Rizzetta & Company

Timber Creek
Community Development District

Board of Supervisors' Meeting
November 16, 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	Stephen Brletic	BDI

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

November 6, 2026

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Timber Creek Community Development District will be held on **Monday, November 16, 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.** Construction Litigation Counsel
   - **B.** District Counsel
   - **C.** District Engineer
   - **D.** Community Asset Manager Report
   - **E.** Landscape Inspection Report and Proposals ..... Tab 1
     - **1.** Ratification of Fieldstone Proposal No. 23672 for Dog Park Zone 8 Decoder Repair ..... Tab 2
   - **F.** Aquatics Report ..... Tab 3
   - **G.** District Manager
     - **1.** Review of District Manager's Report ..... USC
4. **BUSINESS ITEMS**
   - **A.** Consideration of Resolution 2027-01; Amending the Fiscal Year 2025-2026 Budget ..... USC
5. **BUSINESS ADMINISTRATION**
   - **A.** Consideration of Operation and Maintenance Expenditures for September 2026 ..... Tab 4
   - **B.** Consideration of the Board of Supervisors Shade Meeting Minutes held on October 7, 2026 ..... Tab 5
   - **C.** Consideration of the Board of Supervisors Regular Meeting Minutes held on October 21, 2026 ..... Tab 6
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

Contact:	Victor Figueroa	**Group:**	Timber Creek
Phone:	8132707390	**Created:**	Tue, 10/27/2026
Email:	vbueso@fieldstonels.com	**No. Items:**	14
Title:	Timber Creek Oct QAR		

(1)



Pool Area

Created: Tue, 10/27/2026

Full service was provided to this area, including mowing, line trimming, hard edging and blowing.

(2)



Mulhy Grasses

Created: Tue, 10/27/2026

Grasses are blooming nicely across that community.

(3)



Regular maintenance

Created: Tue, 10/27/2026

The common areas across the community look properly maintained.

(4)



Detailing

Created: Tue, 10/27/2026

The crew did some trimming outside of the pool area.

(5)

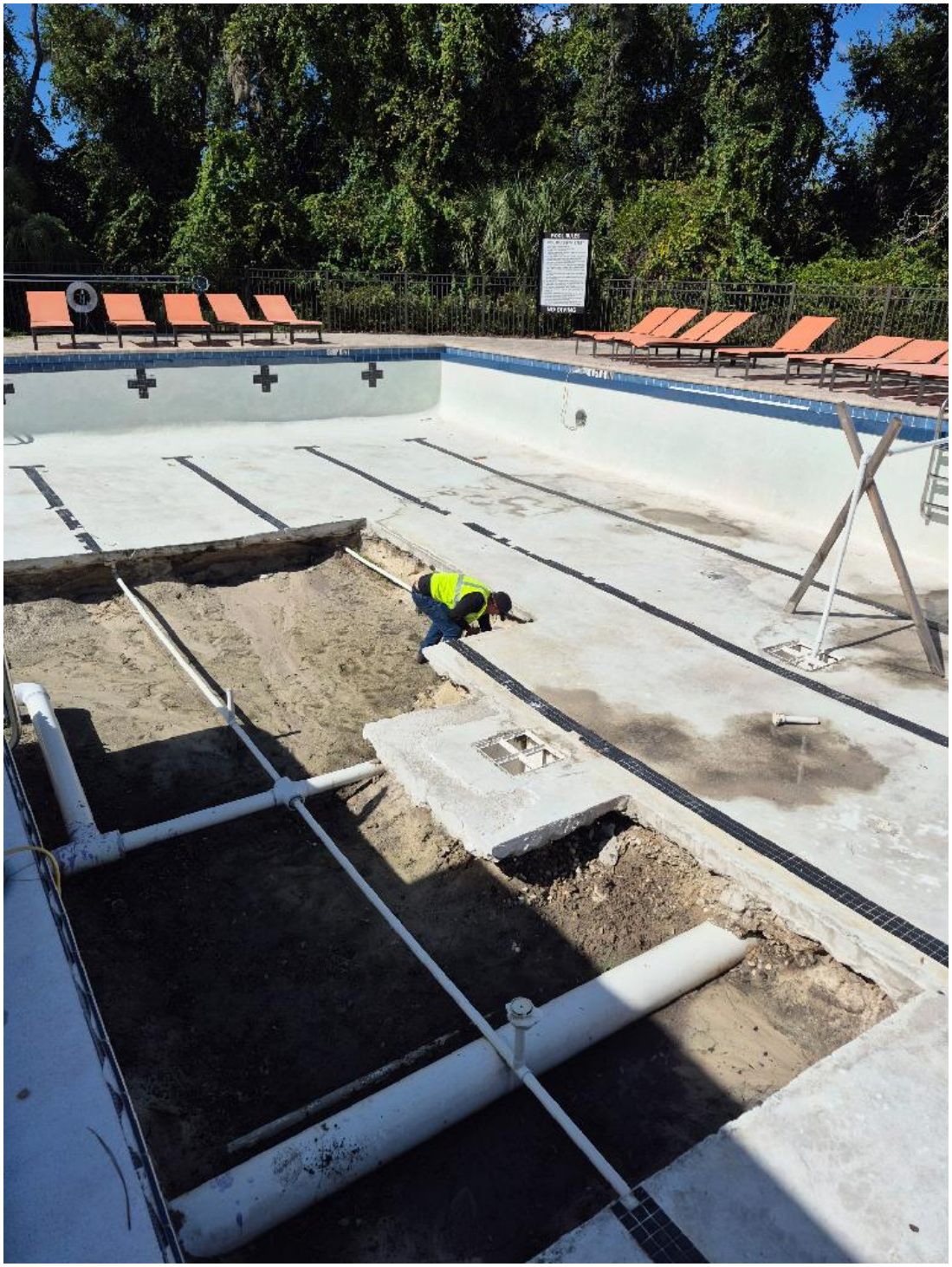


Weeds

Created: Tue, 10/27/2026

The weeds on the pool deck, were line trimmed and sprayed.

(6)



Pool

Created: Tue, 10/27/2026

The weedz at the bottom of the pool were removed by hand.

(7)



Monuments

Created: Tue, 10/27/2026

This area has been detailed.

(8)



Monument Sign

Created: Tue, 10/27/2026

These area remains free of weeds.

(9)



Tucker Jones Rd

Created: Tue, 10/27/2026

Both sides of Tucker Jones Rd have been maintained in full.

(10)



Landscape Beds

Created: Tue, 10/27/2026

Areas remain clean and free of weeds.

(11)



Mulhy Grasses

Created: Tue, 10/27/2026

The Mulhy grasses are blooming at the dog park.

(12)



Dog Park

Created: Tue, 10/27/2026

These area has been maintained and serviced in full.

(13)



Regular Maintenance

Created: Tue, 10/27/2026

The dog park area has been serviced in full, and it's looking well presented.

(14)



Lift Station

Created: Tue, 10/27/2026

Regular service was provided to this area.

Tab 2

FIELDSTONE
LANDSCAPE

Date: October 23, 2026
Proposal #: 23672

QUOTATION

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

Description

Replace the faulty 1-station decoder at the Dog Park Controller to restore proper irrigation operation on Zone 8.

Scope of Work

- Diagnose and remove the faulty 1-station decoder.
- Supply and install a new compatible 1-station decoder.
- Test the decoder and verify communication between the controller and the irrigation valve.
- Run Zone 8 to confirm proper operation and ensure irrigation service is restored.

Objective

Restore reliable irrigation functionality to Zone 8 at the dog park by replacing the faulty decoder, ensuring proper system communication and consistent water delivery to the designated landscape areas.

Irrigation Enhancement & Repair		**$631.88**
Quantity	**Description**	**Unit**
1.00	Hunter ICD Decoder 1 station for use with ACC Controllers	ea

Quote Total: $631.88

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.10.23 15:18:36 -04'00'

Terms & Conditions

Acceptance of Work

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

Payment Terms and Conditions

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

Procedure for Extra Work and Changes

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

Warranty and Tolerances

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

Material Tolerances

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

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

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

Signature: _____ **Date:** _____

Rizzetta & Company

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

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

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

Tab 3

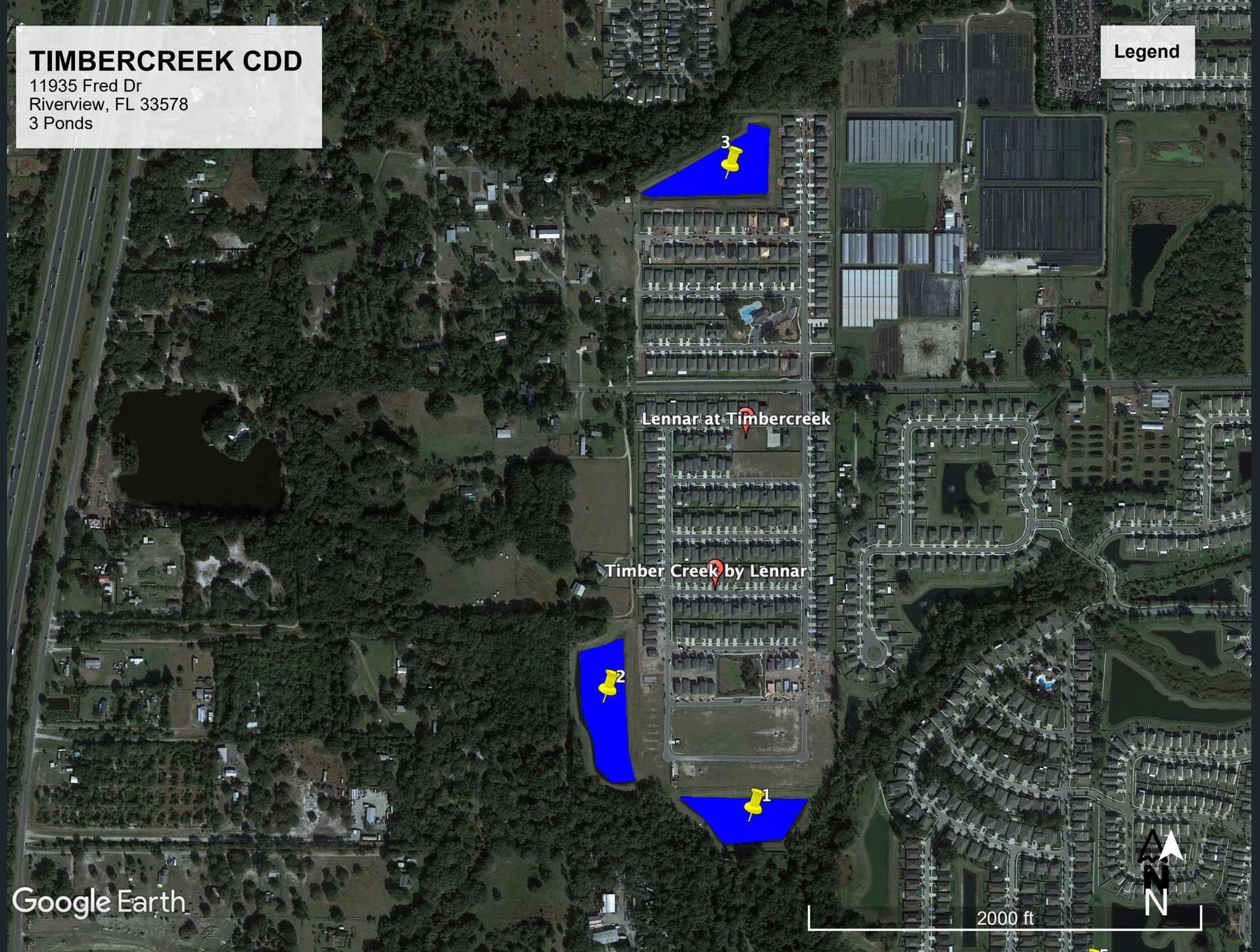
Sitex Aquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

NOVEMBER, 2026




TIMBERCREEK CDD
11935 Fred Dr
Riverview, FL 33578
3 Ponds
Legend
3
Lennar at Timbercreek
Timber Creek by Lennar
2
1
Google Earth
2000 ft
N

SUMMARY:

As air temperatures begin to drop, water temperatures will gradually follow. This seasonal cooling will help slow recurring algae blooms, allowing preventative maintenance efforts to become even more effective.

However, it’s important to remember that algae blooms can still develop during the cooler months, especially when additional nutrients enter the water. Common sources include rainfall runoff, grass clippings, fertilizers, and other organic materials.

The good news is that cooler water temperatures and higher dissolved oxygen levels create much more favorable conditions for aggressively managing and preventing algae growth.

Staying proactive with preventative maintenance is key to keeping your ponds and lakes healthy throughout the cooler months and preparing them for the seasons ahead.

Wishing everyone a safe and Happy Thanksgiving!



Pond #1 Treated for Algae and Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation



Pond #3 Treated for Shoreline Vegetation

Tab 4

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
September 2026
For Board Approval

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

The total items being presented: **$35,765.39**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Timber Creek Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
A TO Z FIRE	300082	13443	Maintenance & Repair 08/26	$ 155.90
Action Security, Inc.	300075	55237	Security Monitoring & Maintenance 07/26	$ 310.00
Action Security, Inc.	300070	55570	Security Monitoring & Maintenance 08/26	$ 125.00
BGE, Inc.	300071	52396	Engineering Services 08/26	$ 1,106.25
Claude A. Neidlinger	20260921-4	CN091626-432	Board of Supervisors Meeting 09/16/26	$ 200.00
David Evan Hutchinson	20260921-3	DH091626	Board of Supervisors Meeting 09/16/26	$ 200.00
Fieldstone Landscape Services	300072	28565	Landscape Maintenance 09/26	$ 5,238.33
Fieldstone Landscape Services	300076	28615	Irrigation Maintenance & Repair 09/26	$ 1,244.09
Fieldstone Landscape Services	300080	28641	Irrigation Maintenance & Repair 09/26	$ 148.19
Grau & Associates, P.A.	300074	28900	Audit Services FY24/25	$ 1,000.00
Neptune Multi Services, LLC	300068	00531331	Janitorial Services 06/26	$ 1,100.00
Neptune Multi Services, LLC	300068	00531332	Janitorial Services 07/26	$ 1,100.00

Timber Creek Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description		Invoice Amount
Neptune Multi Services, LLC	300068	00531333	Janitorial Services 05/26	$	1,100.00
Neptune Multi Services, LLC	300068	00531334	Janitorial Services 08/26	$	1,100.00
Neptune Multi Services, LLC	300081	00531358	Janitorial Services 09/26	$	1,100.00
Orkin LLC	300079	302596737	Pest Control 09/26	$	68.00
Paul Murray	20260921-2	PM091626	Board of Supervisors Meeting 09/16/26	$	200.00
Rizzetta & Company, Inc.	300069	INV0000112143	Accounting Services 09/26	$	3,840.84
Sitex Aquatics, LLC	300073	11472-b	Lake Maintenance 09/26	$	391.40
Straley Robin Vericker	300078	28573	Legal Services 05/26	$	1,054.20
TECO	20260928-1	221007623665-090426	Electric Services 08/26	$	20.98
TECO	20260928-1	221007683099-090426	Electric Services 08/26	$	538.37
TECO	20260928-2	221007683412-090426	Electric Services 08/26	$	93.37
TECO	20260928-1	221007708326-090426	Electric Services 08/26	$	70.18

Timber Creek Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2026 Through September 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
TECO	20260928-1	221007724737-090426	Electric Services 08/26	$ 24.23
The Observer Group, Inc.	300083	26-03519M	Legal Advertising 09/26	$ 98.44
Timothy A. Webb	20260921-1	TW091626	Board of Supervisors Meeting 09/16/26	$ 200.00
Trenam Law	300077	768211	Legal Services 07/26	$ 13,937.62
Report Total				**$ 35,765.39**

INVOICE

A to Z Fire
1505 W Busch Blvd
Tampa, FL 33612-7603

Accounting@atozfire.com
+1 (813) 350-0665
WWW.ATOZFIRE.COM

Bill to
HEATHER
TIMBER CREEK CDD
10224 OPALINE SKY CT
RIVERVIEW, FL 33578

ACCOUNTSPAYABLE@INFRAMARK.COM

RWELBORN@RIZZETTA.COM
Phone number: (656) 258-5166
Mobile number: (717) 465-2438 LISA

Ship to
HEATHER
TIMBER CREEK CDD
10224 OPALINE SKY CT
RIVERVIEW, FL 33578

Invoice details
Invoice no.: 133443
Terms: NET 10
Invoice date: 08/12/2025
Due date: 08/22/2025

Sales Rep: TN

#	Product or service	SKU	Description	Qty	Rate	Amount
1.	**FE - ANNUAL CERTIFICATION HANG TAG**	3006	Annual Fire Extinguisher Certification tag	1	$9.00	$9.00
2.	**INSURANCE COMPLIANCE CHARGE COI**	1007	INSURANCE COMPLIANCE CHARGE- FOR MAINTAINING RECORDS FOR INSURANCE COI'S	1	$6.95	$6.95
3.	**VEHICLE MAINTENANCE W/FUEL SURCHARGE**	1005	VEHICLE MAINTENANCE W/FUEL SURCHARGE	1	$4.95	$4.95
4.	**FEE FOR DISPATCH W/ TRAVEL**	1001	DISPATCH W/ TRAVEL TO GO TO JOBSITE	1	$60.00	$60.00
5.	**Late fee**		Flat fee - Applied on Aug 28, 2025			$75.00

Ways to pay

VISA · DISCOVER · AMEX · BANK · PayPal · venmo

Total **$155.90**

Overdue 08/22/2025

Action Security Technologies LLC
FL Contractor ES12001404
941-475-0460
Invoices@ActionSecurityFL.com

Invoice

BILL TO: Timber Creek CDD
C/O Rizzetta & Company
USA

Invoice Number: **55237**
Invoice Date: **31st July 2026**

SITE ADDRESS: 11718 Miracle Mile Dr., Riverview FL 33578, USA

DESCRIPTION:

07/31/2026 Attended site to investigate report that all access credentials were failing at the amenity center. Performed troubleshooting of the DoorKing access control system, including Tracker boards and the DoorKing controller. Found low voltage at the terminal strip and abnormal data voltage readings, indicating controller failure consistent with recent lightning activity in the area.

Per customer direction, a replacement controller/board was purchased (warranty claim declined). Installed a temporary loaner DoorKing control board from service inventory to restore operation and verified all Tracker boards and credential access functions are operating properly at all entry points. System was left operational; a follow-up visit is required to install the new board and remove the temporary loaner. (Additional charges may apply for loaner and will be billed accordingly).

TOTAL:	$310.00
PAID:	$0.00
BALANCE DUE:	**$310.00**

Due Upon Receipt

How to Pay

We accept payments by: Check, ACH or Credit Card

Invoice Number: **55237**
Balance due upon receipt: **$310.00**

Please mail checks directly to our bank:
ACTION SECURITY TECHNOLOGIES LLC
P.O. BOX 302444
DALLAS, TX 75303

To pay your invoice with a debit or credit card, please click this link:
https://sm8.link/5hnalgw

Action Security provides integrated installation, repair, maintenance, administration, and support for installed gate, access-control, CCTV, and related low-voltage systems. Unless expressly identified otherwise, charges reflect integrated system work and services. Applicable taxes, governmental charges, provider fees, or third-party service charges may be applied where required.

Action Security Technologies LLC
FL Contractor ES12001404
941-475-0460
Invoices@ActionSecurityFL.com

Invoice

BILL TO: Timber Creek CDD
11718 MIracle Mile Dr,
Riverview, FL 33578, USA

Invoice Number: **55570**
Invoice Date: **27th August 2026**

SITE ADDRESS: 11718 MIracle Mile Dr, Riverview, FL 33578, USA

DESCRIPTION:
September Monthly Services per Agreement:

- Resident & Credential Database Management
- DoorKing - Access System Management & Support -- Timber Creek

These services provide continuity for the community's access systems by preserving system knowledge, maintaining consistent administration and technical oversight, and helping ensure the community's investment remains well-supported as boards, management teams, and operational needs evolve over time.

TOTAL:	$125.00
PAID:	$0.00
BALANCE DUE:	**$125.00**

Due Upon Receipt

How to Pay

We accept payments by: Check, ACH or Debit/Credit Card

Invoice Number: **55570**
Balance due upon receipt: **$125.00**

Please mail checks directly to our bank:
ACTION SECURITY TECHNOLOGIES LLC
P.O. BOX 302444
DALLAS, TX 75303

To pay your invoice with a debit or credit card, please click this link:
https://sm8.link/8hkr9qm

Action Security provides integrated installation, repair, maintenance, administration, and support for installed gate, access-control, CCTV, and related low-voltage systems. Unless expressly identified otherwise, charges reflect integrated system work and services. Applicable taxes, governmental charges, provider fees, or third-party service charges may be applied where required.

INVOICE

Rachel Welborn
Timber Creek Community Development District
2700 S. Falkenburg Road
Suite 2745
Riverview, FL 33578

August 31, 2026
Project No: 00014424-00
Invoice No: 52396

Invoice Total $1,106.25

Project 00014424-00 Timber Creek CDD District Engineering Services

Services current through August 21, 2026

Professional Personnel

		Hours	Rate	Amount	
Director I		3.75	295.00	1,106.25	
	Totals	3.75		1,106.25	
	Total Labor				**1,106.25**
			Total this Invoice		**$1,106.25**

Outstanding Invoices

Number	Date	Balance
44484	5/4/2026	916.98
47648	6/8/2026	2,203.27
48565	7/7/2026	1,293.66
Total		**4,413.91**

BBE/L
rizzettacddinvoices@avidbill.com; rwellborn@rizzetta.com

REMIT TO: BGE, Inc. · 10777 Westheimer · Suite 400 · Houston, Texas 77042
To pay via Wire or ACH, please contact AR@bgeinc.com for instructions
INVOICE PAYABLE UPON RECEIPT

Billing Backup

Monday, August 31, 2026

BGE, Inc. Invoice 52396 Dated 8/31/2026 9:58:46 AM

Project 00014424-00 Timber Creek CDD District Engineering Services

Professional Personnel

		Hours	Rate	Amount	
Director I					
Chang, Philip	7/28/2026	.75	295.00	221.25	
Compile pool information and provide to litigation attorney as requested.					
Chang, Philip	8/14/2026	3.00	295.00	885.00	
Search and retrieve emails pertaining to pool issue as requested by Trenam. Provide email files.					
	Totals	3.75		1,106.25	
	Total Labor				**1,106.25**

Total this Project **$1,106.25**

Total this Report **$1,106.25**

REMIT TO: BGE, Inc. · 10777 Westheimer · Suite 400 · Houston, Texas 77042
To pay via Wire or ACH, please contact AR@bgeinc.com for instructions
INVOICE PAYABLE UPON RECEIPT

Timber Creek CDD

Meeting Date: 09/16/2026

SUPERVISOR PAY REQUEST

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00 PM
Meeting End Time:	6:58 PM
Total Meeting Time:	58 Minutes

Time Over _____ (3) Hours:	

Total at $175 per Hour:	

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at $175 per Hour:	

Business Mileage Round Trip	
IRS Rate per Mile	$0.725
Mileage to Charge	$0.00

DM Signature: _____

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number	28565
Invoice Date	09/02/26
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 September 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
$5,467.59	$0.00	$0.00	$0.00	$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number	28615
Invoice Date	09/08/26
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 - Rpairs from July inspection				
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**				
Irrigation Enhancement & Repair - 09/08/2026				$1,244.09
Irrigation Technician - New	4.00 Hrs	$87.00	$348.00	
Wire Tracking (Per Zone)	1.00 Hrs	$250.00	$250.00	
Hunter Decoder Output module for HCC and ICC2	1.00 ea	$435.00	$435.00	
Solenoid- Hunter	1.00 ea	$21.38	$21.38	
Hunter EZ-1 Decoder	1.00 ea	$189.71	$189.71	

Subtotal:	$1,244.09
Sales Tax:	$0.00
Invoice Total:	**$1,244.09**
Credits/Payments:	
Balance Due:	**$1,244.09**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$6,711.68	$0.00	$0.00	$0.00	$0.00

Fieldstone Landscape Services

4801 122nd Avenue North
Clearwater, FL 33762

INVOICE

Invoice Number	28641
Invoice Date	09/21/26
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 - 09/15/2026				$148.19
Labor - 09/15/26	1.56 Hrs	$80.00	$124.80	
Cap-3/4" Slip	1.00 ea	$0.44	$0.44	
Cap-3/4" Threaded	1.00 ea	$0.93	$0.93	
Drip- Coupler	15.00 ea	$0.48	$7.13	
Drip- Pipe	4.00 ft	$0.53	$2.12	
Hunter Pro-Spray 6" Pop Up with Side Inlet	1.00 6"	$12.77	$12.77	

Subtotal:	$148.19
Sales Tax:	$0.00
Invoice Total:	**$148.19**
Credits/Payments:	
Balance Due:	**$148.19**

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
$1,392.28	$0.00	$0.00	$0.00	$0.00

Grau and Associates

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

Phone: 561-994-9299 **Fax: 561-994-5823**

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

Invoice No. *28900*
Date *03/02/2026*

SERVICE		AMOUNT
Audit FYE 09/30/2025		$ 1,000.00
	Current Amount Due	$ 1,000.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,000.00	0.00	0.00	0.00	0.00	1,000.00

Payment due upon receipt.

Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No:	00531331
Date:	08/27/2026
Terms:	NET 14
Due Date:	09/10/2026

Bill To: Timber Creek cdd
rizzettacddinvoices@avidbill.com

Description	Quantity	Rate	Amount
janitorial services a dog bags month of June 2026	1	$1,100.00	$1,100.00*

*Indicates non-taxable item

Payment Instructions

Check

Subtotal	$1,100.00
Total	$1,100.00
Paid	$0.00
Balance Due	**$1,100.00**

Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No: 00531332
Date: 08/27/2026
Terms: NET 14
Due Date: 09/10/2026

Bill To: Timber Creek cdd
rizzettacddinvoices@avidbill.com

Description	Quantity	Rate	Amount
janitorial services and pet stations month of july2026	1	$1,100.00	$1,100.00*

*Indicates non-taxable item

Payment Instructions

Check

Subtotal	$1,100.00
Total	$1,100.00
Paid	$0.00
Balance Due	**$1,100.00**



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No: 00531333
Date: 08/27/2026
Terms: NET 14
Due Date: 09/10/2026

Bill To: Timber Creek cdd
rizzettacddinvoices@avidbill.com

Description	Quantity	Rate	Amount
janitorial services and pet stations month of may2026	1	$1,100.00	$1,100.00

Payment Instructions

Check

Subtotal	$1,100.00
TAX 0%	$0.00
Total	$1,100.00
Paid	$0.00
Balance Due	**$1,100.00**

Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No:	00531334
Date:	08/27/2026
Terms:	NET 14
Due Date:	09/10/2026

Bill To: Timber Creek cdd
rizzettacddinvoices@avidbill.com

Description	Quantity	Rate	Amount
janitorial services and pet stations month of august2026	1	$1,100.00	$1,100.00*

*Indicates non-taxable item

Payment Instructions

Check

Subtotal	$1,100.00
Total	$1,100.00
Paid	$0.00
Balance Due	**$1,100.00**



Neptune Multi services LLC

11423 Crestlake Village Dr
Riverview, FL, 33569-2939
Neptunemts@gmail.com
neptunemts@gmail.com
813-778-9857

Invoice

Invoice No: 00531358
Date: 09/22/2026
Terms: NET 14
Due Date: 10/06/2026

Bill To: Timber Creek cdd
rizzettacddinvoices@avidbill.com

Description	Quantity	Rate	Amount
JANITORIAL SERVICES AND PET STATIONS SEPT 2026	1	$1,100.00	$1,100.00

Payment Instructions

Check

Subtotal	$1,100.00
TAX 0%	$0.00
Total	$1,100.00
Paid	$0.00
Balance Due	**$1,100.00**

SERVICE REPORT

CONTACT ORKIN:
(727) 526-9450
branch688@rollins.com
688-TAMPA BAY COMMERCIAL, FL
2840 SCHERER DR N
UNIT #430
ST PETERSBURG, FL 33716-1021

CUSTOMER INFORMATION

Business Name	TIMBER CREEK CLUBHOUSE CDD
Customer Since	2025

SERVICE ADDRESS

Name	TIMBER CREEK CLUBHOUSE CDD
Address	10224 OPALINE SKY PL RIVERVIEW, FL 33578-7668
Telephone	(813) 533-8170
Account #	38723797
Program ID	15148050
Email Address	rizzettacddinvoices@avidbill.com

SERVICE INFORMATION

Date of Service	9/16/2026
Service Type	PC Standard - Monthly
Service Event Type	PC Standard

Time In 12:55 PM **Time Out** 1:10 PM

INVOICE INFORMATION

Invoice / Service Report #	302596737
Balance	(68.00)
Today's Service	$ 68.00
Tax	0.00
Total Amount Collected	0.00



YOUR ORKIN PRO
JAMES CARR
LICENSE #



COMMENTS ABOUT TODAY'S SERVICE

Today I completed exterior service. Sprayed a liquid residual around clubhouse and mailbox area. Also inspected perimeter of buildings and playground for webbing and wasp nests. Unable to treat interior at this time due to access card not working to unlock doors. If you have any concerns between now and your next service, please give us a call. Thank you for choosing Orkin.

TODAY'S OBSERVATIONS



Location: Playground (Exterior), Station #1, Common Area(s)

Observation: No Activity

Pest Type:

Quantity:

Recommendation: Treated Per Scope

Responsibility: Technician

Status: Resolved





Location: Pool House (Exterior), Station #1, Building Perimeter (insect control)

Observation: No Activity (No Activity)

Pest Type:

Quantity:

Recommendation: Treated Per Scope

Responsibility: Technician

Status: Resolved

ZONE SUMMARY

Zone Name	Scheduled	Inspected	With Activity	No Activity
Exterior (Exterior)	1	0	0	0
Playground (Exterior)	1	1	0	1
Pool House (Exterior)	1	1	0	1
Restrooms (Interior)	2	2	0	2

STATION / ROOM SUMMARY

Name	Scheduled	Inspected	With Activity	Added	Replaced	Skipped	Removed	End Total
Area	5	4	0	0	0	1	0	5

STATION DETAILS

Zone Name	Station Number	Description	Category	Status	Reason
Exterior (Exterior)	1		Inspection	Skipped	Not due this visit

PRODUCT DETAILS

For additional information, a copy of the Label and/or SDS may be requested from your local branch or from http:// www.orkin.com.

Product Name
ADVION WDG

Quantity
25 Ounce(s)

Active Ingredient
INDOXACARB, 20%

Target Pests
Ants, Beetles, Cockroaches, Flies, Millipedes, Centipedes

Formulation
Granular

EPA #
100-1501

ApplicationMethod
Exterior Application

Location
Building Perimeter (insect control)

Application Rate
.33 oz (1 packet) per gal of water per 1000 sqft = .05%

Lot Number

Application Equipment
Tank & Pump Unit

NATIONAL POISON CONTROL CENTER: 1-800-222-1222

ZONE DETAILS

Zone Name	Station Number	Product Name	Applied
Pool House (Exterior)	1	ADVION WDG	25 Ounce(s)



Orkin Pro Signature



Customer's Signature
TIMBER CREEK CLUBHOUSE CDD
pbishop@rizzetta.com, rizzettacddinvoices@avidbill.com, Rwelborn@rizzetta.com

If you would prefer to not have photos included on future service reports, contact your local branch.

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

Invoice

Date	Invoice #
9/2/2026	INV0000112143

Bill To:

Timber Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	$680.00	$680.00
Administrative Services	1.00	$294.17	$294.17
Annual Dissemination Services	1.00	$166.67	$166.67
Financial & Revenue Collections Services	1.00	$226.67	$226.67
Landscape Consulting Services	1.00	$900.00	$900.00
Management Services	1.00	$1,473.33	$1,473.33
Website Compliance & Management	1.00	$100.00	$100.00

Subtotal	$3,840.84
Total	$3,840.84

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219-0917

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

Timber Creek CDD

Bill to
Timber Creek
Rizzetta & Company
3434 Coldwell Ave
Tampa, FL 33614

Invoice details
Invoice no.: 11472-b
Terms: Net 30
Invoice date: 09/01/2026
Due date: 10/01/2026

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

Total **$391.40**

Ways to pay

BANK

View and pay

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

June 15, 2026
Client: 001498
Matter: 000001
Invoice #: 28573

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/5/2026	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.4	$70.00
5/13/2026	VKB	DRAFT DEMAND LETTER TO CORNERSTONE AND NATIONAL POOLS RE: POOL DEFECTS; REVIEW AND REPLY TO EMAILS RE: SAME.	1.8	$675.00
5/15/2026	VKB	DRAFT EMAIL TO R. WELBORN RE: UPDATES ON CORRESPONDENCE WITH CORNERSTONE AND NATIONAL POOLS AND REPORT FOR UPCOMING MEETING.	0.3	$112.50
5/18/2026	KCH	EMAILS WITH E. MEISTER OF CORNERSTONE ON DELAY IN SCHEDULING SITE VISIT WITH NATIONAL POOLS.	0.2	$65.00
5/26/2026	VKB	REVIEW AND REPLY TO EMAIL RE: PUBLIC RECORDS REQUEST FROM RESIDENT FOR CDD SHARE FILE.	0.3	$112.50
		Total Professional Services	3.0	$1,035.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/13/2026	Postage	$19.20
	Total Disbursements	$19.20

Total Services	$1,035.00	
Total Disbursements	$19.20	
Total Current Charges		$1,054.20
Previous Balance		$5,927.50
Less Payments		*($1,690.00)*
PAY THIS AMOUNT		**$5,291.70**

Please Include Invoice Number on all Correspondence

Statement Date: September 04, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Amount Due:	$20.98

Due Date: September 25, 2026
Account #: 221007623665

DO NOT PAY. Your account will be drafted on September 25, 2026

Account Summary

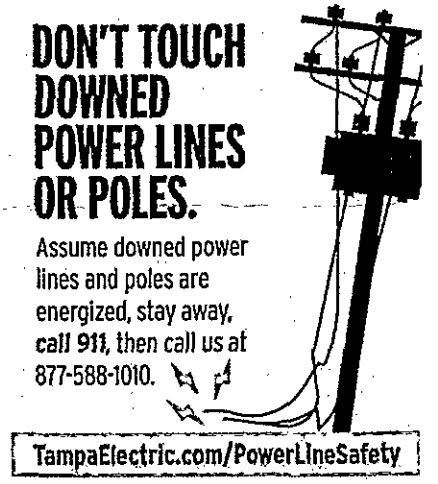
Current Service Period: August 01, 2026 - August 31, 2026

Previous Amount Due	$20.31
Payment(s) Received Since Last Statement	-$20.31
Current Month's Charges	**$20.98**
Amount Due by September 25, 2026	**$20.98**

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

00000005-0000051-Page 7 of 24

Scan here to view your account online.



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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221007623665
Due Date: September 25, 2026

Amount Due:	$20.98

Payment Amount: $_____

674841268173

Your account will be drafted on September 25, 2026

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

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

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221007623665
Statement Date: September 04, 2026
Charges Due: September 25, 2026

Meter Read

Service Period: Aug 01, 2026 - Aug 31, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000498720	08/31/2026	69,258		69,258		0 kWh	1	31 Days

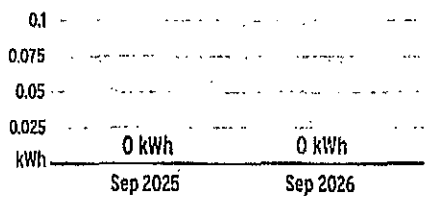
Charge Details

Electric Charges

Daily Basic Service Charge	31 days @ $0.66000	$20.46
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.98**

Total Current Month's Charges **$20.98**

Avg kWh Used Per Day



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

Ways To Pay Your Bill

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

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

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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.

0000000005-0000051-Page 8 of 24

Statement Date: September 04, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Amount Due:	$538.37

Due Date: September 25, 2026
Account #: 221007683099

DO NOT PAY. Your account will be drafted on September 25, 2026

Account Summary

Previous Amount Due	$514.92
Payment(s) Received Since Last Statement	-$514.92
Current Month's Charges	**$538.37**
Amount Due by September 25, 2026	**$538.37**

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

Your Energy Insight

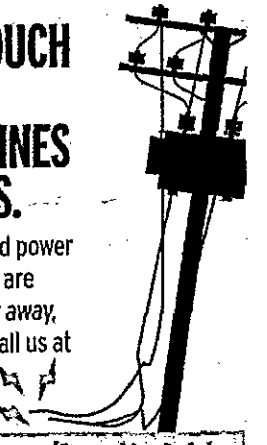
Your average daily kWh used was **5% lower** than the same period last year.

Your average daily kWh used was **11.76% higher** than it was in your previous period.

Scan here to view your account online.

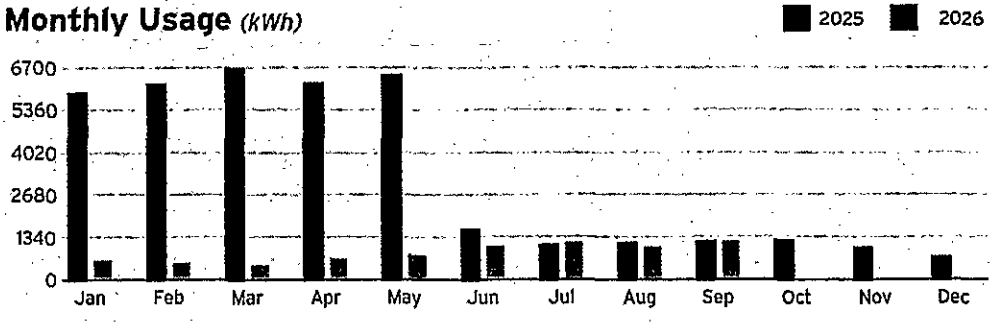
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are *energized, stay away,* **call 911,** then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

Monthly Usage *(kWh)*



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

00000006-0000055-Page 15 of 24

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221007683099
Due Date: September 25, 2026

Amount Due:	$538.37

Payment Amount: $_____

674841268174

Your account will be drafted on September 25, 2026

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

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

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221007683099
Statement Date: September 04, 2026
Charges Due: September 25, 2026

Meter Read

Service Period: Aug 01, 2026 - Aug 31, 2026 **Rate Schedule:** General Service - Non Demand

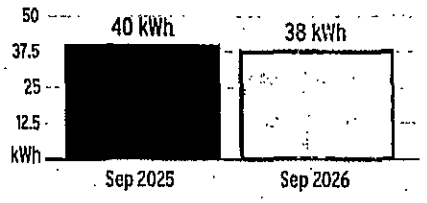
Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514614	08/31/2026	51,454		50,265		1,189 kWh	1	31 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*1,189 kWh @ $0.09202/kWh*	$109.41
Fuel Charge	*1,189 kWh @ $0.03516/kWh*	$41.81
Storm Protection Charge	*1,189 kWh @ $0.00568/kWh*	$6.75
Clean Energy Transition Mechanism	*1,189 kWh @ $0.00418/kWh*	$4.97
Florida Gross Receipt Tax		$4.70
Electric Service Cost		**$188.10**

Avg kWh Used Per Day



Billing information continues on next page →

000000006-C000055-Page 16 of 24

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

Ways To Pay Your Bill

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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TECO TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221007683099
Statement Date: September 04, 2026
Charges Due: September 25, 2026

Service Period: Aug 01, 2026 - Aug 31, 2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

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

Lighting Energy Charge	*173 kWh @ $0.03411/kWh*	$5.90
Fixture & Maintenance Charge	*7 Fixtures*	$138.77
Lighting Pole / Wire	*7 Poles*	$198.24
Lighting Fuel Charge	*173 kWh @ $0.03452/kWh*	$5.97
Storm Protection Charge	*173 kWh @ $0.00574/kWh*	$0.99
Clean Energy Transition Mechanism	*173 kWh @ $0.00043/kWh*	$0.07
Florida Gross Receipt Tax		$0.33
Lighting Charges		**$350.27**

Total Current Month's Charges **$538.37**

00000006-0000056-Page 17 of 24

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

TampaElectric.com

Statement Date: September 04, 2026

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

Amount Due:	$93.37

Due Date: September 25, 2026
Account #: 221007683412

DO NOT PAY. Your account will be drafted on September 25, 2026

Account Summary

Current Service Period: August 01, 2026 - August 31, 2026

Previous Amount Due	$82.02
Payment(s) Received Since Last Statement	-$82.02
Current Month's Charges	**$93.37**
Amount Due by September 25, 2026	**$93.37**

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

Your Energy Insight

Your average daily kWh used was **43.33% lower** than the same period last year.

Your average daily kWh used was **13.33% higher** than it was in your previous period.

Scan here to view your account online.

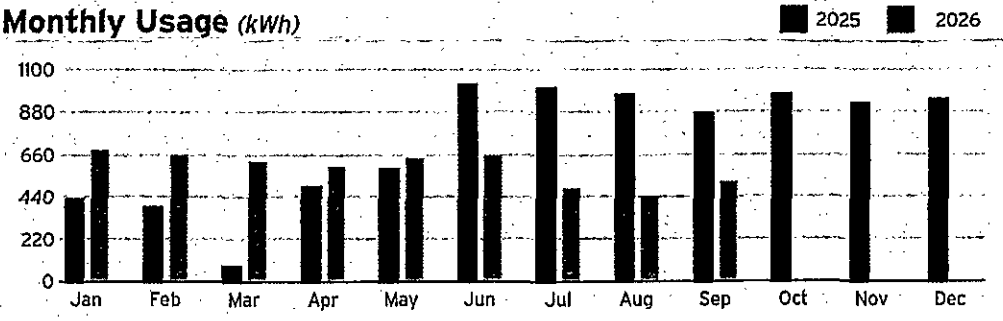
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, call 911, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221007683412
Due Date: September 25, 2026

Amount Due:	$93.37
Payment Amount: $_____	

674841268175

Your account will be drafted on September 25, 2026

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

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

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221007683412
Statement Date: September 04, 2026
Charges Due: September 25, 2026

Meter Read

Service Period: Aug 01, 2026 - Aug 31, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000500726	08/31/2026	42,372		41,857		515 kWh	1	31 Days

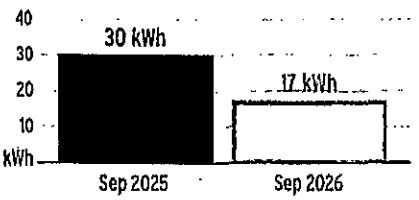
Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*515 kWh @ $0.09202/kWh*	$47.39
Fuel Charge	*515 kWh @ $0.03516/kWh*	$18.11
Storm Protection Charge	*515 kWh @ $0.00568/kWh*	$2.93
Clean Energy Transition Mechanism	*515 kWh @ $0.00418/kWh*	$2.15
Florida Gross Receipt Tax		$2.33
Electric Service Cost		**$93.37**

Total Current Month's Charges **$93.37**

Avg kWh Used Per Day



000002206-0002058-Page 22 of 24

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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.

Statement Date: September 04, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY

TampaElectric.com

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

Amount Due:	$70.18

Due Date: September 25, 2026
Account #: 221007708326

DO NOT PAY. Your account will be drafted on September 25, 2026

Account Summary

Current Service Period: August 01, 2026 - August 31, 2026

Previous Amount Due	$65.14
Payment(s) Received Since Last Statement	-$65.14
Current Month's Charges	**$70.18**
Amount Due by September 25, 2026	**$70.18**

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

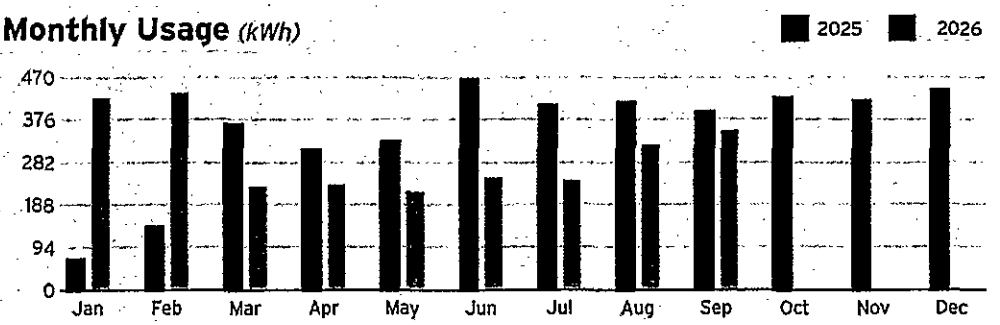
Your Energy Insight

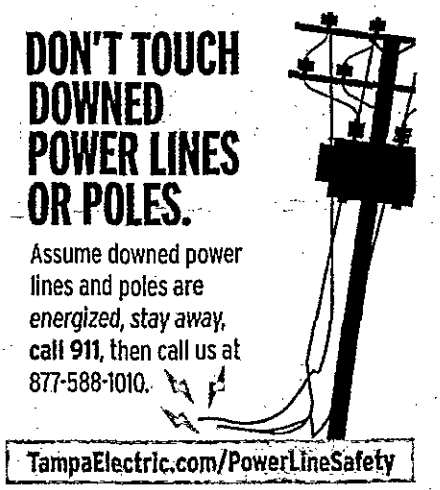
Your average daily kWh used was **21.43% lower** than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*





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

000000006-0000043-Page 3 of 24

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221007708326
Due Date: September 25, 2026

Amount Due:	$70.18

Payment Amount: $_____

674841268176

Your account will be drafted on September 25, 2026

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

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

TIMBER CREEK COMMUNITY DEVELOPMENT DISTRICT
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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221007708326
Statement Date: September 04, 2026
Charges Due: September 25, 2026

Meter Read

Service Period: Aug 01, 2026 - Aug 31, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000511668	08/31/2026	27,415		27,065		350 kWh	1	31 Days

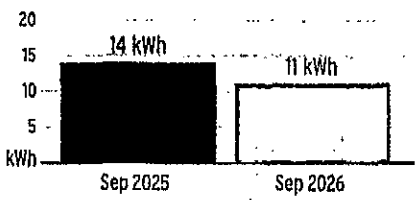
Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*350 kWh @ $0.09202/kWh*	$32.21
Fuel Charge	*350 kWh @ $0.03516/kWh*	$12.31
Storm Protection Charge	*350 kWh @ $0.00568/kWh*	$1.99
Clean Energy Transition Mechanism	*350 kWh @ $0.00418/kWh*	$1.46
Florida Gross Receipt Tax		$1.75
Electric Service Cost		**$70.18**

Total Current Month's Charges **$70.18**

Avg kWh Used Per Day



000000005-0000049-Page 4 of 24

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

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

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

Phone
Toll Free:
866-689-6469

Contact Us

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

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

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.

Statement Date: September 04, 2026

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Amount Due:	$24.23

Due Date: September 25, 2026
Account #: 221007724737

DO NOT PAY. Your account will be drafted on September 25, 2026

Account Summary

Current Service Period: August 01, 2026 - August 31, 2026

Previous Amount Due	$23.26
Payment(s) Received Since Last Statement	-$23.26
Current Month's Charges	**$24.23**
Amount Due by September 25, 2026	**$24.23**

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

Your Energy Insight

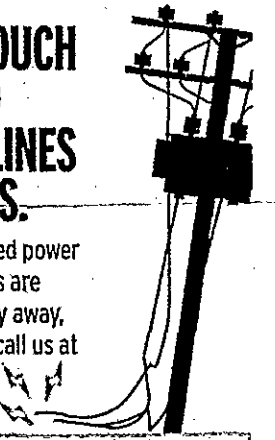
Your average daily kWh used was **12.5% lower** than the same period last year.

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

Scan here to view your account online.

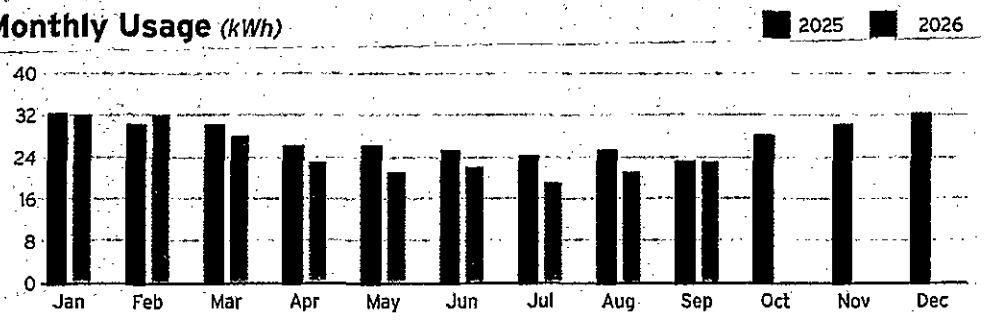
DON'T TOUCH DOWNED POWER LINES OR POLES.

Assume downed power lines and poles are energized, stay away, **call 911**, then call us at 877-588-1010.



TampaElectric.com/PowerLineSafety

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221007724737
Due Date: September 25, 2026

Amount Due:	$24.23

Payment Amount: $_____

674841268177

Your account will be drafted on September 25, 2026

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

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

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

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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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
10251 TUCKER JONES RD
RIVERVIEW, FL 33578

Account #: 221007724737
Statement Date: September 04, 2026
Charges Due: September 25, 2026

Meter Read

Service Period: Aug 01, 2026 - Aug 31, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000514006	08/31/2026	1,945		1,922		23 kWh	1	31 Days

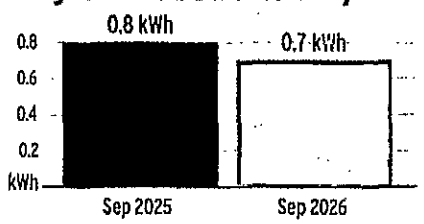
Charge Details

Electric Charges

Daily Basic Service Charge	*31 days @ $0.66000*	$20.46
Energy Charge	*23 kWh @ $0.09202/kWh*	$2.12
Fuel Charge	*23 kWh @ $0.03516/kWh*	$0.81
Storm Protection Charge	*23 kWh @ $0.00568/kWh*	$0.13
Clean Energy Transition Mechanism	*23 kWh @ $0.00418/kWh*	$0.10
Florida Gross Receipt Tax		$0.61
Electric Service Cost		**$24.23**

Total Current Month's Charges **$24.23**

Avg kWh Used Per Day



00000206-0000053-Page 12 of 24

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Ways To Pay Your Bill

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Tampa, FL 33601-0111

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Toll Free:
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Contact Us

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

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

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-03519H **Date 09/25/2026**

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

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

Description	Amount
Serial # 26-03519H **Notice of Meetings Fiscal Year 2026 2027** **RE:** Timber Creek CDD Board of Supervisors Meetings at 6:00 PM **Published:** 9/25/2026	$98.44

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$98.44**

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF 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.

Rizzetta & Company, District Management
September 25, 2026 26-03519H

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Serial Number
26-03519H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

SEP 28 2026

STATE OF FLORIDA

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

being a Notice of Meetings Fiscal Year 2026 2027

in the matter of Timber Creek CDD Board of Supervisors Meetings at 6:00 PM

in the Court, was published in said newspaper by print in the

issues of 9/25/2026

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

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

Pamela Nelson

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

25th day of September, 2026 A.D.

by Pamela Nelson who is personally known to me.

Notary Public, State of Florida
(SEAL)

Kelly Martin
Comm.: HH 324586
Expires: October 31, 2026
Notary Public - State of Florida

NOTICE OF MEETINGS
FISCAL YEAR 2026/2027
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Rizzetta & Company, District Management
September 25, 2026 26-03519H

Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A.
P.O. BOX 1102
Tampa, FL 33601-1102
(813) 223-7474
Tax Identification No. 59-1772042

REVISED INVOICE

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

August 26, 2026
Invoice # 768211
ID: 0090015/252730
PJP/477361

RE: Community Pool Defects Representation

DATE	Professional Services Through July 31, 2026	TIME	
07/01/26	Review project related documents and notes and commence analysis of potential claim. (CNC .6)	0.90	PJP
07/02/26	Receipt and preliminary review of correspondence from Mr. Babbar with attachments concerning recent demand letters issued by the CDD; follow-up regarding reports from Ms. Welborn.	0.40	PJP
07/08/26	Preliminary review of client communications and document production; online research for Hillsborough County permit dates; follow-up with Ms. Welborn of Rizzetta & Co and Vivek Babbar, CDD general counsel regarding missing information, and scheduled strategy call. (1.0)	1.60	PJP
07/09/26	Prepare for telephone conference with CDD counsel; attend strategy conference with CDD Counsel Mr. Babbar; review and analysis of supplemental documentation tendered by Mr. Babbar including, but not limited to, original construction contract with Cornerstone and remedial contract documents; highlight and markup for notes. (1.0)	4.20	PJP
07/10/26	Continued review and analysis of client produced documentation in preparation of case outline. (CNC 1.0)	2.70	PJP
07/14/26	Review and analyze notes and client produced documents and expert reports; analyze proposed strategy and prepare for CDD Board meeting; follow-up.(CNC 1.0)	1.00	PJP
07/15/26	Review and analyze correspondence from Vivek Babbar regarding insurance related communications, claim, policy request and investigation status; continued review of case chronology, client documents and attorney notes and plan to answer questions and propose a strategy recommendation at the CDD Board meeting; online research of public records for relevant Notices of Commencement, bond documents, permit information, and corporate status of potential entities responsible for defective pool; follow-up communications with Mr. Babbar and Ms. Welborn; research expert opinions regarding soil subsidence; travel and attend CDD Board meeting; return travel. (CNC 2.0)	4.20	PJP
07/16/26	Follow-up strategy call with Mr. Vivek Babbar (.6); review after-action	3.10	PJP

DUE AND PAYABLE UPON RECEIPT – RETURN COPY OF INVOICE WITH PAYMENT

DISBURSEMENTS AND SERVICE FEES POSTED AFTER DATE OF INVOICE WILL APPEAR ON THE NEXT INVOICE

	communications regarding document collection and missing GB Collins Contract; review Board Meeting after-action notes and commence drafting Ch. 558 letters (CNC 1.0)		
07/17/26	Follow-up fact finding efforts to secure original construction documentation, communications, and relevant information; follow-up with Mr. Babbar, developer, Mr. Hutchinson and Mr. Neidlinger regarding same as well as the potential existence of a performance bond governing Cornerstone's scope of work. (CNC 3.5)	4.50	PJP
07/19/26	Preliminary review and analysis of email correspondence from Ms. Welborn with included correspondence from prior management company with dispute history and fact gathering.	0.20	PJP
07/21/26	Follow-up communications with counsel for developer in an attempt to secure original construction documents; draft communications to Mr. Babbar and Mrs. Welborne regarding status of Ch. 558 Letters; draft courtesy correspondence to the attention of Kristen Day, third-party administrator for Old Republic with copy of Ch. 558 letter; review and respond to Chapter 558 related communications from Mr. Sandy Topkin of Topkin law, insured defense counsel for Cornerstone and/or Old Republic insurance. (CNC 1.0)	2.50	PJP
07/22/26	Continued case and document review and analysis; communications with Mr. Babbar and follow-up communications with Mr. Chang; follow-up regarding meeting with Mr. Sandy Topkin, insurance counsel for Old Republic/Cornerstone. (CNC 1.0)	1.90	PJP
07/23/26	Review notes and Ch. 558 law in anticipation of scheduled settlement discussions with Mr. Sandy Topkin, counsel for Cornerstone; participate in settlement call with Mr. Topkin; review documents produced by Mr. Topkin and draft follow-up attorney notes; follow-up communications with District Counsel Vivek Babbar regarding governing CDD documents; follow-up communications with Timber Creek Development, LLC Counsel regarding status of requested construction and governing documents; additional research and analysis of contractual terms and conditions. Review and analyze Cornerstone Construction subcontract with National Pools received from Cornerstone's counsel and review accompanying COI's from National Pools. Follow-up communications with McClaren's representative regarding Halliwell position statement; public records search for governing CDD Documents.(CNC 1.5)	4.20	PJP
07/24/26	Follow-up regarding service of Ch. 558 letters and deadlines; follow-up regarding Halliwell report and opinion update; follow-up with Mr. Chang (BGE, Inc.); draft communication to Mr. Babbar and Ms. Welborn regarding Ch. 558 settlement communciations and need for updated estimate RE: CDD damages/costs details and select CDD governing documentation.	0.80	PJP
07/28/26	Confirm return receipt dates for delivery of Ch. 558 claim letters. Confirm deadline for inspection and response and for filing with litigation if necessary; update District Counsel and Manager accordingly; continued efforts to secure key missing and requested development and construction documents necessary for legal analysis; follow-up correspondence to Mr. Babbar, Mr. Barnes and developer; research legal claims and supporting law. (cnc 1.0)	2.10	PJP
07/29/26	Strategy analysis, communications and follow-up with Vivek Babbar and Rachel Welborn; preliminary review of supplemental information.	0.50	PJP

07/30/26	Initial review of documents provided by Mr. Chang.	0.50	PJP
07/31/26	Review and analysis of documentation provided by Mr. Babbar; review correspondence from Ms. Welborn; research and draft proposed assignment agreement supplmental. (CNC 1.0)	2.80	PJP
	Fee for Professional Services Rendered	$18,897.60	

DATE	Disbursements and Service Fees Posted Through July 31, 2026	AMOUNT
07/17/26	Postage For 3 certified mailing(s) on 07/17/26;	40.02
	Total Disbursement & Service Fees	$40.02
	Total Services & Disbursements	$18,937.62
	Less payments from Trust or amounts on deposit	($5,000.00)
	NET DUE THIS INVOICE	**$13,937.62**

TIME SUMMARY:

P Poff	38.10 hrs at 496.00	18,897.60
P Poff	16.6 hrs at 0.00 (Courtesy No Charge)	0.00
	TOTAL FEES:	$18,897.60

DISBURSEMENT SUMMARY:

Postage		40.02
	TOTAL DISBURSEMENT & SERVICE FEES:	$40.02

Trenam, Kemker, Scharf, Barkin, Frye, O'Neill & Mullis, P.A.
P.O. BOX 1102
Tampa, FL 33601-1102
(813) 223-7474
Tax Identification No. 59-1772042

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

August 26, 2026
Invoice # 768211
ID: 0090015/252730
PJP

*** RETURN REMITTANCE PAGE WITH PAYMENT ***

Fee for Professional Services Rendered	$18,897.60
Total Disbursements & Service Fees	40.02
Total Services & Disbursements	$18,937.62
Less payments from Trust or amounts on deposit	($5,000.00)
NET DUE THIS INVOICE	**$13,937.62**

Please return this page with your payment.
Thank you.

Invoice Payment Options

Payments by credit card are subject to a processing fee equal to the lowest rate we are currently paying for merchant exchange charges.The rates may be adjusted from time to time. There is no charge for payments by ACH.
Please use the payment links below or visit our Payment Portal on our website www.trenam.com

Pay with Credit Card Link

Pay with ACH Link

Tab 5

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 Shade Meeting and Attorney-Client Session of the Board of Supervisors of the Timber Creek Community Development District was held on **Wednesday, October 7, 2026, at 6:01 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.**
Brenya Johnson	**Court Reporter**
Patricia Poff	**Special Litigation Counsel, Trenam Law**
Gary Denbigh	**Special Litigation Counsel, Trenam Law**
Audience	**None 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**

There were no audience members present.

THIRD ORDER OF BUSINESS **Attorney Client Shade Session**

A. A meeting will be held under the Attorney-Client Session provisions available under Florida's Sunshine Law, Section 286.011(8), Florida Statutes, on Wednesday, October 7, 2026, and beginning at 6:00 p.m. This meeting shall be held at the Timber Creek Community Clubhouse, located at 10224 Opaline Sky Court, Riverview, FL 33578. During the attorney-client session, the Board will meet in private with its attorneys to discuss pending litigation to which the

District is presently a party with respect to the case styled Timber Creek Community Development District V. Hardscapes 2, Inc, D/B/A Cornerstone Solutions Group, National Pools of Pasco, Inc, Sharp Design Studio, And G.B. Collins Engineering, P.A., Case No. 26-Ca-010136, which was filed in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida. The subject matter of the attorney-client session will be confined to settlement negotiations and strategy sessions related to litigation expenditures in connection with the lawsuit. The following persons are expected to be in attendance at the attorney-client session: Board members David Hutchinson, Tim Webb, Claude Neidlinger, and Paul Murray; Special Litigation Counsel to the District Patrick J. Poff; District Manager Rachel Welborn; District Counsel Vivek Babbar; and a Court Reporter. The attorney-client shade session is anticipated to last approximately (90) minutes and will be transcribed by a court reporter.

FOURTH ORDER OF BUSINESS **Business Items**

A. Motions Related to Litigation Expenditures or Settlement Negotiations

On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of Supervisors approved to issue a summons to Cornerstone Solutions Group, National Pools of Pasco, and all other defendants at Counsel discretion in connection with the pending litigation the Timber Creek Community Development District. 4-0

FIFTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Neidinger requested camera proposals.

SIXTH 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. Murray, with all in favor, the Board of Supervisors adjourned the meeting at 7:24 p.m., for the Timber Creek Community Development District. 4-0

_____ _____

Assistant Secretary Chair / Vice Chair

Tab 6

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, October 21, 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** *(via conference call)*
Dylan Campbell	**Field Service, Rizzetta & Co., Inc**
Arturo Gandarilla	**Field Service, Rizzetta & Co., Inc**
Victor Figuroa	**Fieldstone Representative**
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**

There were no audience comments.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Construction Litigation Counsel
Not present. The District Manager provided updates and relevant information to the Board on their behalf.

B. District Counsel

District Counsel discussed the conveyance of common areas and green spaces.

> On a Motion by Mr. Hutchinson, seconded by Mr. Murray, with all in favor, the Board of Supervisors approved the acceptance of the deeds and authorized their recording for the Timber Creek Community Development District. 4-0

C. District Engineer

Not present.

D. Community Asset Manager Report

1. Landscape Inspection Response Report

Mr. Campbell presented the report to the Board. Following discussion, the Board requested that a proposal be prepared for the trees located within the common areas.

E. Landscape Inspection Report and Proposals

1. Fieldstone Proposal No. 23500 for Irrigation Repairs/Wire Tracking Zones 7,8,9, and 10

> On a Motion by Mr. Hutchinson, seconded by Mr. Neidlinger with all in favor, the Board of Supervisors approved Proposal No. 23500 for the Timber Creek Community Development District. 4-0

F. Aquatics Report

The aquatic report was presented. No formal action was taken.

G. District Manager Report

1. Review of District Manager's Report

The district manager report was presented. No formal action was taken.

2. Presentation of the 3rd Quarter Website Audit Report

The 3rd Quarter Website Audit report was presented. No formal action was taken.

Ms. Welborn advised of the next meeting on November 18, 2026, at 6:00 p.m.

On a Motion by Mr. Hutchinson, seconded by Mr. Murray, with all in favor, the Board of Supervisors approved the RTS email contract and authorized the Chair to execute the document on behalf for the Timber Creek Community Development District. 4-0

FOURTH ORDER OF BUSINESS **Business Items**

A. NONE

FIFTH ORDER OF BUSINESS **Business Administration**

A. Review of Financial Statement for August 2026

Ms. Welborn presented and discussed the financial statement report for August 2026.

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

On a Motion by Mr. Hutchinson, seconded by Mr. Webb, with all in favor, the Board of Supervisors approved the Operations and Maintenance Expenditures for August 2026 ($30,179.33), for the Timber Creek Community Development District. 4-0

C. Consideration of Minutes of Board of Supervisor's Minutes held on September 16, 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 September 16, 2026, as presented, for the Timber Creek Community Development District. 4-0

SIXTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Webb commended District Manager for doing a phenomenal job and noted the new website was also performing well.

Mr. Neidinger addressed questions regarding the national pool inspection. The Board acknowledged and expressed appreciation for his efforts in assisting with the coordination of the engineering inspection.

Mr. Hutchinson requested that a communication plan be established to provide the Board with regular updates on the pond construction project. The Board requested weekly progress reports to ensure they remain informed of the project's status and ongoing developments.

The Board discussed the proposed pool bidding process, including the anticipated 45-day bid period. It was suggested that a January deadline be established for submission of bids. The matter will be further discussed at the November Board meeting.

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. Webb, seconded by Mr. Hutchinson, with all in favor, the Board of Supervisors adjourned the meeting at 7:17 p.m., for the Timber Creek Community Development District. 4-0

Assistant Secretary	Chair / Vice Chair