial statement report for May 2026.

B. Consideration of the Operation and Maintenance Expenditures for May 2026

On a Motion by Mr. Murray, seconded by Mr. Neidlinger, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for May 2026 (\$72,246.97), for the Timber Creek Community Development District. 4-0

C. Consideration of Minutes of Board of Supervisor's Minutes held on June 10, 2026, and Meeting Continuation on June 24, 2026

On a Motion by Mr. Hutchinson, seconded by Mr. Murray, with all in favor, the Board of Supervisors approved the meeting minutes held on June 10, 2026, and continuation on June 24, 2026, as presented, for the Timber Creek Community Development District. 4-0

SIXTH ORDER OF BUSINESS

Supervisor Requests

Mr. Neidinger requested to look at cost to extended.

Mr. Webb discussed the camera coverage to be included at mail kiosk.

Mr. Hutchinson discussed food truck agreement.

On a Motion by Mr. Hutchinson, seconded by Mr. Murray, with all in favor, the Board of Supervisors approved food truck agreement for the Timber Creek Community Development District. 4-0

Mr. Murray expressed frustration regarding the pool issue and stated that the four Board members who attended the meetings demonstrated concern for and commitment to the residents. He further noted that Mr. Neidlinger and Mr. Hutchison should not be criticized or held responsible in relation to the issue.

SEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of Supervisors adjourned the meeting at 8:20 p.m., for the Timber Creek Community Development District. 4-0

Assistant Secretary

Chair / Vice Chair

Tab 10

NEPTUNE MULTI SERVICES

Timber Creek CDD

Basketball Court Net Replacement

Investment: \$175

Scope of Work

- Remove damaged basketball net
- Install new heavy-duty outdoor net
- Verify secure installation

Our Promise

Professional, reliable, insured service with quality workmanship.

813-778-9857
neptunemts@gmail.com
www.neptunemts.com

Rachel Welborn

Digitally signed by Rachel
Welborn
Date: 2026.07.15 14:13:40 -04'00'

NEPTUNE MULTI SERVICES

Timber Creek CDD

Basketball Court Net Replacement

Investment: \$175

Scope of Work

- Remove damaged basketball net
- Install new heavy-duty outdoor net
- Verify secure installation

Our Promise

Professional, reliable, insured service with quality workmanship.

813-778-9857
neptunemts@gmail.com
www.neptunemts.com

Rachel Welborn

Digitally signed by Rachel
Welborn
Date: 2026.07.15 14:13:40 -04'00'

NEPTUNE MULTI SERVICES

Timber Creek CDD

Gate & Hinge Repairs Proposal

Investment: \$450.00

Scope of Work

- Repair playground gate
- Replace damaged hinges as needed
- Adjust gate alignment and latch
- Test for proper and safe operation

Our Promise

Neptune Multi Services is committed to providing professional, reliable, and quality workmanship with prompt communication and dependable service.

Contact

813-778-9857

neptunemts@gmail.com

www.neptunemts.com

Rachel Welborn

Digitally signed by Rachel
Welborn
Date: 2026.07.15 14:12:30 -04'00'

NEPTUNE MULTI SERVICES

Timber Creek CDD

Lighting Replacement

Investment: \$250 + Materials

Scope of Work

- Replace dog path lights
- Replace mail center light
- Replace restroom bulbs
- Test operation

Our Promise

Professional, reliable, insured service with quality workmanship.

813-778-9857
neptunemts@gmail.com
www.neptunemts.com

Rachel Welborn

Digitally signed by Rachel
Welborn

Date: 2026.07.15 14:18:29 -04'00'

NEPTUNE MULTI SERVICES

Timber Creek CDD

Mailbox Pressure Washing

Investment: \$350

Scope of Work

- Pressure wash mailbox area
- Remove dirt, algae and mud dauber nests
- Restore appearance

Our Promise

Professional, reliable, insured service with quality workmanship.

813-778-9857
neptunemts@gmail.com
www.neptunemts.com

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.07.15 14:16:56 -04'00'

NEPTUNE MULTI SERVICES

Timber Creek CDD

Plumbing Repairs

Investment: \$275 + Parts

Scope of Work

- Repair drinking fountain
- Replace ADA sink aerator
- Inspect for leaks
- Test operation

Our Promise

Professional, reliable, insured service with quality workmanship.

813-778-9857
neptunemts@gmail.com
www.neptunemts.com

Rachel Welborn

Digitally signed by Rachel
Welborn

Date: 2026.07.15 14:17:42 -04'00'

NEPTUNE MULTI SERVICES

Timber Creek CDD

Pool Furniture Stacking & Strapping

Investment: \$325

Scope of Work

- Move furniture
- Stack and secure during construction
- Organize pool furniture

Our Promise

Professional, reliable, insured service with quality workmanship.

813-778-9857
neptunemts@gmail.com
www.neptunemts.com

Rachel Welborn

Digitally signed by Rachel
Welborn
Date: 2026.07.15 14:15:50
-04'00'

NEPTUNE MULTI SERVICES

Timber Creek CDD

Temporary Safety Fence Installation

Investment: \$750 + Fence Rental

Scope of Work

- Install temporary safety fencing
- Protect construction area
- Create safe pedestrian access

Our Promise

Professional, reliable, insured service with quality workmanship.

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Rachel Welborn

Digitally signed by Rachel
Welborn
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