



Rizzetta & Company

Triple Creek Community Development District

Board of Supervisors' Meeting July 22, 2025

**District Office:
2700 S. Falkenburg Rd. Suite 2745
Riverview, Florida 33578**

www.triplecreekcdd.com

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

Rizzetta & Company, Inc. located at 2700 S. Falkenburg Rd. Suite 2745, Riverview, FL 33578.

District Board of Supervisors	Marc Carlton	Chairman
	James Barthle II	Assistant Secretary
	Shannon Lewis	Assistant Secretary
	David Stafford	Vice Chairman
	Stephanie Anastacio	Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Kutak Rock Law
	Bennett Davenport	Kutak Rock Law
District Engineer	Kyle Thornton	Halff

All Cellular phones and pagers must be turned off during the meeting.

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) 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.

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE 2700 S. FALKENBURG RD. SUITE 2745, RIVERVIEW, FLORIDA 33578

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

7/15/2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Triple Creek Community Development District will be held on **Tuesday, July 22, 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579.** The following is the final agenda for this meeting:

REGULAR MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
 - A.** Sitex Aquatics Report and proposals Tab 1
 - B.** Landscape Inspection Report and Responses Tab 2
 - C.** District Engineer
 - D.** Amenity Manager Update Tab 3
 - E.** District Manager Report Tab 4
 1. Presentation of Voter Count
 - F.** District Counsel
 1. Discussion of Amenity Rules and Policies Tab 5
 2. Discussion of Landscaping Architecture RFP
- 4. BUSINESS ADMINISTRATION**
 - A.** Consideration of Operation and Maintenance Expenditures for June 2025 Tab 6
 - B.** Review of the Financial Statement for May 2025 Tab 7
 - C.** Consideration of the Board of Supervisors Meeting Minutes for June 24, 2025 Tab 8
 - D.** Consideration of Resolution 2025-08, Ratifying the Actions, Date, Time and location of the Public Meeting for Adopting the Revised Amenity Rules and Rates Tab 9
 - E.** Consideration of Turf Proposals Tab 10
- 5. SUPERVISOR REQUESTS AND COMMENTS**
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting.

In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely yours,
Matt O'Nolan
District Manager

Tab 1

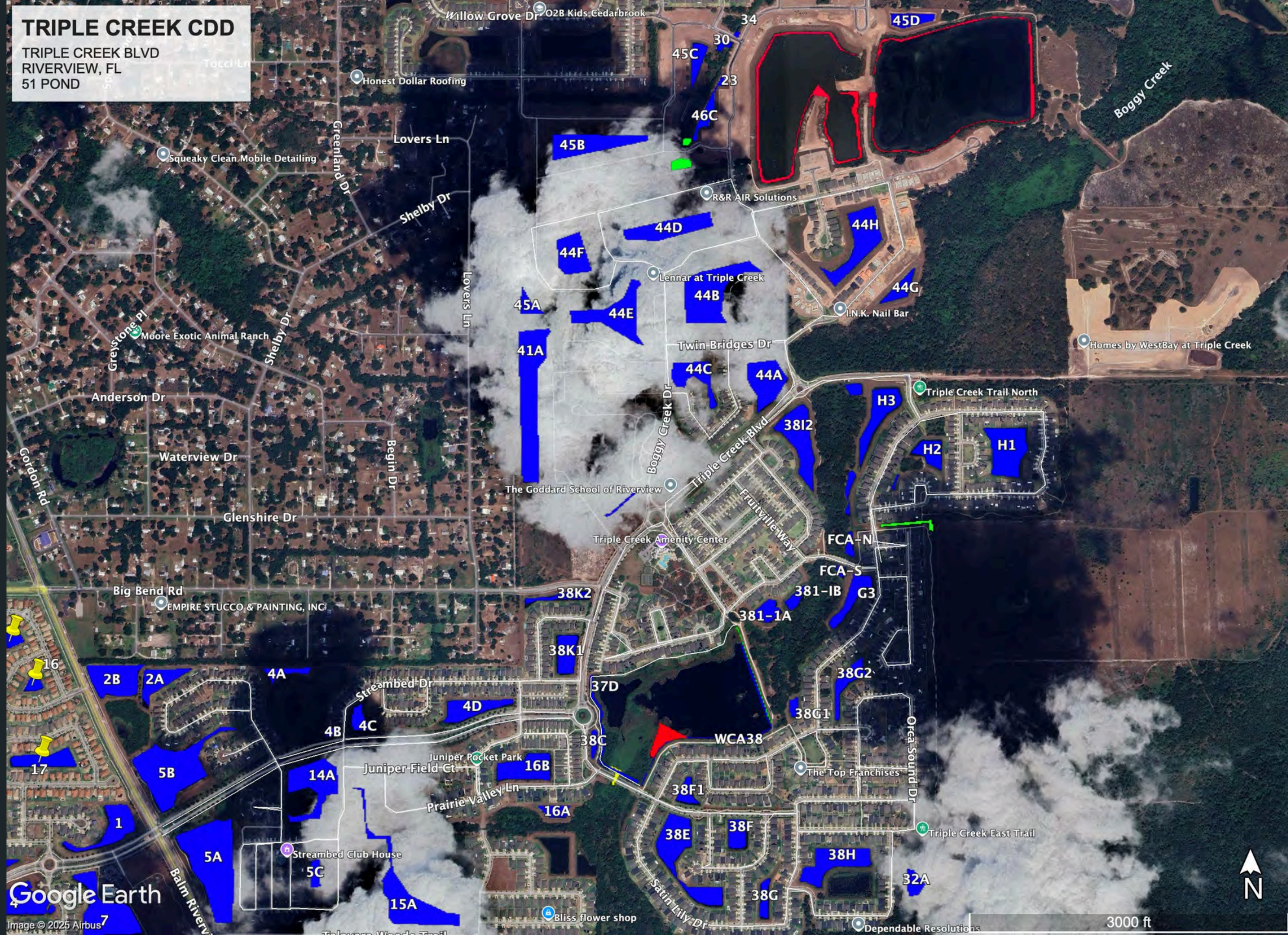


MONTHLY REPORT

JULY, 2025



TRIPLE CREEK CDD
TRIPLE CREEK BLVD
RIVERVIEW, FL
51 POND



Prepared for: Abigal Jones

Prepared By: Devon Craig

SUMMARY:

Dog days of summer are here. Water temps will be as high as there going to get through the next 3 months. Algae blooms will be aggressively prevented or treated. Remember dissolved oxygen levels are really low and treatments sometimes are strategically done to prevent oxygen loss. As rainy season comes water levels will rise and carry nutrient loads with is. Inspections will be much more frequent.



Pond #41A Treated for Shoreline Vegetation.



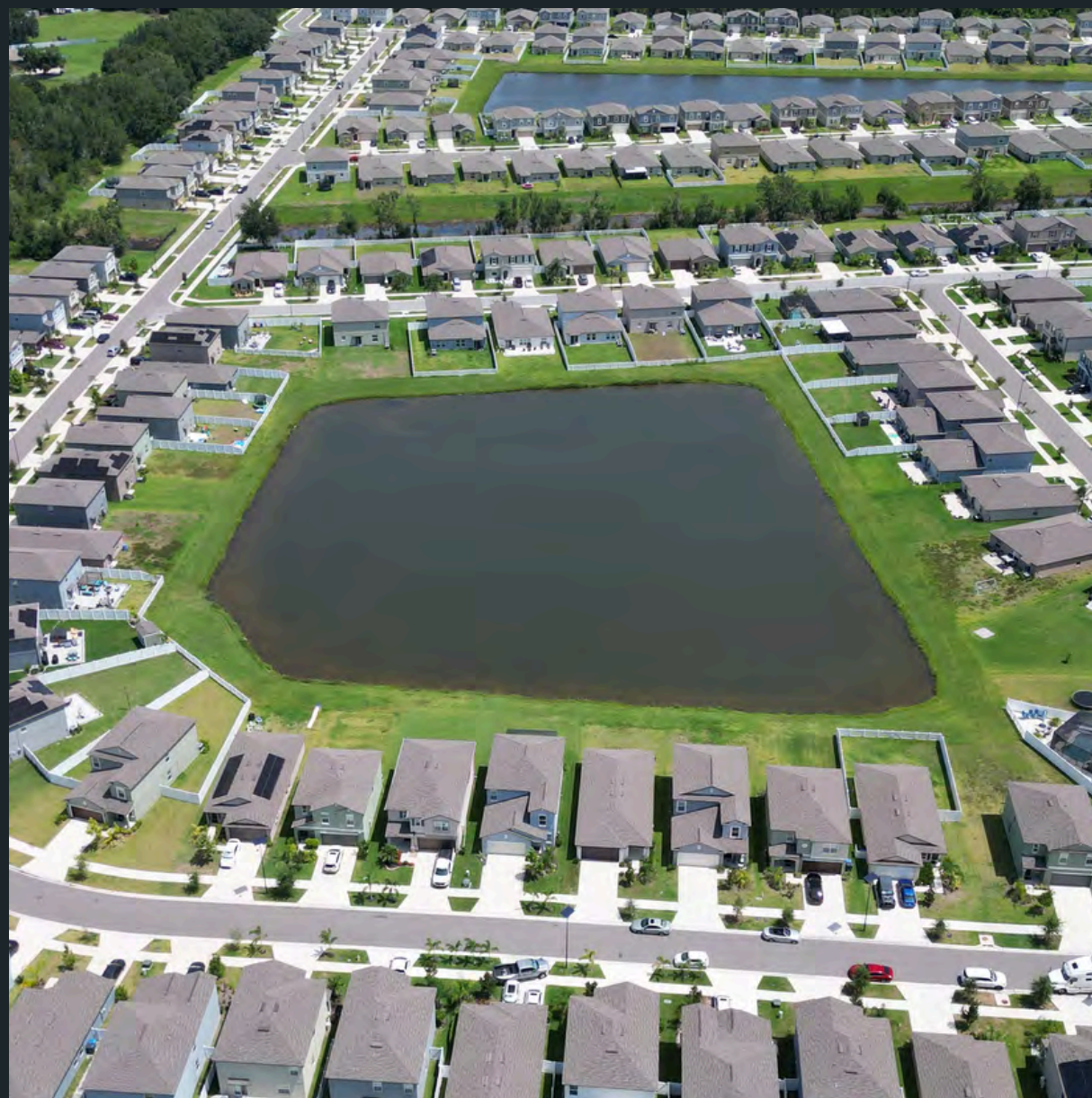
Pond #44C Treated for Algae and Shoreline Vegetation.



Pond #44E Treated for Shoreline Vegetation.



Pond #45A Treated for Algae and Shoreline Vegetation.



Pond #44F Treated for Shoreline Vegetation.



Pond #44B Treated for Shoreline Vegetation.



Pond #44D Treated for Shoreline Vegetation.



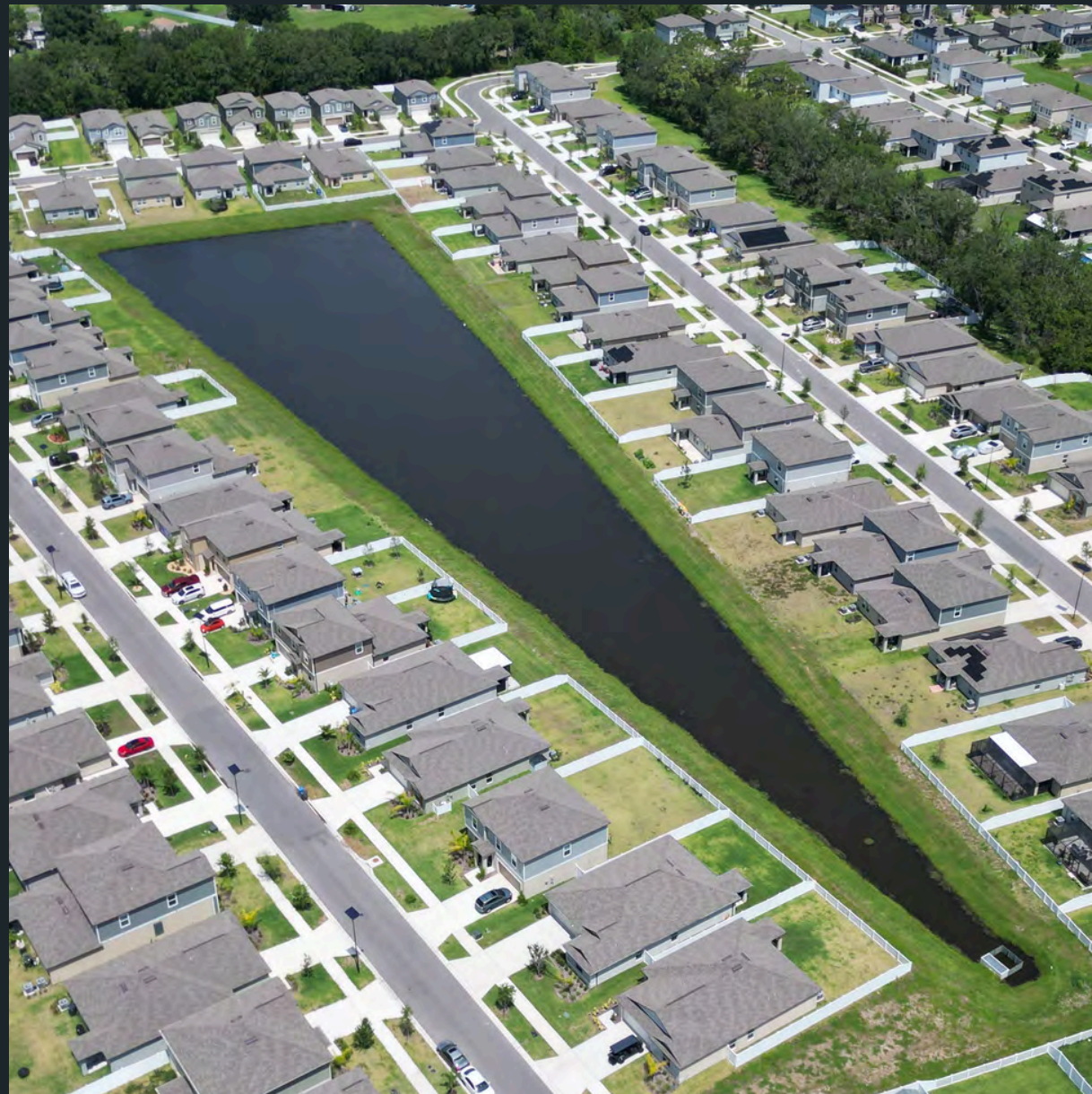
Pond #44D Treated for Algae and Shoreline Vegetation.



Pond #WCA38 Treated for Shoreline Vegetation.



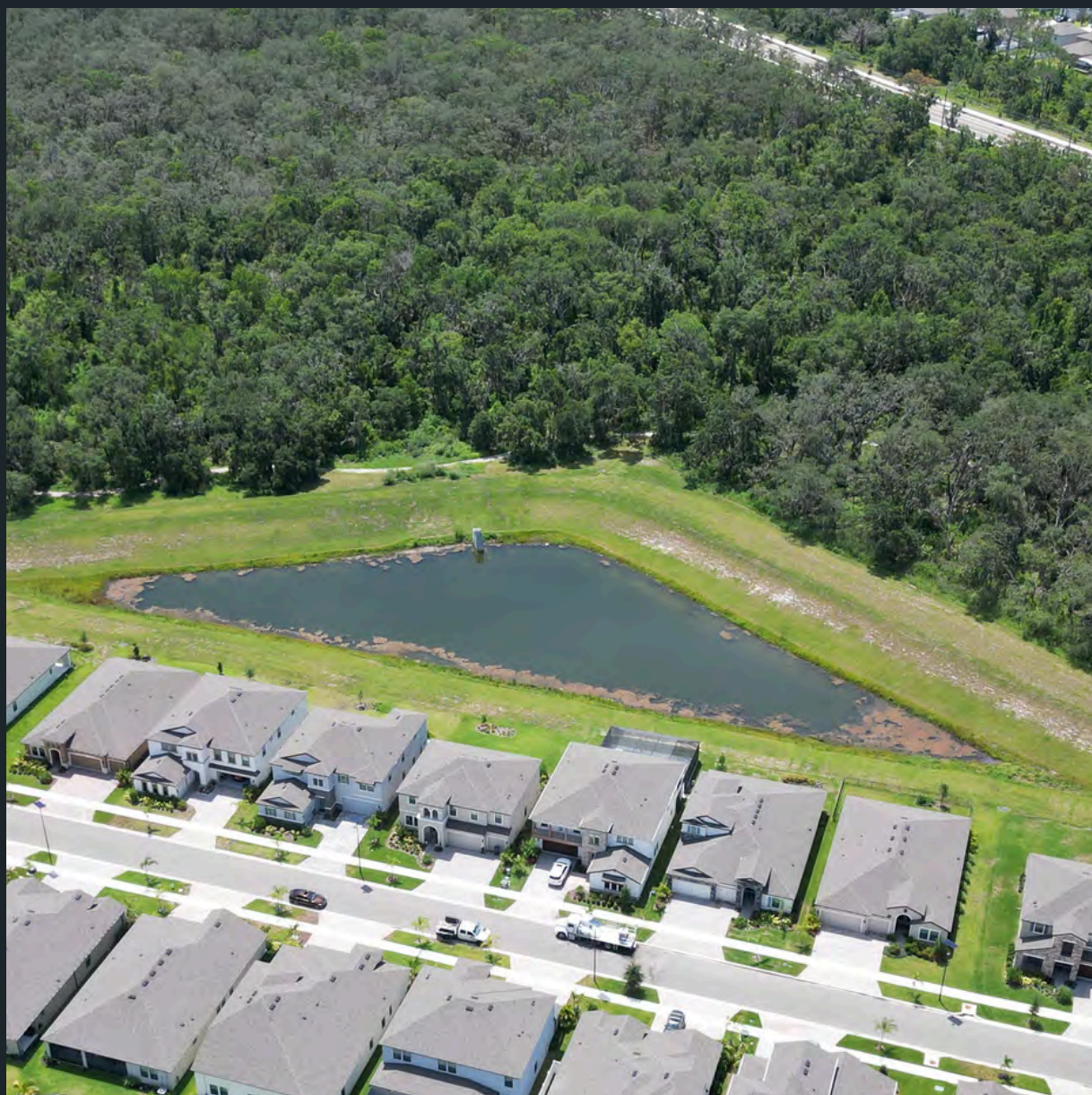
Pond #C1 Treated for Shoreline Vegetation.



Pond #45B Treated for Algae and Shoreline Vegetation.



Pond #44H Treated for Algae and Shoreline Vegetation.



Pond #44G Treated for Algae and Shoreline Vegetation.



Pond #44A Treated for Shoreline Vegetation.



Pond #38I2 Treated for Algae and Shoreline vegetation.



Mailing:

P.O.Box 917
Parrish, FL 34219

Physical:

11719 32st TER E
Palmetto, FL 34221

Office Phone:

813.564.2322
www.sitexaquatics.com

Fish Stocking Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and Triple Creek CDD hereafter called "customer"

Customer: Triple Creek CDD
C/O: Rizzetta & Company
Contact: Mr. Matt O'Nolan
Address: 9428 Camden Field Pkwy Riverview, FL 33578
Email: monolan@rizzetta.com
Phone: 813.533.2950

The Following bid is for the Purchase & introduction of Blue Gill, Catfish & Bass fish to the big lake located at the Triple Creek community located in Riverview, Florida.

Service	Cost
10,000 1"-3" Bluegill	\$12,000.00
1,250 3"-4" Channel Catfish	\$1,500.00
2,500 1"-2" Largemouth Bass	\$6,250.00
Total Cost	\$19,750.00

Payment due within 30 days of invoice receipt. overdue accounts may accrue a service charge. 50% deposit due upon signing of agreement & to secure scheduling. 50% balance due within 30days of completion.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the second page, which are incorporated in this agreement.

Accepted By

Date

President, Sitex Aquatics Ilc.

07/09/2025

Date

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

Responsibility

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

Tab 2

TRIPLE CREEK

FIELD INSPECTION REPORT



July 1, 2025
Rizzetta & Company
John Fowler – Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary, Streambed Dr, Triple Creek Blvd.

General Updates, Recent & Upcoming Maintenance Events

☐ Rainy season has started.

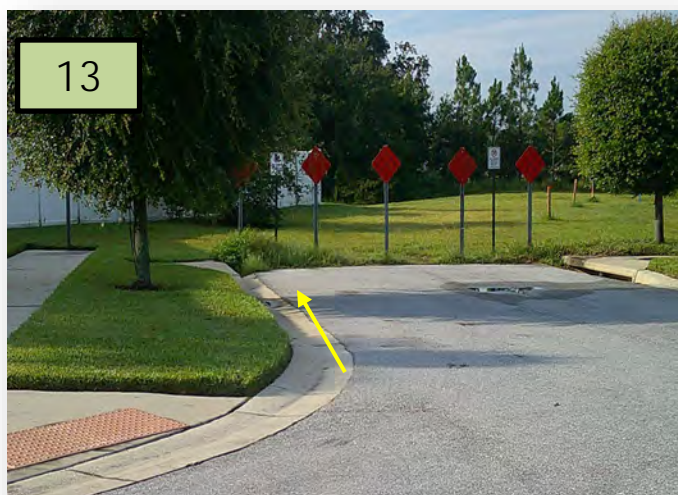
The following are action items for LMP complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold and Underlined** is a BOS decision request.

1. The leaning tree and pile of dirt has been removed on Balm Riverview Rd. Now need a proposal to install sod in bare area.
2. Remove a large weed growing up in Ornamental Grass on Balm Riverview just South of the Triple Creek Blvd. intersection.
3. Treat weeds in the Flax Lilies in the first median on Triple Creek Blvd. just East of Balm Riverview Rd. behind the monument.
4. Treat weeds on the backside of the berms on Triple Creek Blvd. ROWs.
5. **There is a leaning Cedar Tree on the South berm of Triple Creek Blvd. between Balm Riverview and Royal Pines. Has a proposal been provided?**
6. Diagnose and treat a couple declining Oleander in the median on Triple Creek Blvd. just East of Royal Pines Ave. Remove any dead or diseased material within them. (Pic. 6>)
7. Remove dead fronds in the Ribbon Palms in the pool area of Streambed.
8. Treat sedge in turf in the field at Streambed amenity center park.
9. There is a leaning Oak tree on the exit side of Streambed Dr. and Triple Creek Blvd. that needs to be straightened or removed. It is starting to lay on the shrubs. (Pic. 9)



Wildflower Meadow and Dorado Shores

10. Remove fruiting structures in the Sable Palms in the medians of Triple Creek Blvd.
11. Treat weeds in the shrubs along the cut through walk path on Bay Estuary across the street from Blue Heeler.
12. Diagnose and treat the declining Loropetalum and Viburnum at the parking lot of Bay Estuary Bend.
13. Ensure the signs are being weedeated around each service on Bay Estuary Bend and Prairie Vally Ln. intersection. (Pic. 13)
19. Pick up downed landscape debris at the pond on Baby Belle.
20. Remove palm volunteers growing in the beds on the corner of Orca Sound and Satin Lily.
21. Diagnose and treat declining Viburnum on Satin Lily on both sides of Haystack intersection.
22. Remove sucker growth off the Crepe Myrtles at the mailbox kiosk on Satin Lily Dr.
23. Ensure the mowing behind the houses on Jeter Creek around the Pine Trees is being mowed each service.



14. There are a couple stakes that need to reset no longer secure on trees on the corner of Prairie Vally Ln. and Dorado Shores.
15. Remove a Brazilian Pepper on the Southeast corner of the roundabout of Dorado Shores. (Pic. 15>)
16. Diagnose and treat declining Juniper just East of the Dorado Shores and Triple Creek Blvd. roundabout. Remove any dead or diseased material.
17. Cut back any large weeds growing up between the aluminum fence and walking bridge on Dorado Shores.
18. Diagnose and treat declining Viburnum on the ROW of Dorado Shores on the berm.
24. There is a dead hanging Oak branch at the Southeast end of Wildflower Meadow Dr. passive park that needs to be removed.
25. Treat the weeds in the paths heading to the nature trails on Wildflower Meadow Dr.
26. Diagnose and treat declining Ornamental Grasses across from Majestic Garden park.
27. Three Red Maple trees were removed at the park on Tidal Flats. The ground was not leveled before turf installations so have humps. Also, St. Augustine turf was installed, however, the park has Zoysia turf.



Triple Creek Blvd. and Parks

28. There appears to be a dead Red Maple at the Park on Tidal Flats that needs removal. (Pic. 28)



29. Treat broadleaf turf weeds at the park of Tidal Flats Loop.
30. Treat broadleaf turf weeds on the berm of Brisbane Pl.
31. Diagnose and treat a declining tree on Triple Creek Blvd. between Brisbane Pl. and Glendora Ridge roundabout. (Pic. 31)



32. Noting hog damage on Triple Creek Blvd. and Glendora Ridge intersections. Also, behind the berm on Glendora Ridge at Twin Bridges intersection.
33. Treat weeds in the Perennial Peanut at the Glendora Ridge and Triple Creek Blvd. roundabout and triangle median beds.

34. Treat broadleaf turf weeds at the Boggy Creek and Triple Creek roundabout.

35. Diagnose and treat declining turf on Triple Creek Blvd. One area is the roundabout shared with Boggy Creek. Second is the median across the street from Big Bend Rd.

36. Diagnose and treat a declining Magnolia tree on the Southeast corner intersection of Boggy Creek and Triple Creek Blvd. (Pic. 36)



37. Diagnose and treat declining turf at the park of Bent Twig and Pennybrook Dr. This area has not improved much since last inspection.

38. Treat Dollarweed between the sidewalk and the road at the park of Crested Iris Way.

39. Straighten a Magnolia on Fruitville Way between Pennybrook Dr. and Hammock Park Dr. (Pic. 39)



Boggy Creek North

40. Did not put crushed concrete or shell down on the path heading to the nature trail off Hammock Park but it could use it. (Pic. 40)



- 41. Raise the Oak canopy overhanging the road on Zolo Springs Cir. park.**

42. Treat sedge in the turf at the park at Sessile Shores Lp.

43. Diagnose and treat a couple declining Magnolia trees at the park of Aberforth Cir. A dead one was removed but need to try and improve the health of the others here.

44. Turf still has not greened up at the park of Aberforth Cir. (Pic. 44)



45. Trim back any vegetation that is growing through the aluminum fence on Twin Bridges between Glendora and Western Oaks.

46. Need to straighten a tree across the street from the lift station on Twin Bridges. (Pic. 46)



47. There is a leaning tree where a stake is no longer secure on Twin Bridges across the street from Weston Oaks Ln.

48. There is a large Oak branch down on the ground on the East ROW of Weston Oaks Ln. that needs to be removed.

49. Noting the roundabout on Bergstrom Bay has been prepped to be landscaped soon.

50. Noting the turf where on Bergstrom Bay at the park shared with Twin Bridges has an area that needs to be sodded. (Pic. 50)



51. Diagnose and treat a couple declining plants in front of the Neighborhood Center on Bergstrom Bay.



Boggy Creek North and Amenity Center

52. There is a dead tree along the edge of the conservation area on Bergstrom Bay between Palmerston and Woodward Bay that needs to be removed with debris down.

60. Remove weeds growing up in the shrubs around the basketball court at Boggy Creek amenity center.

53. Not sure what is going on at the roundabout of Colonnade Vista Dr. It appears new Bahia was installed a couple months ago and now there are irrigation flags throughout the greenspace.

54. Colonnade Vista Dr. ROWs have been bushhogged but starting to grow back. Has a proposal been provided to maintain? (Pic. 54)



55. There is a dead Oak across the street from the new amenity center on Tripoli.

56. Treat Dollarweed in the turf at the park of Tortoise Shell Pl.

57. Noting hog damage on the corner intersection of Boggy Creek Dr. and Tannencrest Dr. (Pic. 57>)

58. Treat sedge and broadleaf turf weeds at the park of Tannencrest Dr. and Mangrove Forrest Dr.

59. Diagnose and treat some declining Viburnum that line the parking lot of the Boggy Creek amenity center.



Proposals

1. LMP to provide a proposal to install turf where there is now a bare area caused by a pile of soil on Balm Riverview Rd. South of Triple Creek Blvd. Pile has been removed and now needs turf.





Proposal

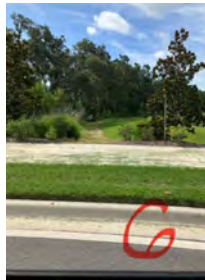
Proposal No.: 345117

Proposed Date: 07/07/25

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Triple Creek - Lime Rock

Per July inspection...

Add #57 lime rock to entry and exit of Hammock Park Dr walk through.



ITEM	QTY	UOM	TOTAL
Walkthrough			
#57 Lime Rock			\$5,560.66
57 Stone , 01 Cubic Yard, #57 - 01CYRock	14.00	01CY	
Total:			\$5,560.66

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

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 LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date

Tab 3



Monthly Manager Report CDD Board Meeting July 2025

Jennifer Padron, LCAM, CMCA

Amenity General Manager

Triple Creek CDD
13013 Boggy Creek Dr.
Riverview, FL. 33579
(813) 671-5900

DAILY OPERATIONS, MAINTENANCE AND IMPROVEMENTS

❖ General Manager – Daily department mini-meetings on Monday. Facility Attendants at 11am (after the Weekly Manager’s meetings held every Monday), Morning shift Pool Monitors at 12pm, Evening shift Pool Monitors at 4pm. Monthly Staff Meeting to start Thursday July 31st. Completed 1 (one) CDD Access Approval process, started process for 2 (two) residents, and refunded 1 (one) security deposit for completed work after inspection. Met with Blue Wave Holiday Lighting to discuss vision for holiday lights this year. Obtaining quote on new custom pool furniture. In the interim, we have put some pool furniture from Hammock Club to Tripoli pool. Responded to resident concerns, complaints and work order requests. Continuing to catch invalid Brivo passes and suspending users in violation of policies.

❖ GM on behalf of AGM/Lifestyle Coordinator position – Booked a new food truck for weekly/biweekly Sunday brunch.

❖ Maintenance Supervisor – Communicated with Cooper Pools about cloudy Family pool and ADA lift chair hydraulic system being unhooked. Also communicated with Complete IT about reinforced Basketball court gate.

❖ Facility Attendants – We are still hiring a second part-time Facility Attendant to allow for staggered weekends, illness and last-minute unexpected changes.

❖ Maintenance Technician – New Maintenance Tech started Monday July the 14th.

❖ Groundskeeper – New applicant going through onboarding process.

❖ Housekeeping/Attendant – Continuing to keep amenities clean and assist with small maintenance projects.

❖ Pool Monitors – We have seven active pool monitors with complete coverage from 9am to 9pm at both the Hammock Club and Streambed. Reviewing candidates for two new PM’s for Tripoli.



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- Neighborhood Center / Lake House – Wi-Fi up and running. Complete IT to return and complete installation of security cameras.
- Tripoli Pool House – Wi-Fi running, cameras up and scanners functioning. Doors have not been activated for resident use until official opening.
- FastSigns creating mockup with pool rules provided to them.
- Water fountain delivery for the Dog Park was delayed for being on back order for over a month. Refund completed and working with Maintenance Supervisor for alternative options.
- Suspending Brivo passes per “Triple Creek CDD Policies and Rules for all Amenity Facilities” and guidance from District Manager and legal counsel.

FIELD MAINTENANCE

- Continuing to monitor community for vehicles that need towing by Target RT Towing.
- Vendor still working on trapping wild hogs – new damage was reported due to hogs.
- Continuing to monitor Colonnade Vista for repeat dumping offenders.
- Track lighting completed at lake House and Tripoli.
- New Mag-lock on sports court gate slowly loosened from gate frame and fell over (I went through footage was able to see when the lock became loose and fell. Damage not due to vandalism). Fixed gate inhouse.
- Awaiting new proposal for basketball gate. Complete IT reaching out to their preferred fencing vendor.
- Continuing to monitor areas needing pressure washing daily. Planning quarterly power washing cleaning for shaded areas, and mildew cleaners / bleach solutions to be used when possible.
- Reporting additional fallen trees, irrigation leaks and other landscaping issues to DM and LMP. Ongoing.

ONGOING PROJECTS

- Pending tasks in progress from previous Board Meeting(s):
 1. Truck for Maintenance – **COMPLETED**
 2. Trim oak tree over HC pool equipment room. – **COMPLETED**
 3. Justin looking at options for covering SB pool equipment room. – **COMPLETED**
 4. I am designing and ordering pool signs – bilingual and double sided – ***Awaiting new mock-up with pool rules on signage.***
 5. Bollards/barriers and “No Vehicles” sign at Twin Bridges. – ***Signs up. Brainstorming solutions for golf cart/ATV barriers.***
 7. Water damage crack in ceiling. – **COMPLETED**



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8. Revising rates, policies, etc. – ***Met with legal counsel to review changes and suggestions.***
9. Look at pricing/estimates for: Splash Pad, third party event cleaning. - ***Ongoing***
10. Schedule 2025 Townhall Meetings for each Board Member – ***Dave and James completed. Awaiting scheduling for other Board Members.***
11. Tiles at bottom of Lap Pool in HC are popping up. It started with small pieces, but we now have entire tiles coming up. – ***COMPLETED (Will have to drain pool during off season for long term solution).***
- 6 ft Fencing around clubhouses and retention railings – ***COMPLETED***
 - Combination lock installed on SB pool equip. room. - ***COMPLETED***
 - Colonnade dump site clean-up - ***COMPLETED. Monitoring.***
 - Tripoli dump site clean-up – ***COMPLETED. Monitoring.***

UPCOMING EVENTS AND IMPORTANT DATES FOR THE MONTH

- Saturday July 26th Bingo 6pm HC
- Sunday July 27th Bayshore Coffee Brunch Truck 9am HC
- Wednesday July 30th – Bunco 6pm HC
- Thursday July 31st – Monthly Staff Meeting 1pm HC

Prepared for the Triple Creek CDD Board of Supervisors by
Jennifer Raquel Padron, LCAM, CMCA 7.11.2025



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Tab 4



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UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 5 @ 6:00pm
- **Series 2012 Bonds Eligible for Refunding:** November 2032
- **Series 2017A Bonds Eligible for Refunding:** November 2030
- **Series 2018A Bonds Eligible for Refunding:** November 2031
- **Series 2019A Bonds Eligible for Refunding:** May 2029
- **Series 2021 Bonds Eligible for Refunding:** November 2031

District Manager's Report

July 22

2025

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FINANCIAL SUMMARY

05/31/2025

General Fund Cash & Investment Balance:	\$2,038,418
Reserve Fund Cash & Investment Balance:	\$1,375,381
Debt Service Fund Investment Balance:	\$5,004,071
Total Cash and Investment Balances:	\$8,417,870
General Fund Expense Variance: \$70,595	Under Budget

Tab 5

TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT

**POLICIES AND RULES FOR ALL
AMENITY FACILITIES**

Adopted on March 18, 2014
Last Amended March 25, 2025

Amenity Manager's Office Located at:
13013 Boggy Creek Drive
Riverview, FL 33579

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I. DEFINITIONS

“Amenity Facility” or “Amenity Facilities” – shall mean the properties and areas managed or owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Streambed and Hammock Club clubhouses and pools, playground and shade structures, dog park, basketball and tennis courts, together with their appurtenant facilities and areas.

“Amenity Facilities Policies” or “Policies” – shall mean all Amenity Facilities Policies of Triple Creek Community Development District, as amended from time to time.

“Amenity Manager” or “Amenity Staff” – shall mean the District employees or management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a member and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Board of Supervisors” or “Board” – shall mean the Triple Creek Community Development District’s Board of Supervisors.

“District” – shall mean the Triple Creek Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Facility Access Card” or “Access Card” shall mean that certain card and mobile credentials issued and administered by the District that provides access to Amenity Facilities.

“Guest” or “Guests” – shall mean any Non-Resident who is invited and accompanied for the day by a Patron to participate in the use of the Amenity Facilities.

“Non-Resident” – shall mean any person or persons that do not own property within the District and also are not non-resident members.

“Non-Resident Member” – shall mean any person or non-resident not owning property in the District but who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or “Patrons” – shall mean any person lawfully on the premises abiding by and in accordance with all District requirements, including these Policies and Rules.

“Policies and Rules” – shall mean these Policies and Rules for All Amenity Facilities.

“Renter” – shall mean any tenant residing in a Homeowner’s home pursuant to a valid rental or lease agreement.

“**Homeowner**” – shall mean any person(s) or entity owning property within the District.

II. ANNUAL USER FEE STRUCTURE

The Annual User Fee for persons not owning property within the District is ~~\$2,2001,500~~ per family which may be reviewed each year in conjunction with the adoption of the annual Fiscal Year budgets for Triple Creek Community Development District (“the District”).¹ This fee will cover membership and privileges to use all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased without notice or a public hearing, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities; such increase may not exceed ten percent (10%) per year. This membership is not available for commercial purposes.

III. FACILITY ACCESS CARDS

Two (2) Facility Access Cards will to be issued with the purchase of a residential unit in the District or when an Annual User Fee is paid in full; additional cards will be provided for family members sixteen (16) years of age and older at a cost of ~~\$30.0025.00~~ each. There is a ~~\$3025.00~~ charge to replace any lost or stolen cards. Should a Homeowner assign membership privileges to a Renter, that Renter will be required to purchase access cards at a cost of ~~\$3025.00~~ each which shall only be valid during the term of the lease. An Access Card issued to a Renter will expire on the same date the lease expires, unless notice of the lease renewal is provided to the District. All Patrons will be required to sign an Amenity Facilities registration form upon receiving their access card as a condition of accessing the Amenity Facility.

All Patrons must have their assigned Access Card upon entering the Amenity Facilities. Access Cards are only to be used by the Patron they are issued to.

IV. HOMEOWNER ASSIGNMENT & RENTER’S PRIVILEGES

1. Homeowners who rent out or lease out their residential unit(s) in the District shall have the right to assign the Renter of their residential unit(s) as the beneficial users of the Homeowner’s membership privileges for purposes of Amenity Facilities use. Homeowner may assign his/her membership privileges in the rental agreement or a separate document, however, written proof acknowledging the assignment shall be necessary before Facility Access Cards may be issued. A Homeowner that assigns the membership privileges associated with any lot in the community is surrendering his/her rights for the full term of the lease period to the Renter. Homeowner privileges shall be reinstated to the Homeowner upon expiration of the lease or proof that the lease has been

¹ The Annual User Fee was last revised on June 13, 2022.

terminated provided, however, that Homeowner shall be responsible for all fees to obtain new Facility Access Card(s).

2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter must acquire a membership with respect to the residence which is being rented or leased. A Renter who is designated as the beneficial user of the Homeowner's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Homeowner.
3. Homeowners shall be responsible for all damages caused by the Renter to any Amenity Facilities or charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Homeowners are responsible for the deportment of their respective Renter.
4. Renters shall be subject to such other policies and rules as the Board may adopt from time to time.

Commented [BD1]: Comment discussed at meeting in this section sought to include additional language requiring a show of proof that the HOA approved the rental of the property in question. Does the HOA's current Dees require homeowners to send in an application and receive approval from the HOA before renting out the home? If so, could someone send over the Dees so I could incorporate the exact provision and language imposing this requirement?

V. DAMAGE TO PROPERTY OR PERSONAL INJURY

1. Each Patron and each Guest as a condition of use, access or invitation to the Amenity Facilities assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Amenity Facilities.
2. Guests must be accompanied by a Patron when using any Amenity Facility. Patrons will be responsible for any damages caused by Guests while using facilities.
3. No person shall remove from the room in which it is placed or from the Amenity Facilities' premises any property or furniture belonging to the District or its contractors without proper authorization. Amenity Facilities Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, caused by the member, any Guests or any family members. The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to property damage or personal injury.
4. Any Patron, Guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the District, the Board of Supervisors, District employees, District representatives, District contractors, and District agents, harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act of omission of the District, or their respective operators, Supervisors, employees, representatives, contractors, or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, Supervisors, employees, representative, contractors, and agents hereunder in respect to

any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

5. Should any party bound by these Policies bring suit against the District, the Board of Supervisors or staff, agents or employees of the District, any Amenity Facility operator or its officers, employees, representatives, contractors or agents in connection with any event operated, organized, arranged or sponsored by the District or any other claim or matter in connection with any event operated, organized, arranged or sponsored by the District, and fail to obtain judgment therein against the District or the Amenity Facility operator, officers, employee, representative, contractor or agent, said party shall be liable to the District for all costs and expenses incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings).

VI. GENERAL AMENITY FACILITY USAGE POLICY

All Patrons and Guests using the Amenity Facilities are required to conduct themselves in a responsible, courteous and safe manner in compliance with the Policies and Rules. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or Guest. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment.

Emergencies: Call 911. After contacting 911, all emergencies and injuries occurring on the Amenity Facilities must be reported to the office of the District Manager (813)-533-2950. Additionally, Patrons or Guests should complete an incident report and submit it to the Amenity Manager.

Persons using the Amenity Facilities do so at their own risk. Amenity Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons or Guests. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a fitness program.

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies and Rules when necessary, at a duly-noticed Board meeting, and will notify the Patrons of any changes. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's Policies and Rules, the Board must hold a duly-noticed public hearing on said rates and fees.
2. Children under sixteen (16) years of age must be accompanied by an adult Patron aged eighteen (18) or older, as provided herein.
3. Patrons under eighteen (18) years of age are not permitted to bring any Guests. Except as set forth herein, Patrons eighteen (18) years of age or older are permitted to bring up to three (3) Guests each.
4. Dogs and all other pets (with the exception of Service Animals) are not permitted at the Amenity Facilities with the exception of the Dog Park. Where Service Animals are

permitted on the grounds, they must be leashed. Patrons are responsible for picking up after all pets as a courtesy to the public and in accordance with the law.

5. Any consumption of Alcoholic beverages at the Amenity Facilities shall be in accordance with Florida law and this policy. Specifically, Alcoholic beverages are only permitted in the Amenity Facilities in the following circumstances:
 - a. Alcoholic beverages are sold or dispensed by a catering vendor in conjunction with an individual's rental of all or a portion of the Amenity Facilities so long as such vendor i) sells or dispenses such beverages in accordance with Florida law; ii) is licensed with the Florida Department of Business and Professional Regulation and holds any other necessary licensure required by the State or Hillsborough County; and iii) provides a certificate of insurance naming the District as an additional insured on its general liability and liquor liability insurance coverages held in an amount deemed to be acceptable by the District in its sole discretion.
 - b. Alcoholic beverages are sold or dispensed by individuals or entities that have rented all or a portion of the Amenity Facilities so long as such individuals or entities: i) sell or dispense such beverages in accordance with Florida law; ii) are licensed with the Florida Department of Business and Professional Regulation and hold any other necessary licensure required by the State or Hillsborough County; and iii) provide a certificate of special events insurance coverage (that includes liquor liability coverage) naming the District as an additional insured held in an amount deemed to be acceptable by the District in its sole discretion.
 - c. Alcoholic beverages are brought to the Amenity Facilities by individuals that have rented all or a portion of the Amenity Facilities for personal consumption on a "BYOB" basis so long as the District is provided a copy of the host's homeowners' insurance policy. However, alcoholic beverages may not be offered for sale nor may there be a door or other admission charge to an event where alcoholic beverages are going to be consumed. Charging a door or other admission charge for an event that includes alcoholic beverages, even if said alcoholic beverages are offered for free as part of the event, is prohibited.

Nothing herein shall prevent the District from serving or selling alcoholic beverages at its events held at the Amenity Facilities in accordance with Florida law and its insurance coverages.

6. Vehicles must be parked in designated parking areas, including non-motorized vehicles such as bicycles. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. Parking at District Amenities is at your own risk, overnight parking is prohibited, and violators will be towed. (Reference: Resolution 2022-23, Adopting Parking Enforcement Rules).
7. Fireworks of any kind are not permitted anywhere on the Amenity Facilities or adjacent areas.
8. Only District employees and staff are allowed in the service areas of the Amenity Facilities.

9. The Board of Supervisors (as an entity) and the District Manager, the Amenity Manager and its staff shall have full authority to enforce these policies.
10. ~~With the exception of designated areas, Smoking~~smoking, including vaping and ~~the use of~~ electronic cigarettes, is ~~not permitted anywhere in the prohibited at the Amenity Facilities to extent allowable under Florida law.~~
~~Amenity Facilities, except in designated areas.~~
11. Patrons must present their Access Cards when requested by staff, including security vendors hired by the District, at any Amenity Facility.
12. Disregard for any Policies or Rules may result in expulsion from the facility and/or loss of Amenity Center privileges in accordance with the procedures set forth herein.
13. Patrons and their Guests shall treat all staff members with courtesy and respect.
14. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited ~~at the Amenity Facilities or~~ on all property owned, maintained, and operated by the District, ~~including, but not limited to, trails and boardwalks or at any of the within District unless they are owned by the District.~~
15. Skateboarding and scooters are not allowed on any Amenity Facilities.
16. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved by the Amenity Manager.
17. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation. Notwithstanding the foregoing, each homebuilder entity owning undeveloped property or residential lots within the District may rent a portion(s) of the Amenity Center one (1) time per quarter in accordance with Article XVII herein in order to hold sales and other events which directly relate to its sale of residential lots within the District.
18. Firearms or any other weapons are not permitted in any of the Amenity Facilities.
19. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.

20. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespasser(s) will be reported to the local authorities.
21. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
22. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities, and shall ensure that any minor and/or Guest for whom they are responsible also complies with the same.
23. Various areas of all Amenity Facilities are under twenty-four (24) hour video surveillance. Surveillance is for the purpose of protecting District Property, and does not provide safety or security to residents. Recordings are property of the District, and are not permitted by Florida law to be released to members of the public. Any concerns on property should be reported to District Staff, and a police report should be filed for any criminal activity or safety concerns.
24. Outdoor grilling is prohibited at all Amenity Facilities unless at a District pre-approved special event or in a designated area.
25. Inflatable equipment, such as bounce houses, is not permitted at the Amenity Facilities unless specifically authorized by the District. Only commercial bounce houses shall be permitted with proof of appropriate insurance coverage.
26. Loud, profane, or abusive language is absolutely prohibited. No physical or verbal abuse will be tolerated.
27. Card games may be played at the Amenity Facilities in accordance with Florida Law. When gambling is involved (penny ante) the following policies apply:
- a. The card game must be a game or series of games of poker, pinochle, bunco, bridge, rummy, canasta, hearts, dominoes, or mah-jongg. All other form of cards games that include gambling is strictly prohibited unless allowed for under Florida law.
 - b. The winnings of any player in a single round, hand or game cannot exceed \$10.00 in value.
 - c. Commission/consideration cannot be paid to any individual for assistance in hosting the games.
 - d. No admission or fee of any kind may be charged for participating in the card games above and beyond the fees required to obtain Non-Resident Member status.
 - e. All participants must be 18 years of age or older.
 - f. Advertisements regarding card games, in any form, are prohibited.
 - g. Debits created or owed from playing cards are unenforceable.

VII. GENERAL POLICIES FOR ALL POOLS

Hours: The pool facilities are open for use by Patrons from dawn to dusk.

General:

1. There shall be posted signage as follows:

****NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK****

2. Radios, tape players, CD players, MP3 players, ~~and~~ televisions, and the like are not permitted unless they are personal units equipped with headphones. The use of personal video and/or audio recording devices are not permitted unless permission is received from the Amenity Manager.
3. Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health, except at the Streambed Pool as provided herein. During the posted hours Patrons swim at your own risk while adhering to swimming pool policies. Any person swimming during non-posted swimming hours may be suspended from using the Amenity Facilities.
4. Showers are required before entering the pools.
5. Glass containers are not permitted in the pool area.
6. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
7. If lightning or thunder is detected within ten (10) miles of the pool, the pool will close for no less than thirty (30) minutes, and Patrons and Guests will be asked to leave the pool area.
8. Diving is strictly prohibited at all pools, with the exception of Swim Team competitions pre-approved by the Board of Supervisors.
9. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
10. Proper swim attire must be worn in the pool; no jeans or cutoffs will be allowed.
11. No food (including chewing gum) or drinks, other than water, is permitted in the pool or on the pool deck area. Food is only allowed under the covered area where the tables are located.
12. The changing of diapers or clothes is not allowed in the pool area or on the tables.
13. No one shall pollute or contaminate the pool. If contamination occurs, the pool will be closed for such time as necessary to comply with Health codes and the water will be

shocked with chlorine to kill the bacteria. Anyone who does pollute or contaminate the pool is liable for any costs incurred in treating and reopening the pool and will be subject to suspension of privileges.

14. Remote controlled water craft are not allowed in the pool area.
15. Pool entrances must be kept clear at all times.
16. No swinging on ladders, fences, or railings is allowed.
17. Pool furniture is not to be removed from the pool area.
18. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
19. The Amenity Staff reserves the right to authorize all programs and activities, with regard to the number of Guest participants, equipment, supplies, usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Home Owner's Association Sponsored Events.

VIII. AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

1. Permitted play equipment includes pool toys (i.e. dive sticks, balls, frisbees, snorkels, swim fins, etc.) and flotation devices (i.e. noodles, floats, rafts, etc.) includes is shown in the attached **Exhibit A**. Prohibited play equipment is shown in the attached **Exhibit B**.
2. Persons planning to utilize permitted play equipment must meet with Amenity Staff for approval prior to use. The District reserves the right to discontinue approved usage of such play equipment during times of peak or scheduled activities at the pool, or if the equipment provides a safety concern.
3. Exceptions are Coast Guard-approved personal flotation devices, kickboards for lap swimming/swim classes, masks, goggles, water wings, and water toys for organized special events which are not required to be approved by Amenity Staff.
4. Amenity Staff as the final say regarding the use of any and all play equipment at the pools.

IX. FECES POLICY

In an effort to avoid contamination:

1. Parents should take their children to the restroom before entering the pool.

2. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.
3. If contamination occurs, the affected pool will be closed for twenty-four (24) hours per the Florida Department of Health guidelines. The water will be shocked with chlorine to kill the bacteria.

X. WILDLIFE POLICY

1. Residents and guests may encounter wildlife on the District's walking trails, ponds, protected preserves and open space tracts, among other areas within the District. Do not feed or otherwise disturb any wildlife encountered in the District.
2. Dispose of food refuse in the proper receptacle within a sealed container. Do not throw any food or waste into District stormwater ponds or preserve areas.
3. If you encounter an alligator anywhere on District property, contact Florida Fish and Wildlife Gator Hotline @ 866-FWC-GATOR (392-4286) to report the alligator. Florida Fish and Wildlife will provide a reference number for the harvesting of the alligator, which you must provide to your District Manager. The District Manager will then approve access by FFWL to the District property for harvesting.
4. For all other encounters with wildlife on District property, please contact the Amenities Manager directly, and they will assess the situation. To contact the CDD Amenities office, please reach out to the Triple Creek Clubhouse - Triplecreekclub@gmail.com. They may then contact a wildlife removal expert to remove the animal.
5. You can visit the Florida Fish and Wildlife website utilizing the link <https://myfwc.com/> for more information about Florida wildlife species, how to live with Florida native wildlife, and what you can do to prevent injury.

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X. POOL SLIDE POLICY

1. Use at your own risk.
2. The slide is for children ages sixteen (16) and below.
3. No running.
4. One at a time on slides.
5. Slide feet first.
6. No sitting at bottom of slides.
7. Children under 12 must be supervised by an adult at all times

XI. NIGHT SWIMMING POLICY

Hours: The Streambed Pool is available for night swimming ONLY on Fridays and Saturdays from dusk until 12 AM.

Restrictions on Patron Use: No children under the age of eighteen (18) are permitted to utilize the Streambed Pool during night swimming hours of operation.

Guest Policy: No Guests are permitted.

General:

1. All current Amenity Facilities Policies relating to usage of the pool and other amenity facilities are to be followed, unless otherwise revised below.
2. Please be courteous of the residents who live nearby. The volume of live or recorded music must not violate applicable Hillsborough County Noise Ordinances.

XII. ADA POOL CHAIR POLICY

1. ADA chair lifts are for use by disabled Patrons and Guests only. Users should consult with their physician to determine if water activities are appropriate for users.
2. Chair lifts are designed for self-use. Amenity Management Staff is not authorized to assist Patrons or Guests with use beyond initial review of operating instructions.

XIII. FITNESS CENTER POLICY

Hours: The Fitness Centers are open for use by Patrons during normal operating hours to be established and posted by the District.

Restrictions on Patron Use: Patrons sixteen (16) years of age and older are permitted to use the Fitness Centers during designated operating hours. No one under the age of sixteen (16) is allowed in the Fitness Center at any time.

Guest Policy: No Guests are permitted to use the Fitness Centers.

General:

1. Food (including chewing gum) is not permitted within the Fitness Centers. Beverages, however, are permitted in the Fitness Centers if contained in non-breakable containers with screw top or sealed lids.
2. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Centers. Flip-flops, slippers, slides, "Crocs" or similar footwear is prohibited. Appropriate clothing includes t-shirts, tank tops, shorts (no jeans), and/or sweat suits (no swimsuits).

3. Each individual is responsible for wiping off fitness equipment after use.
4. Hand chalk is not permitted to be used in the Fitness Centers.
5. Music is not permitted unless it is by a personal unit equipped with headphones.
6. Weights or other fitness equipment may not be removed from the Fitness Centers.
7. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
8. Please replace weights to their proper location after use.
9. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
10. Any fitness program operated, established, and run by Amenity Staff shall have priority over other users of the Fitness Centers.
11. Please be courteous and do not use cell phones or personal devices while occupying fitness equipment.

XIV. PLAYGROUND POLICY

Hours: The Playground is open for use by Patrons and Guests from dawn to dusk.

Restrictions on Patron Use: Children under the age of twelve (12) must be accompanied by an adult.

General:

1. No roughhousing on the playground.
2. Persons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground.
3. Glass containers are prohibited.

XV. FISHING AND BOATING POLICY

1. Swimming, boating, fishing, use of personal flotation devices, or other active use of any waterway located within or adjacent to the District is prohibited.

2. Boats or watercraft of any kind are not permitted within any waterways located within or adjacent to the District with the exception of normal and customary maintenance of such waterways.

XVI. DOG PARK POLICY

Hours: The Dog Park is open for use by Patrons and Guests from dawn to dusk.

Restrictions on Patron Use: Children must be at least six (6) years of age to enter the Dog Park. Children under the age of twelve (12) must be accompanied by an adult.

General:

1. Dog Park is unattended. Persons using the park do so at their own risk. Owners must control their dog at all times.
2. Only dogs of Patrons are permitted to use the Dog Park. Limit two (2) dogs per Patron per visit. Guests may not bring dogs.
3. Dogs that have been declared dangerous or aggressive are prohibited.
4. All Patrons must have proof of their dog's current rabies vaccination and license.
5. Strollers are not allowed in the Dog Park.
6. Puppies under four months old are not permitted in the Dog Park.
7. Only dogs under 40 lbs. are allowed in the small dog park.
8. Dogs in heat are not allowed.
9. Patrons must pick up after their dog and dispose of feces properly.
10. Dogs must be on a leash when entering and exiting the Dog Park. Patrons must carry a leash for each dog while inside the dog area and the dogs must be under voice command at all times.
11. Dogs are required to wear a basic flat buckle collar or harness with identification tags at all times. No spiked or pronged dog collars are allowed.
12. Animals other than dogs are prohibited.
13. Leaving dogs unattended is prohibited. All Patrons must remain in the Dog Park with their dog at all times.
14. Dogs that bark persistently, are a nuisance, or are annoying or provoking other dogs or persons must leave the Dog Park.

15. Dogs are not permitted to dig within the Dog Park. Any holes must be filled by Patrons.
16. Climbing on or over the fence is not permitted as well as dogs jumping from one side to the other inside the Dog Park.
17. No food (dog or human), or raw hides allowed in the Dog Park. Patrons must use caution when bringing dog toys to the park since fights could erupt.
18. No glass containers are allowed in the Dog Park.
19. The CDD staff has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special events, or for the public's safety and/or health.

XVII. SPORTS COURTS POLICY

Hours: The Sport Courts are open for use by Patrons from dawn to dusk.

Restrictions on Patron Use: Children under the age of twelve (12) must be accompanied by an adult.

Guests: No Guests are permitted to use the Sport Courts.

General:

1. The Sport Court facilities are unattended. Use these facilities at your own risk.
2. Persons using the Sport Courts must supply their own equipment.
3. Please remove any trash.
4. No glass containers are allowed on the Sport Courts.
5. The exclusive and reserved schedules of the sport courts are limited to the community-based teams and programs scheduled through the Amenity Staff.

XVIII. BUSINESS CENTER POLICY

Hours: The Business Center is open for use by Patrons from 10:00 AM – 6:00 PM, except in the event of any office closure.

Restrictions on Patron Use: Children under the age of sixteen (16) must be accompanied by an adult.

Guests: No Guests are permitted to use the Business Center.

General:

- Please check in with the office team before using the center.

- Please do not add or alter programs.
- Documents are not to be saved on the hard drive. Any documents saved on the hard drive will be deleted.
- Please report any damaged or malfunctioning equipment to the office team.
- Equipment and supplies are not to be removed from the Business Center.
- Each session on the computer is limited to a maximum of 20 minutes. Please see the office team if you need additional time.
- Please see the office team to make payment before printing.

XIX. LAKEHOUSE FACILITY POLICY

Hours: The Lakehouse Facility is open for use by Patrons and Guests from 10am to 6pm.

Restrictions on Patron Use: The Lakehouse Facility is restricted to the use of patrons twenty-one (21) years of age or older. Patrons under the age of twenty-one (21) are prohibited from use of the Lakehouse Facility.

XX. FACILITY RENTAL POLICIES FOR STREAMBED & HAMMOCK CLUB AMENITY CENTERS

Homeowners (including homebuilders owning undeveloped property or residential lots within the District), Renters, and Non-Resident Members may reserve for rental certain portions of the Amenity Center for private events; provided, however, that each homebuilder entity may only rent a portion(s) of the Amenity Center one (1) time per quarter if the rental is to be utilized for commercial purposes as discussed in more detail in Article VI(16) herein. Only one (1) room or portion of the facility is available for rental during regular hours of operation and reservations may not be made more than six (6) months prior to the event. Persons interested in doing so should contact the Amenity Manager at 13013 Boggy Creek Drive, Riverview, FL 33579 regarding the anticipated date and time of the event to determine availability. Please note that all the facilities are unavailable for private events on the following holidays:

New Year's Day	Labor Day <u>weekend</u>
Easter Sunday	Thanksgiving
Memorial Day <u>weekend</u>	Christmas Eve
July 4 th	Christmas Day
New Year's Eve	

The pool and pool deck area of the facilities are not available for private rental and shall remain open to other Patrons and their Guests during normal operating hours.

The Patron renting any portion of the facility shall be responsible for any and all damage and expenses arising from the event.

***Reservations:** Patrons interested in reserving a room must submit to the Amenity Manager's Office a completed Facility Rental Application. At the time of approval, the fees associated with the rental **must** be submitted to the Amenity Manager's Office in order to reserve the room. One payment should be in the amount of the room rental fee and the other payment should be the

deposit. All checks and money orders are made payable to the **Triple Creek CDD**. The Amenity Manager's Office will review the Facility Rental Application on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the District's Board of Supervisors for consideration. Reservations for Charity Events must be made at least thirty (30) days in advance of event and are contingent on District Board approval. Exceptions may be granted at the Board's discretion.

Available Facilities: The Streambed Clubhouse Room, Hammock Club Meeting Room and Hammock Club Veranda, Outside Deck, and Kitchen Area are available for private rental.

Staffing: Not required to be on duty on the District premises during the Facility Rental.

Deposit: A deposit is required at the time the reservation is approved. To receive a full refund of the deposit, the following must be completed timely:

- Renter must check in with the Amenity Office for their event and pick up a checklist to be completed and returned to the office.
- Ensure you are present for the duration of the rental.
- Ensure that all garbage is removed and ~~placed in the dumpster~~ disposed of by Renter.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, table tops, chairs and sink area.
- Replace garbage liner.
- Clean out and wipe down the refrigerator, microwave, oven, and all cabinets and appliances used.
- Clean any windows, doors, and mirrors in the rented room.
- Sweep and mop floor.
- Ensure that no damage has occurred to the Amenity Center and its property.
- Remove food from refrigerator at Hammock Club.
- Ensure all windows and doors are properly secured
- Checklist has been completed

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General:

- Patrons are responsible for ensuring that their Guests adhere to the policies set forth herein.
- Rental fees and deposits may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities; such increase may not exceed ten percent (10%) per year.
- The volume of live or recorded music must not violate applicable Hillsborough County Noise Ordinances.

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits

or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.

XXI. SUSPENSION AND TERMINATION OF ACCESS RULE

1. Introduction. This rule addresses disciplinary and enforcement matters relating to the use of the Amenity Facilities.

2. General. All persons using the Amenity Facilities and entering District properties are responsible for compliance with the Policies and Rules established for the safe operations of the Amenity Facilities.

3. Access Cards / Key Fobs. Access Cards are the property of the District. The District may request surrender of, or may deactivate, a person's access card or key fob for violation of the District's Policies and Rules established for the safe operations of the Amenity Facilities.

4. Suspension and Termination of Rights. The District shall have the right to restrict, suspend, or terminate the Amenity access of any person and members of their household to use all or a portion of the Amenities for any of the following acts (each, a "Violation"):

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of an Access Card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District Policies and Rules (e.g., this Amenity Policies and Rules document);
- g. Treating the District's staff, contractors, representatives, residents, landowners, or Patrons in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or

welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons;

~~j.k.~~ Engaging in lewd, lascivious or otherwise obscene behavior or conduct, including, but not limited to, directing sexually explicit or provocative gestures toward staff, vendors, residents, Patrons or Guests;

~~k.l.~~ Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons is likely endangered;

~~l.m.~~ Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or

~~m.n.~~ Such person's guest or a member of their household commits any of the above Violations.

Termination of Amenity Facilities access shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, and Patrons. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

6. Property Damage Reimbursement. If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

7. Removal from Amenities. The District Manager, Amenity Manager and onsite staff each have the independent ability to remove any person from the Amenities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

8. Initial Suspension from Amenities. The District Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one

(21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's Policies and Rules violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the adults at the address within the community where the minor resides.

9. Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of Policies and Rules violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

10. Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined in Section 4. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section 8, and the hearing shall be conducted in accordance with Section 9.

11. Automatic Extension of Suspension for Non-Payment. Unless there is an

affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal (“Appeal Request”). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board’s determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District’s suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board’s decision on appeal shall be final.

13. Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at an Amenity Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the Amenity Facilities after expiration of a suspension imposed by the District.

14. Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

XXII. INDEMNIFICATION

Each organization, group or individual using or reserving the use of CDD facilities agrees to indemnify and hold harmless the Triple Creek Community Development District (“District”) and the amenity management firm, and the respective officers, agents, contractors and employees of each, from any and all liability, claims, actions, suits or demands by and person, corporation or other entity, for injuries, death, property damage of any nature, arising out of or in connection with, the use of the district lands, premises and / or facilities, including litigation or any appellate proceeding with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District’s sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agents, employees and officers shall not be liable for, and the Homeowner, Renter or Non-Resident Member user shall release all claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District’s lands, premises and/or facilities.

The above policies were initially adopted by the Board of Supervisors for the Triple Creek Community Development District per Resolution 2014-05 on March 18, 2014 at a duly noticed public meeting.

EXHIBIT A

Permitted Flotation Devices





EXHIBIT B

Not Permitted Floatation Devices





Tab 6

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

www.triplecreekcdd.org

Operation and Maintenance Expenditures June 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$255,446.82**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
AMTEC	300130	7636-06-25	Arbitrage Rebate Calculation 2021 06/25	\$ 450.00	6/4/2025
Ballenger Landcare, LLC	300153	157	Pump Station Maintenance & WUP Reading 06/25	\$ 1,010.00	6/17/2025
Chris's Plumbing Service, Inc.	300168	27503	Clean Tank and Walls 06/25	\$ 555.00	6/27/2025
Complete IT Corp	300131	16520	Service Call 05/25	\$ 1,019.50	6/4/2025
Complete IT Corp	300145	16642	Security Monitoring Equipment Repair/Replacement 06/25	\$ 2,146.20	6/9/2025
Complete IT Corp	300138	E53C41C1-0016	Monitoring System 05/25	\$ 308.44	6/5/2025
Cooper Pools Inc.	300139	2025-733	Monthly Pool Service 06/25	\$ 4,950.00	6/5/2025
Cooper Pools Inc.	300139	2025-734	Streambed Monthly Service 06/25	\$ 2,500.00	6/5/2025
Cooper Pools Inc.	300169	2025-766	Silver Algaedyne / Black Algae Treatment 06/25	\$ 1,949.84	6/27/2025
D.J. Productions - Awesome Parties	300129	25513-45834	Family Movie Night 06/17/25	\$ 725.00	6/3/2025
D.J. Productions - Awesome Parties	300132	25513-45930	Family Movie Night 07/21/25	\$ 725.00	6/4/2025
David Alan Stafford	300156	DS052725	Board of Supervisors Meeting 05/27/25	\$ 200.00	6/19/2025
David Alan Stafford	300170	DS062525	Board of Supervisors Meeting 06/25/25	\$ 200.00	6/27/2025

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Doodycalls of Parrish FL	300140	PAR-0316053	Pet Waste Station Services 05/25	\$ 2,475.50	6/5/2025
Egis Insurance Advisors, LLC	300171	28195	Policy #100124656 Endorsement 06/25	\$ 4,721.00	6/27/2025
FitRev, Inc.	300133	34932	Triple Creek Club - Quarterly Preventative Maintenance 06/25	\$ 105.00	6/4/2025
FitRev, Inc.	300133	34934	Hammock Club - Quarterly Preventative Maintenance 06/25	\$ 375.00	6/4/2025
Florida Department of Revenue	20250624-4	39-8016521260-7 05/25 ACH	39-8016521260-7 Sales & Use Tax 05/25	\$ 146.47	6/24/2025
Frontier Florida, LLC	20250627-1	813-677-9974-082321-5 06/25 ACH	Phone, Internet & Cable Services 06/25	\$ 249.63	6/27/2025
Halff Associates, Inc	300150	10143743	Project 039611.001 Engineering Services 05/25	\$ 1,882.85	6/16/2025
Halff Associates, Inc	300172	10145293	Project 039611.001 Engineering Services 06/25	\$ 4,248.02	6/27/2025
Hillsborough County BOCC	20250624-2	3725359470 05/25 ACH	12586 Bergstrom Bay Dr 05/25	\$ 150.03	6/24/2025
Hillsborough County BOCC	20250624-1	5901186305 05/25 ACH	13013 Boggy Creek Dr 05/25	\$ 2,125.91	6/24/2025
Hillsborough County BOCC	20250624-3	8992542002 05/25 ACH	11920 Streambed Dr 05/25	\$ 418.71	6/24/2025
James Barthle II	300157	JB052725	Board of Supervisors Meeting 05/27/25	\$ 200.00	6/19/2025
James Barthle II	300173	JB062525	Board of Supervisors Meeting 06/25/25	\$ 200.00	6/27/2025

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Juniper Landscaping of Florida, LLC	300151	335449	Irrigation Repair 05/25	\$ 106.00	6/16/2025
Juniper Landscaping of Florida, LLC	300154	335450	Irrigation Repair 05/25	\$ 4,637.58	6/17/2025
Juniper Landscaping of Florida, LLC	300154	335451	Irrigation Repair 05/25	\$ 46.00	6/17/2025
Juniper Landscaping of Florida, LLC	300154	335452	Irrigation Repair 05/25	\$ 582.00	6/17/2025
Kutak Rock, LLP	300174	3581596	Legal Services 05/25	\$ 4,077.50	6/27/2025
Landscape Maintenance Professionals, Inc.	300141	335134	Spring Annuals Plants Install 05/25	\$ 4,640.00	6/5/2025
Landscape Maintenance Professionals, Inc.	300134	335784	Irrigation Repair 05/25	\$ 431.25	6/4/2025
Landscape Maintenance Professionals, Inc.	300146	336186	Landscape Maintenance 06/25	\$ 69,688.91	6/9/2025
Landscape Maintenance Professionals, Inc.	300146	336457	Site Prep - Talavera Woods Trail 05/25	\$ 2,800.00	6/9/2025
Landscape Maintenance Professionals, Inc.	300146	336458	Tree Removal 05/25	\$ 2,625.00	6/9/2025
Landscape Maintenance Professionals, Inc.	300141	337873	Tree Removal - Dog Park 05/25	\$ 2,259.97	6/5/2025
Landscape Maintenance Professionals, Inc.	300152	338692	Irrigation Repair 06/25	\$ 3,194.78	6/16/2025
Landscape Maintenance Professionals, Inc.	300152	338794	Flush Cut Dead Tree 06/25	\$ 700.00	6/16/2025

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Marc A. Carlton	300158	MC052725	Board of Supervisors Meeting 05/27/25	\$ 200.00	6/19/2025
Marc A. Carlton	300175	MC062525	Board of Supervisors Meeting 06/25/25	\$ 200.00	6/27/2025
Nvirotect Pest Control Service, Inc.	300135	362015	Pest Control Account #9501 05/25	\$ 195.00	6/4/2025
Quality Custom Contracting	300177	1294	Repair Deck 06/25	\$ 1,000.00	6/27/2025
R&R Air Solutions, LLC	300178	5002	Quarterly HVAC Maintenance 04/25	\$ 275.00	6/27/2025
Rare Bird Art Studio	300165	0000537	Special Event - Fourth of July Face Painting 07/25	\$ 350.00	6/26/2025
Rizzetta & Company, Inc.	300148	INV0000099616	Personnel Reimbursement 05/25	\$ 19,342.85	6/13/2025
Rizzetta & Company, Inc.	300128	INV0000099685	District Management Fees 06/25	\$ 6,219.50	6/3/2025
Rizzetta & Company, Inc.	300147	INV0000099774	Personnel Reimbursement, Amenity Management &	\$ 23,284.08	6/11/2025
Rizzetta & Company, Inc.	300162	INV0000099798	Enumerate, Cell Phone, and EE Recruiting 05/25	\$ 1,359.77	6/23/2025
Rizzetta & Company, Inc.	300164	INV0000100254	Personnel Reimbursement 06/25	\$ 20,099.16	6/24/2025
Shannon Lewis	300159	SL052725	Board of Supervisors Meeting 05/27/25	\$ 200.00	6/19/2025
Shannon Lewis	300179	SL062525	Board of Supervisors Meeting 06/25/25	\$ 200.00	6/27/2025

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Sharkys Events and Inflatables	300180	38771593	Inflatables for Fourth of July 07/25	\$ 3,936.61	6/30/2025
Sitex Aquatics, LLC	300142	10044-B	Midge Fly & Mosquito Treatment 05/25	\$ 5,518.00	6/5/2025
Sitex Aquatics, LLC	300142	10129-B	Aquatic Maintenance 06/25	\$ 5,440.00	6/5/2025
Sitex Aquatics, LLC	300155	10144-B	Vegetation Removal of Ditch Wet Area Only 06/25	\$ 18,500.00	6/17/2025
Stephanie Anastasio	300160	SA052725	Board of Supervisors Meeting 05/27/25	\$ 200.00	6/19/2025
TECO	20250605-1	211034284268 3/25	Electric Services 03/25	\$ 383.28	6/5/2025
TECO	20250605-2	211034284268 4/25	Electric Services 04/25	\$ 27.53	6/5/2025
The Bank of New York Mellon	300136	00252-25-0009302	Trustee Fee S2017 02/14/25 - 02/13/26	\$ 4,400.00	6/4/2025
The Observer Group, Inc.	300137	25-01510H	Legal Advertising 05/25	\$ 70.00	6/4/2025
The Observer Group, Inc.	300163	25-01711H	Legal Advertising 06/25	\$ 70.00	6/23/2025
Thompson Entertainment, LLC	300149	2327 Balance	Mobile Stage w/Roof 07/25	\$ 2,150.00	6/13/2025
Tracy and Sons, LLC	300166	1627	Moved Lights to New Circuit / Surge Protector on Pool Pump	\$ 1,191.00	6/26/2025
Tracy and Sons, LLC	300166	1629	Installed Surge Protector 04/25	\$ 2,340.00	6/26/2025

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Tracy and Sons, LLC	300166	1678	Electrical Work 06/25	\$ 650.00	6/26/2025
Triple Creek Social Committee	300167	062325 Mother's	Mother's Day Food Purchase Reimbursement 05/25	\$ 234.93	6/26/2025
Valley National Bank	20250626-1	CC053125-535 ACH	Credit Card Expenses 05/25	\$ 6,665.60	6/26/2025
VGlobel Tech	300143	7403	Web Maintenance - Community Care Sites 06/25	\$ 75.00	6/5/2025
Waste Management Inc. of Florida	300144	0155668-2206-8	Waste Disposal Services 06/25	<u>\$ 843.42</u>	6/5/2025
Total Report				<u>\$ 255,446.82</u>	



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Triple Creek Community Development District
c/o Ms. Shandra Torres
District Compliance Associate
Rizzetta & Company
3434 Colwell Ave, Ste 200
Tampa, FL 33614

Invoice No. 7636-06-25

Date: June 3, 2025

For Professional Services:

Issue	Service	Fee
\$7,560,000 Triple Creek Community Development District (Hillsborough County, Florida), Special Assessment Bonds, Series 2021 (Villages Q & R Project)	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED
06-03-2025

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK / ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

Please notify AMTEC at info@amteccorp.com upon completing the transaction.



3840 68th Ave N
Pinellas Park, FL 33781

Bill To
Triple Creek CDD C/O Rizzetta & Co Inc 2700 S. Falkenburg Rd. Suite 2745 Riverview , FL 33578

Invoice 157

Date	PO#
06/01/25	
Sales Rep	Terms
Mark A Ballenger II	Due on Receipt

Property Address
Triple Creek CDD Riverview , FL 33579

Description	Qty / UOM	Rate	Ext. Price	Amount
#123 - Water Use Reporting June 2025				\$1,010.00

RECEIVED
06-04-2025

Subtotal	\$1,010.00
Sales Tax	\$0.00
Total	\$1,010.00
Credits/Payments	(\$0.00)
Balance Due	\$1,010.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$1,010.00	\$0.00	\$0.00	\$0.00



Chris's Plumbing

License #:CFC 1431407 - CAC 1818250

6404 U.S. 301
Riverview, Florida 33578

8136713993

<https://chrissplumbing.com>

Invoice #27503

INVOICED

Triple Creek CDD

(813) 671-5900

Service Address:

13010 Boggy Creek Drive, Riverview,
Florida, 33579

Billing address:

3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Job Title: Preventative Maintenance

Job Location Address: 13010 Boggy
Creek Drive, Riverview, Florida, 33579

Job Members: Sean Hoffman

Invoiced Date: Jun 13, 2025

Due Date: Jun 13, 2025

Status: Invoiced

Author: Sean Hoffman

Notes:

Clean tank and walls pump one 15 amps pump two pulling 15 amps both 205 volts each leg of power

Option 1

Item	Lift Station	Unit Price	Quantity
Harben - Pressure washer		\$275.00	1
Jetter to be used as a pressure washer with copper tubes			
REGULAR LABOR PLUMBING		\$280.00	1
LABOR PLUMBING REGULAR TIME			

Thank you for your business!

Subtotal	\$555.00
Total	\$555.00
Amount Paid	\$0.00
Amount Due	\$555.00

RECEIVED
06-16-2025

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355

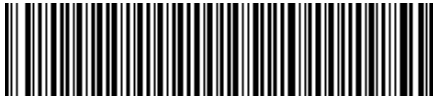


Triple Creek CDD
3434 Colwell Avenue Suite 200
Tampa, FL, United States 33614

Invoice #	16520
Invoice Date	05-28-25
Balance Due	\$1,019.50

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Front office ==	\$0.00	1.0	\$0.00
Tech Labor-Cameras ACS	Hourly Labor Service | Minimum 2-hours | Cameras/ACS	\$165.00	3.0	\$495.00
Cat6	Ethernet Cat6 Cable Drop and Termination	\$250.00	1.0	\$250.00
EN-CDUD-008a	Eagle Eye Camera DD08 Outdoor Vandal Dome 4Mpix, NDAA, IR, IP66, IK10, 2.7mm-13.5mm Moto lens, WDR, POE, SDCard, (with audio)	\$265.00	1.0	\$265.00
(none)	PR1 License	\$9.50	1.0	\$9.50

Subtotal	\$1,019.50
Tax	\$0.00
Invoice Total	\$1,019.50
Payments	\$0.00
Credits	\$0.00
Balance Due	\$1,019.50



RECEIVED
05-28-2025

Invoice Ticket

Ticket Date	Mon 04-14-25 04:05 PM
Ticket #	11639
Subject	New Front Office Camera

Ticket Issue

Initial Issue Mon 04-14-25 04:05 PM Thomas Giella	This camera will be EEN because it has built-on audio mic.
---	--

Ticket Comments

Date	Comment
Update Wed 05-28-25 02:35 PM Charles Bourne	Installed the camera and the added a small switch temporarily to get the camera up.
Initial Issue Mon 04-14-25 04:05 PM Thomas Giella	This camera will be EEN because it has built-on audio mic.

2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Triple Creek CDD
3434 Colwell Avenue Suite 200
Tampa, FL, United States 33614

Invoice #	16642
Invoice Date	06-01-25
Balance Due	\$2,146.20

Item	Description	Unit Cost	Quantity	Line Total
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network/location - Please see solutions sheet above for details - Clubhouse & Streambed	\$150.00	2.0	\$300.00
Brivo Onair Tier 1 Reader Monthly Data Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader from 1-2 on the account) Applies to ACS6000, ACS300 and Mercury. - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$16.50	2.0	\$33.00
Brivo Onair Tier 2 Reader Monthly Data Plan (3-12 readers)	- Brivo Onair Tier 2 Reader Monthly Data Plan (For each reader from 3-12 on the account) Applies to ACS6000, ACS300 and Mercury - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$13.60	17.0	\$231.20
1000 Brivo Onair Mobile Passes	1000 Brivo Onair Mobile Passes for a single Account, monthly subscription	\$60.00	4.0	\$240.00
EEN VMS M10 Monthly Camera License	Eagle Eye VMS M10 Camera Management Monthly (CMVR Local only, no cloud storage included)	\$9.50	37.0	\$351.50
2-Way Intercom License	VMS Speaker/Intercom M30 Monthly License	\$8.50	3.0	\$25.50
Monitored Burglar Alarm System - Commercial	Monitored Burglar Alarm System: Commercial/Business Property	\$65.00	1.0	\$65.00
CIT Video Monitoring (per location) - Commercial	- Ai cameras only - 3 AXIS PAs - Operator handled events - 2,000 triggered system events - 4 operator interventions included per month. - \$4.00 per operator intervention thereafter - Includes Talk Down Communication	\$450.00	2.0	\$900.00

Subtotal	\$2,146.20
Tax	\$0.00
Invoice Total	\$2,146.20
Payments	\$0.00
Credits	\$0.00
Balance Due	\$2,146.20



RECEIVED
06-01-2025

Invoice



Invoice number E53C41C1-0016

Date of issue June 1, 2025

Date due June 16, 2025

Complete I.T. Corp

2664 Cypress Ridge Boulevard

Suite 103

Wesley Chapel, Florida 33544

United States

+1 813-444-4355

support@completeit.io

Bill to

Triple Creek CDD

13013 Boggy Creek Dr

Riverview, Florida 33579

United States

+1 813-671-5900

monolan@rizzetta.com

\$308.44 USD due June 16, 2025

[Pay online](#)

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from May 2025. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description	Qty	Unit price	Amount
Product - Individual Phone Number (CDD and HOA)	2	\$2.50	\$5.00
Product - Hosted Voip Seats (2 Office, 1 HOA, Conf, 2 PA's)	7	\$25.00	\$175.00
Product - Snom D735 (HOA)	1	\$5.00	\$5.00
Product - Yealink T54W	3	\$25.00	\$75.00
Tax - FEDERAL EXCISE TAX	1	\$0.15	\$0.15
Tax - FEDERAL COST RECOVERY FEE	1	\$4.48	\$4.48
Tax - FEDERAL NANPA FUND	1	\$0.02	\$0.02
Tax - FEDERAL UNIVERSAL SERVICE FUND	1	\$43.17	\$43.17
Tax - FCC REGULATORY FEE	1	\$0.62	\$0.62
Subtotal			\$308.44
Total			\$308.44
Amount due			\$308.44 USD



INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Triple Creek Community

Bill to
Triple Creek Community
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Triple Creek Community
13013 Boggy Creek Dr
Riverview, FL 33579

Invoice details

Invoice no.: 2025-733
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance June 2025	1	\$4,950.00	\$4,950.00

Total \$4,950.00

Ways to pay



View and pay

RECEIVED
06-02-2025

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Triple Creek Streambed

Bill to
Triple Creek Streambed
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Ship to
Triple Creek Streambed
11920 Streambed Dr
Riverview, FL 33579

Invoice details

Invoice no.: 2025-734
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance June 2025	1	\$2,500.00	\$2,500.00

Total \$2,500.00

Ways to pay



View and pay

RECEIVED
06-02-2025

INVOICE

Cooper Pools, CP Remodeling & Resurfacing
4850 Allen Rd
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Triple Creek Community

Bill to
Triple Creek Community
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to
Triple Creek Community
13013 Boggy Creek Dr
Riverview, FL 33579

Invoice details
Invoice no.: 2025-766
Terms: Net 30
Invoice date: 06/10/2025
Due date: 07/10/2025

Technician: Andrew / Noah / Hunter
PO#: Activity Pool

#	Date	Product or service	Description	Qty	Rate	Amount
1.		QT SILVER ALGAEDYNE	QT SILVER ALGAEDYNE	4	\$127.46	\$509.84
2.		Black Algae Treatment / Removal	Black Algae Treatment / Removal	8	\$180.00	\$1,440.00

Total \$1,949.84

Ways to pay



View and pay

RECEIVED
06/10/2025

DELIVERY DIRECTIONS:

DELIVERY DIRECTIONS:

Triple Creek CDD

27-May-25

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Marc Carlton	<input checked="" type="checkbox"/>	MC052725
James Barthle II	<input checked="" type="checkbox"/>	JB052725
Shannon Lewis	<input checked="" type="checkbox"/>	SL052725
David Stafford	<input checked="" type="checkbox"/>	DS052725
Stephanie Anastacio	<input checked="" type="checkbox"/>	SA052725

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
06/17/2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	8:29
Total Meeting Time:	

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

Total at \$185 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	0.7
Mileage to Charge	\$0.00

DM Signature: _____



Triple Creek CDD

25-Jun-25

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Marc Carlton	<input checked="" type="checkbox"/>
James Barthle II	<input checked="" type="checkbox"/>
Shannon Lewis	<input checked="" type="checkbox"/>
David Stafford	<input checked="" type="checkbox"/>
Stephanie Anastacio	<input type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
06-26-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	9:04
Total Meeting Time:	

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

Total at \$185 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	0.7
Mileage to Charge	\$0.00

DM Signature: _____



Doodycalls of Parrish FL
4326 Kingsfield Dr
Parrish, FL, 34219

INVOICE# PAR-0316053

05/31/2025

Please remit payment to:
Doodycalls of Parrish FL
4326 Kingsfield Dr
Parrish, FL, 34219

Invoice Balance

\$2475.50

Total Due Includes All Unpaid
Invoices

\$ 2475.50

Triple Creek,
13013 Boggy Creek Drive,
Riverview, FL 33579

Checks payable to DoodyCalls of Parrish FL: We appreciate your business.

					Invoice #	Invoice Date
					PAR-0316053	May 31, 2025
CUSTOMER CARE CENTER HOURS OF OPERATION: 800 366-3922 Monday - Friday: 8:30 AM to 9 PM Saturday: 9 AM to 5 PM Sunday: 12:30 PM to 3:30 PM						
Description	Date	Qty	U/M	Rate	Discount	Amount
SO-00214 Service : Pet waste station service	May 1, 2025	17		\$ 9.50		\$ 161.50
SO-00157 Service : Common area cleaning	May 5, 2025	1		\$ 75.00		\$ 75.00
SO-00157 Service : Pet waste station service	May 5, 2025	36		\$ 9.50		\$ 342.00
SO-00214 Service : Pet waste station service	May 8, 2025	17		\$ 9.50		\$ 161.50
SO-00157 Service : Common area cleaning	May 12, 2025	1		\$ 75.00		\$ 75.00
SO-00157 Service : Pet waste station service	May 12, 2025	36		\$ 9.50		\$ 342.00
SO-00214 Service : Pet waste station service	May 15, 2025	17		\$ 9.50		\$ 161.50
SO-00157 Service : Pet waste station service	May 19, 2025	36		\$ 9.50		\$ 342.00
SO-00157 Service : Common area cleaning	May 19, 2025	1		\$ 75.00		\$ 75.00
SO-00214 Service : Pet waste station service	May 22, 2025	17		\$ 9.50		\$ 161.50
SO-00157 Service : Common area cleaning	May 26, 2025	1		\$ 75.00		\$ 75.00
SO-00157 Service : Pet waste station service	May 26, 2025	36		\$ 9.50		\$ 342.00
SO-00214 Service : Pet waste station service	May 29, 2025	17		\$ 9.50		\$ 161.50
Invoice Total						\$2475.50
Payments/Credits Applied to Invoice						\$0.00
Invoice Balance						\$2475.50
A minus sign (-) in the Total Due Field Box indicates a credit balance						
DoodyCalls is going Green - Let us know if you prefer your invoices by email or choose monthly auto pay with your card.						

RECEIVED
06-02-2025



Triple Creek Community Development District
 c/o Rizzetta & Company
 3434 Colwell Ave, Suite 200
 Tampa, FL 33614

INVOICE

Customer	Triple Creek Community Development District
Acct #	503
Date	06/25/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 4,721.00
Payment Amount	\$4,721.00
Payment for:	Invoice#28195
100124656	

Thank You

Please detach and return with payment



Customer: Triple Creek Community Development District

Invoice	Effective	Transaction	Description	Amount
28195	06/12/2025	Policy change	Policy #100124656 10/01/2024-10/01/2025 Florida Insurance Alliance Package - Added Auto & Prop Due Date: 6/25/2025	4,721.00

RECEIVED
 06-26-2025

Total

\$ 4,721.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

P.O. Box 748555
 Atlanta, GA 30374-8555

(321)233-9939

scclimer@egisadvisors.com

Date

06/25/2025



7823 N Dale Mabry Hwy., STE 107
Tampa, FL 33614
Ofc: 813-870-2966
Fax: 813-870-2896

Invoice

Date	Invoice #
5/30/2025	34932

Bill To
Triple creek 3434 Colwell Avenue, Suite 200 Tampa, FL 33614

Ship To
Triple Creek Club 11920 Streambed Drive Amenity Center Riverview, FL 33579

S.O. No.	P.O. No.	Terms	Rep
		Due on receipt	CJ

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed				105.00	105.00

	Subtotal	\$105.00
<div>INVOICES ARE CONSIDERED DELINQUENT THIRTY (30) DAYS FROM THE INVOICE DATE. INTEREST SHALL ACCRUE ON ALL PAST DUE INVOICES AT THE RATE OF 1.5% PER MONTH, OR THE MAXIMUM RATE ALLOWABLE BY LAW, AND THE CLIENT AGREES TO BE LIABLE FOR ALL COSTS RELATED TO COLLECTION OF DELINQUENT INVOICES, INCLUDING COURT COSTS AND ATTORNEY'S FEES.</div>	Sales Tax (0.0%)	\$0.00
	Total	\$105.00
	Payments/Credits	\$0.00
	Balance Due	\$105.00

RECEIVED
05-30-2025



7823 N Dale Mabry Hwy., STE 107
Tampa, FL 33614
Ofc: 813-870-2966
Fax: 813-870-2896

Invoice

Date	Invoice #
5/30/2025	34934

Bill To
Triple Creek CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Ship To
Hammock Club at Triple Creek Steven Giovannello 13013 Boggy Creek Drive Riverview, FL 33579

S.O. No.	P.O. No.	Terms	Rep
		Due on receipt	CJ

Item	Description	Ordered	Prev. Invoi...	Invoiced	Rate	Amount
PM Quarterly	Preventative Maintenance - adjusted, tightened, tested, lubricated and cleaned Fitness Equipment as needed				375.00	375.00

	Subtotal	\$375.00
	Sales Tax (0.0%)	\$0.00
	Total	\$375.00
	Payments/Credits	\$0.00
	Balance Due	\$375.00

Invoices are considered delinquent thirty (30) days from the invoice date. Interest shall accrue on all past due invoices at the rate of 1.5% per month, or the maximum rate allowable by law, and the client agrees to be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees.

RECEIVED
05-30-2025



Sales and Use Tax Return

DR-15

R. 01/15

TC

Rule 12A-1.097

Florida Administrative Code

Effective 01/15

You may file and pay tax online or you may complete this return and pay tax by check or money order and mail to:

Florida Department of Revenue
5050 W Tennessee Street
Tallahassee, FL 32399-0120

Please read the *Instructions for DR-15 Sales and Use Tax Returns* (Form DR-15N) before you complete this return. Instructions are posted on our website at www.floridarevenue.com.

Certificate Number: 39-8016521260-7

SALES AND USE TAX RETURN

HD/PM Date: / /

DR-15 R. 01/15

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services	2,253.38	.	2,253.38	146.47
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Transient Rental Rate: Surtax Rate: 0.015 Reporting Period May 2025				5. Total Amount of Tax Due 146.47
				6. Less Lawful Deductions .
				7. Net Tax Due 146.47
				8. Less Est Tax Pd / DOR Cr Memo .
				9. Plus Est Tax Due Current Month .
				10. Amount Due 146.47
				11. Less Collection Allowance — E-file/E-pay Only
				12. Plus Penalty .
				13. Plus Interest .
				14. Amount Due with Return 146.47

Name: Triple Creek Community Development District
Address: 3434 Colwell Avenue, Suite 200
City/St: Tampa, FL 33614
ZIP:

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due: 06/20/25

Late After:

☐ Check here if payment was made electronically.

9100 0 20179999 0001003031 0 4999999999 0000 5

Certificate Number: 39-8016521260-7

SALES AND USE TAX RETURN

HD/PM Date: / /

DR-15 R. 01/15

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services	0 . 00	.	0 . 00	0 . 00
B. Taxable Purchases	Include use tax on Internet / out-of-state untaxed purchases →			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.
Transient Rental Rate: Surtax Rate: 0.015 Reporting Period May 2025				5. Total Amount of Tax Due 0 . 00
				6. Less Lawful Deductions .
				7. Net Tax Due 0 . 00
				8. Less Est Tax Pd / DOR Cr Memo .
				9. Plus Est Tax Due Current Month .
				10. Amount Due 0 . 00
				11. Less Collection Allowance — E-file/E-pay Only
				12. Plus Penalty .
				13. Plus Interest .
				14. Amount Due with Return 0 . 00

Name: Triple Creek Community Development District
Address: 3434 Colwell Avenue, Suite 200
City/St: Tampa, FL 33614
ZIP:

FLORIDA DEPARTMENT OF REVENUE
5050 W TENNESSEE ST
TALLAHASSEE FL 32399-0120

Due:

Late After:

☐ Check here if payment was made electronically.

9100 0 20179999 0001003031 0 4999999999 0000 5

Proper Collection of Tax: Florida's state sales tax rate is 6%; however, there is an established "bracket system" for collecting sales tax on any part of each total taxable sale that is less than a whole dollar amount. Sales and use tax brackets for the state tax rate and for the combined state rate and various discretionary sales surtax rates are available on our website at www.floridarevenue.com.

Discretionary Sales Surtax: Most counties impose a local option discretionary sales surtax that must be collected on taxable transactions. You must collect discretionary sales surtax along with the 6% state sales tax on taxable sales when delivery or use occurs in a county that imposes a surtax. Current discretionary sales surtax rates for all counties are listed on Form DR-15DSS, *Discretionary Sales Surtax Information*, posted on our website.

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer

Date

Signature of Preparer

Date

() Telephone Number

() Telephone Number

Discretionary Sales Surtax (Lines 15(a) through 15(d))

15(a).	Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).
15(b).	Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).
15(d).	Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). 11.27
16.	Total Enterprise Zone Jobs Credits (included in Line 6)	16.
17.	Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.
18.	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.
19.	Taxable Sales from Amusement Machines (included in Line A)	19.
20.	Rural and/or Urban High Crime Area Job Tax Credits	20.
21.	Other Authorized Credits	21.

Under penalties of perjury, I declare that I have read this return and the facts stated in it are true.

Signature of Taxpayer

Date

Karla Pena
Signature of Preparer

06/23/25
Date

() Telephone Number

() Telephone Number

Discretionary Sales Surtax (Lines 15(a) through 15(d))

15(a).	Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).
15(b).	Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).
15(c).	Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).
15(d).	Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).
16.	Total Enterprise Zone Jobs Credits (included in Line 6)	16.
17.	Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.
18.	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.
19.	Taxable Sales from Amusement Machines (included in Line A)	19.
20.	Rural and/or Urban High Crime Area Job Tax Credits	20.
21.	Other Authorized Credits	21.



TRIPLE CREEK CDD Account Number:
813-677-9974-082321-5

Billing Date:
Jun 02, 2025

Billing Period:
Jun 02 - Jul 01, 2025

Hi TRIPLE CREEK CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$249.53
Payment received by Jun 02, thank you	-\$249.53

Service summary

	Previous month	Current month
Bundle	\$247.98	\$247.98
Taxes and Fees	\$1.55	↑\$1.65
Total services	\$249.53	\$249.63
Total balance		\$249.63

Total balance

\$249.63

Auto Pay is scheduled
Jun 26

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

RECEIVED
06-05-2025

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 NO RP 02 06042025 NNNNNNNN 01 988357

TRIPLE CREEK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.



TRIPLE CREEK CDD Account Number:
813-677-9974-082321-5

Billing Date:
Jun 02, 2025

Billing Period:
Jun 02 – Jul 01, 2025

WAYS TO PAY YOUR BILL



Easy, simple, secure payments with
Auto Pay at frontier.com/autopay



Download the
MyFrontier® app



For help: Customer Service at frontier.com/helpcenter, chat at frontier.com/chat, or call us at 800-921-8102.
Visually impaired/TTY customers, call 711.

PAYING YOUR BILL

You are responsible for all legitimate, undisputed charges on your bill. Paying by check authorizes Frontier to make a one-time electronic funds transfer from your account, as early as the day your check is received. When making an online payment, please allow time for the transfer of funds. If funds are received after the due date, you may be charged a fee, your service may be interrupted, and you may incur a reconnection charge to restore service. A fee may be charged for a bank returned check. Continued nonpayment of undisputed charges (incl. 900 and long distance charges) may result in collection action and a referral to credit reporting agencies, which may affect your credit rating.

IMPORTANT MESSAGES

You must pay all basic local service charges to avoid basic service disconnection. Failure to pay other charges will not cause disconnection of your basic service but this may cause other services to be terminated. Frontier Bundles may include charges for both basic and other services. Frontier periodically audits its bills to ensure accuracy which may result in a retroactive or future billing adjustment. Internet speed, if noted, is the maximum wired connection speed for selected tier; Wi-Fi speeds may vary; actual and average speed may be slower and depends on multiple factors. Performance details are at frontier.com/internetdisclosures.

SERVICE TERMS

Visit frontier.com/terms, frontier.com/tariffs or call Customer Service for information on tariffs, price lists and other important Terms, Conditions and Policies ("Terms") related to your voice, Internet and/or video services including limitations of liability, early termination fees, the effective date of and billing for the termination of service(s) and other important information about your rights and obligations, and ours. Frontier's Terms include a binding arbitration provision to resolve customer disputes (frontier.com/terms/arbitration). **Video and Internet services are subscription-based and are billed one full month in advance. Video and/or Internet service subscription cancellations and any early termination fees are effective on the last day of your Frontier billing cycle. No partial month credits or refunds will be provided for previously billed service subscriptions.** By using or paying for Frontier services, you are agreeing to these Terms and that disputes will be resolved by individual arbitration. By providing personal information to Frontier you are also agreeing to Frontier's Privacy Policy posted at frontier.com/privacy.



TRIPLE CREEK CDD Account Number:
813-677-9974-082321-5

Billing Date:
Jun 02, 2025
Billing Period:
Jun 02 - Jul 01, 2025

Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. And for a limited time, you also get an 8-hour battery backup at no additional charge. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

06.02-07.01	FiberOptic Internet 700 Static IP	\$220.98
	5 Usable Static IP Addresses	\$20.00
	Non-Published Listing	\$7.00
Bundle Total		\$247.98

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$249.63 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Taxes and Fees

	Federal Excise Tax	\$0.21
	Federal Taxes	\$0.21
	FL State Sales Tax	\$0.60
	FL State Communications Services Tax	\$0.34
	County Communications Services Tax	\$0.34
	County Sales Tax	\$0.15
	FL State Gross Receipts Tax	\$0.01
	State Taxes	\$1.44
Taxes and Fees Total		\$1.65

Total current month charges **\$249.63**

**LET FRONTIER
BE YOUR
TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



TRIPLE CREEK CDD Account Number:
813-677-9974-082321-5

Billing Date:
Jun 02, 2025

Billing Period:
Jun 02 - Jul 01, 2025



Triple Creek Community Devel. Dist
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Invoice Date: 06/05/2025
Invoice: 10143743
Project: 039611.001

Attention: Matthew O'Nolan, MONolan@rizzetta.com
Project Name: Triple Creek CDD/CDD Engineer (061980009)

For Professional Services Rendered through: May 25, 2025
(Pay from O & M Fund)

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000P89 - Reimbursable Expenses	6,000.00	87.31	5,238.37	5,238.37	0.00
Total Hourly Not To Exceed Services:	6,000.00	87.31	5,238.37	5,238.37	0.00

Hourly	Current Amount
000P01 - Meetings / Misc. Engineering Svcs.	1,882.85
000P02 - Boundary Amendment Support	0.00
Total Hourly Services:	1,882.85

RECEIVED

Amount Due this Invoice: 1,882.85

Notes from Project Manager:

Requisitions, CDD Mtg by phone (4/29), misc DM questions, Erosion review in Village Q, review draft agenda and send concerns to DM.

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
Reference Project 039611.001 and Invoice 10143743
Contact Sandra Charles at scharles@halff.com with any billing questions.

Halff Associates, Inc.
P.O. Box 4897, Dept 331
Houston, TX 77210

Matthew O'Nolan
Triple Creek Community Devel. Dist
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

June 05, 2025
Project No: 039611.001
Invoice No: 10143743
Invoice Total: \$1,882.85

039611.001 Triple Creek CDD/CDD Engineer (061980009)
(Pay from O & M Fund)

Professional Services thru May 25, 2025

Phase 000P01 Meetings / Misc. Engineering Svcs.

Professional Personnel

	Hours	Amount	
Administrative III	.25	30.69	
Administrative III	.75	93.15	
Principal/Officer-Prof. Eng III	5.25	1,759.01	
Totals	6.25	1,882.85	
Total Labor			1,882.85
Total this Invoice			<u>\$1,882.85</u>



Triple Creek Community Devel. Dist
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Invoice Date: 06/26/2025
Invoice: 10145293
Project: 039611.001

Attention: Matthew O'Nolan, MONolan@rizzetta.com
Project Name: Triple Creek CDD/CDD Engineer (061980009)

For Professional Services Rendered through: June 22, 2025
(Pay from O & M Fund)

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000P89 - Reimbursable Expenses	6,000.00	87.91	5,274.77	5,238.37	36.40
Total Hourly Not To Exceed Services:	6,000.00	87.91	5,274.77	5,238.37	36.40

Hourly	Current Amount
000P01 - Meetings / Misc. Engineering Svcs.	4,211.62
000P02 - Boundary Amendment Support	0.00
Total Hourly Services:	4,211.62

RECEIVED
06-26-2025

Amount Due this Invoice: 4,248.02

Notes from Project Manager:

LA - Maintenance Map updates to add in recent phases/projects. Coordination with J. Fowler on other map revisions.

ENG\Admin - CDD Mtg in Person 5/27, Hammock Club irrigation research, well issues/concerns, coordination with DA, coordination with DM, Requisitions and coordination. Coordination with LA and ENV over their tasks.

ENV\Admin - Mitigation site coordination and issues related to maintenance and success of mitigation area south of Boggy Lake.

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
Reference Project 039611.001 and Invoice 10145293
Contact Sandra Charles at scharles@halff.com with any billing questions.

Halff Associates, Inc.
P.O. Box 4897, Dept 331
Houston, TX 77210

Matthew O'Nolan
Triple Creek Community Devel. Dist
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

June 26, 2025
Project No: 039611.001
Invoice No: 10145293
Invoice Total: \$4,248.02

039611.001 Triple Creek CDD/CDD Engineer (061980009)
(Pay from O & M Fund)

Professional Services thru June 22, 2025

Phase 000P01 Meetings / Misc. Engineering Svcs.

Professional Personnel

	Hours	Amount	
Environmental Specialist I	.50	52.66	
LA/Planner II - Landscape	4.50	586.32	
Administrative III	.50	61.38	
Administrative III	1.00	126.79	
Principal/Officer-Prof. Eng III	7.25	2,453.98	
Prof. Landscape Architect III	5.50	930.49	
Totals	19.25	4,211.62	
Total Labor			4,211.62

Phase 000P89 Reimbursable Expenses

Reimbursable Expenses

Mileage				
5/27/2025	Thornton, Kyle	Miles to Triple Creek	36.40	
	Total Reimbursables	1.0 times	36.40	36.40

Billing Limits

	Current	Prior	To-Date	
Total Billings	36.40	5,238.37	5,274.77	
Limit			6,000.00	
Remaining			725.23	
		Total this Invoice		\$4,248.02

Detail for Triple Creek Community Devel. Dist - Invoice #10145293, Dated 6/26/2025 12:00:00 AM
Report Type: Reimbursable Expenses

Date	Employee	Category	Description	Amount
Project 039611.001 - Triple Creek CDD/CDD Engineer				
05/27/2025	Thornton, Kyle	1.13 Travel - Mileage	Miles to Triple Creek	\$36.40
Business Reason: CDD Meeting		Travel To/From: TPA Halff to TC Hammock	Travel: 52.00 mi @ 0.700	
Total				\$36.40

Category Summary

1.13 Travel - Mileage	\$36.40
-----------------------	---------



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TRIPLE CREEK CDD	3725359470	05/29/2025	06/20/2025

Service Address: 12586 BERGSTROM BAY DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703647586	04/29/2025	484401	05/29/2025	501913	17512 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$52.89
Water Base Charge	\$15.27
Water Usage Charge	\$38.80
Sewer Base Charge	\$37.04

Summary of Account Charges

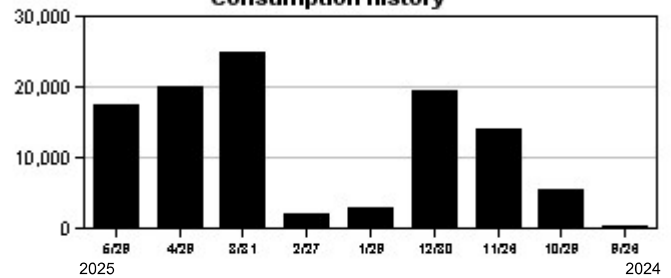
Previous Balance	\$186.54
Net Payments - Thank You	\$-186.54
Total Account Charges	\$150.03
AMOUNT DUE	\$150.03

RECEIVED
05-30-2025

Important Message

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at TampaBayWaterWise.org/HB.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3725359470



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



C/O KYLE THORNTON
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614-8390

5,308 8

DUE DATE	06/20/2025
AMOUNT DUE	\$150.03
AMOUNT PAID	\$150.03



0037253594701 00000150037



Hillsborough
County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TRIPLE CREEK CDD	5901186305	05/29/2025	06/20/2025

Summary of Account Charges

Previous Balance	\$1,770.70
Net Payments - Thank You	\$-1,770.70
Total Account Charges	\$2,125.91

AMOUNT DUE	\$2,125.91
-------------------	-------------------

Important Message

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at TampaBayWaterWise.org/HB.

The deposit of \$900.00 for this Service Agreement has been paid in full on 05/16. Thank you!

This is your summary of charges. Detailed charges by premise are listed on the following page(s)

RECEIVED
06-02-2025



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5901186305



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!

****Single-Piece****

TRIPLE CREEK CDD
3434 COLWELL AVE., SUITE 200
TAMPA FL 33614

8,342 8

DUE DATE	06/20/2025
AMOUNT DUE	\$2,125.91
AMOUNT PAID	



0059011863053 00002125912



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TRIPLE CREEK CDD	5901186305	05/29/2025	06/20/2025

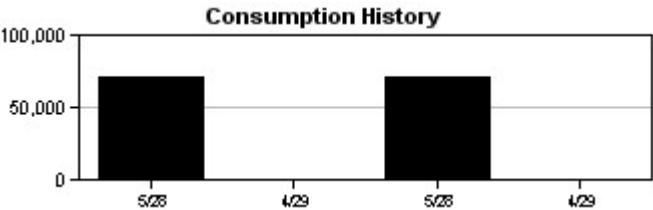
Service Address: 12800 TRIPOLI AVE

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705781938	04/29/2025	679	05/28/2025	71316	70637 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$213.32
Water Base Charge	\$41.69
Water Usage Charge	\$211.15
Sewer Base Charge	\$101.20
Sewer Usage Charge	\$460.55
Total Service Address Charges	\$1,033.94



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TRIPLE CREEK CDD	5901186305	05/29/2025	06/20/2025

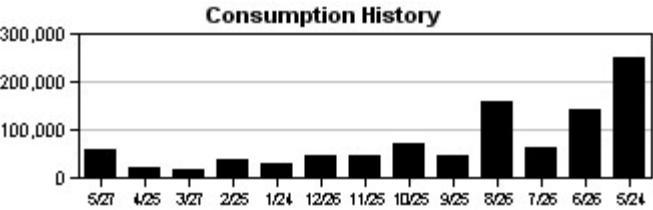
Service Address: 13013 BOGGY CREEK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61076569	04/25/2025	45869	05/27/2025	46453	58400 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$176.37
Water Base Charge	\$134.34
Water Usage Charge	\$68.80
Sewer Base Charge	\$325.66
Sewer Usage Charge	\$380.77
Total Service Address Charges	\$1,091.97





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TRIPLE CREEK CDD	8992542002	06/02/2025	06/23/2025

Service Address: 11920 STREAMBED DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60842286	04/28/2025	29609	05/28/2025	29812	20300 GAL	ACTUAL	WATER

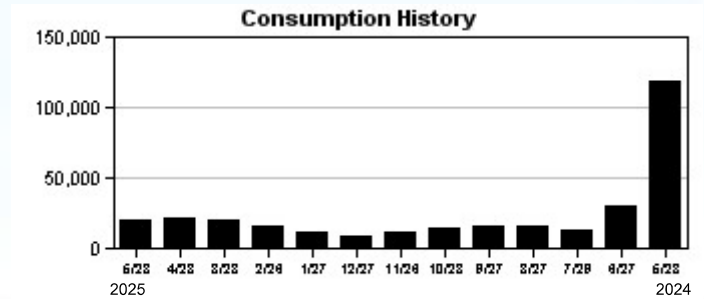
Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$61.31
Water Base Charge	\$57.84
Water Usage Charge	\$20.91
Sewer Base Charge	\$140.26
Sewer Usage Charge	\$132.36

Summary of Account Charges

Previous Balance	\$425.05
Net Payments - Thank You	\$-425.05
Total Account Charges	\$418.71
AMOUNT DUE	\$418.71

RECEIVED
06-03-2025



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 8992542002



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!

Single-Piece

TRIPLE CREEK CDD
3434 COLWELL AVE., SUITE 200
TAMPA FL 33614

16,458 8

DUE DATE	06/23/2025
AMOUNT DUE	\$418.71
AMOUNT PAID	



0089925420021 00000418715

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 335449

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
Paula Means	

Item	Qty/UOM	Rate	Ext. Price	Amount
#340465 - Entrance Controller				\$106.00
<i>Control Components - 05/06/2025</i>				
Irrigation Tech Labor	1.00HR	\$60.00	\$60.00	
Replace Hunter 24v solenoid - unit price	1.00EA	\$46.00	\$46.00	

RECEIVED
05-29-2025**Grand Total** **\$106.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,601.06	(\$40.00)	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
8137576500

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 335450

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
Paula Means	

Item	Qty/UOM	Rate	Ext. Price	Amount
#341689 - Replace Balm Riverview Rd and Triple Creek Blvd controller				\$4,637.58
Control Components - 05/22/2025				
A2C75DP Hunter A2C Controller outdoor 75 station plastic wall-moun - unit pricet	1.00EA	\$3,076.68	\$3,076.68	
A2CD75 75 station expansion module for Hunter A2C controller - unit price	1.00EA	\$1,210.85	\$1,210.85	
AG24013 Intermatic Surge Arrestor - unit price	1.00EA	\$350.05	\$350.05	

RECEIVED
05-29-2025**Grand Total \$4,637.58**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,601.06	(\$40.00)	\$0.00	\$0.00	\$0.00

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JuniperLandscaping.com
8137576500



Proposal

Proposal No.: 341689

Proposed Date: 05/14/25

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Replace Balm Riverview Rd and Triple Creek Blvd controller

This proposal is for the replacement of the current ACC controller with a new A2C controller from Hunter Industries. The primary reason for recommending the replacement is to reduce the overall run time necessary to water the landscape controlled from this controller. . The current ACC is limited to 20 groups of zones that water simultaneously. The new controller allows up to 64 groups. Putting similar zones into a group allows the reduction of overall run time. The second reason to replace the controller is that the current ACC is maxed out at 99 zones. More zones were installed that could not be attached to the controller and so these ones are on battery timers. These battery timers still use the same water source as the ACC and so they increase the run time needed. Moving them onto the new A2C controller will allow them to be grouped with other zones of similar nature and reduce the overall run time. Also, the technician has to go to these battery timers and adjust them individually each time a change in the runtimes of the ACC is made to prevent overdrawing the two pumps. Putting those zones on the A2C will simplify the programming and allow central control. Also, the battery timers do not have a rain sensor on them, so they are using water when it is not necessary to irrigate. This affects the water reports sent to SWFWMD. To the best of our knowledge, all the battery timer have ID1 wire from the controller installed already. All they need is a decoder and a 24 VAC solenoid to be added to the controller.

Total: \$4,637.58

Page 2/2

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 335451

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
Paula Means	

Item	Qty/UOM	Rate	Ext. Price	Amount
#342962 - TC blvd and Balm Zone 59				\$46.00
<i>Control Components - 05/19/2025</i>				
REplace Hunter 24VAC solenoid - unit price	1.00EA	\$46.00	\$46.00	

RECEIVED
05-29-2025**Grand Total** \$46.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,601.06	(\$40.00)	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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Thank you for allowing us to serve you.

JuniperLandscaping.com
8137576500

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 335452

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
05/29/25	6/28/2025
Account Owner	PO#
Paula Means	

Item	Qty/UOM	Rate	Ext. Price	Amount
#343667 - Repair zone 6 and 7				\$582.00
<i>Control Components - 05/23/2025</i>				
replace Hunter 24VAC solenoid - unit price	2.00EA	\$46.00	\$92.00	
Replace Hunter ICD100 - unit price	2.00EA	\$245.00	\$490.00	

RECEIVED
05-29-2025**Grand Total** **\$582.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$23,601.06	(\$40.00)	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

JuniperLandscaping.com
8137576500

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 16, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Taylor Nielsen
Triple Creek CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3581596
20023-1

Re: Triple Creek CDD - General Counsel

For Professional Legal Services Rendered

05/01/25	B. Davenport	0.50	125.00	Draft budget resolution, published notices, mailed notice and affidavit of mailing; draft assessment resolution and appropriation resolution; confer with Bregg regarding same
05/01/25	L. Whelan	0.20	63.00	Follow up from April Board meeting
05/02/25	B. Davenport	0.40	100.00	Draft agreement for basketball court surface project and confer with Bregg regarding the same
05/05/25	B. Davenport	0.40	100.00	Call with O'Nolan regarding FY 26 proposed budget; revise budget approval, appropriation and assessment resolutions; revise published notices; draft statement regarding policy regarding social media usage for website and distribute to district staff

KUTAK ROCK LLP

Triple Creek CDD

June 16, 2025

Client Matter No. 20023-1

Invoice No. 3581596

Page 2

05/06/25	B. Davenport	0.40	100.00	Confer with Bregg regarding minutes for April Board meeting; confer with O'Nolan concerning cable consulting agreement; confer with Carlton regarding homeowners association lease agreement discussions; review and analysis of equipment lease agreement and amendment to lease agreement
05/06/25	L. Whelan	0.10	31.50	Review draft website statement on social media Sunshine Law compliance matters
05/07/25	B. Davenport	0.10	25.00	Confer with O'Nolan regarding reimbursement for from fitness equipment leasing company
05/07/25	L. Whelan	0.20	63.00	Confer with staff regarding equipment lease matters
05/08/25	B. Davenport	0.20	50.00	Review LMP agreement and confer with O'Nolan regarding request for proposal
05/08/25	L. Whelan	0.20	63.00	Confer with staff regarding FY 26 budget matters
05/09/25	B. Davenport	0.30	75.00	Research proposed FY 2026 assessment levels as compared to previous maximum reflected in previous mailed notices
05/09/25	L. Whelan	0.10	31.50	Review draft FY 2026 budget
05/12/25	B. Davenport	0.10	25.00	Confer with O'Nolan regarding drowning incident
05/12/25	L. Whelan	0.20	63.00	Confer with staff regarding status of matters related to alleged drowning incident
05/13/25	B. Davenport	0.40	100.00	Review April 29 meeting minutes; confer with O'Nolan regarding historical assessment notices
05/14/25	B. Davenport	0.20	50.00	Confer with O'Nolan regarding audit engagement letter; confer with O'Nolan regarding drowning incident
05/14/25	L. Whelan	0.10	31.50	Review tentative agenda for May Board meeting

KUTAK ROCK LLP

Triple Creek CDD

June 16, 2025

Client Matter No. 20023-1

Invoice No. 3581596

Page 3

05/15/25	B. Davenport	0.80	200.00	Draft addendum to engagement letter for auditing services; research prior district boundary amendment relative to commercial parcels and confer with O'Nolan regarding the same
05/15/25	L. Whelan	0.10	31.50	Confer with staff regarding proposed FY 26 assessment levels
05/16/25	B. Davenport	0.40	100.00	Review and analysis of continuing maintenance services contracts; confer with staff concerning drowning incident and amenity violation and confer with Padron and O'Nolan regarding the same; confer with Bregg regarding Complete IT and LMP amendments
05/16/25	L. Whelan	0.10	31.50	Confer with staff regarding history of prior boundary amendments
05/18/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/19/25	B. Davenport	0.30	75.00	Confer with Bregg regarding budget approval resolution and revisions to meeting minutes; confer with EGIS regarding lawsuit threat
05/19/25	L. Whelan	0.20	63.00	Review status of outstanding matters; confer with staff regarding resident litigation threat
05/20/25	B. Davenport	0.30	75.00	Confer with O'Nolan regarding social media statement for District's website; confer with Carlton regarding homeowners association-district agreement discussions; attend conference call with district staff and EGIS regarding status of recent potential liability incidents
05/20/25	L. Whelan	1.20	378.00	Prepare for and attend meeting with O'Nolan on district matters; review May financial statements
05/23/25	B. Davenport	1.90	475.00	Prepare for May Board meeting
05/27/25	B. Davenport	2.80	700.00	Confer with O'Nolan regarding basketball conversion agreement and amenity suspension appeal; attend Board meeting

KUTAK ROCK LLP

Triple Creek CDD

June 16, 2025

Client Matter No. 20023-1

Invoice No. 3581596

Page 4

05/27/25	L. Whelan	0.40	126.00	Review status of outstanding matters in advance of May Board meeting
05/28/25	B. Davenport	1.90	475.00	Follow-up from May Board meeting; draft amendment to LMP agreement; draft amendment to pool maintenance services agreement and confer with O'Nolan regarding scope of revised pool maintenance proposal; draft agreement for installation of pickleball improvements; draft resolutions and notices in connection with ch. 120 rulemaking hearing for amenities
05/28/25	J. Gillis	0.10	18.50	Follow up from Board meeting
05/30/25	B. Davenport	0.40	100.00	Review executed Complete IT amendments and confer with Bregg regarding outstanding executed amendments; confer with Carlton regarding meeting to discuss acquisition of Greenpointe parcels and financing options

TOTAL HOURS 15.50

TOTAL FOR SERVICES RENDERED \$4,077.50

TOTAL CURRENT AMOUNT DUE \$4,077.50**RECEIVED**
06/16/2025

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 335134

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
05/27/25	6/26/2025
Account Owner	PO#
Paula Means	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$4,640.00

#329162 - Triple Creek Spring Annuals

Spring flower installation.

Landscape Material - 05/24/2025

Seasonal Annuals - 04"	1,600.04" 00	\$2.90	\$4,640.00
------------------------	-----------------	--------	------------

RECEIVED
05-27-2025

Grand Total \$4,640.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$18,229.48	(\$40.00)	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 335784

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
05/30/25	6/29/2025
Account Owner	PO#
Paula Means	

Item	Qty/UOM	Rate	Ext. Price	Amount
#344322 - Repair damaged valve				\$431.25

We replaced a vavle damaged by someone driving over the valve box on Bergstrom Bay Dr at the cul-de-sac.

Control Components - 05/28/2025

Replace 1 1/2-inch scrubber valve - unit price	1.00EA	\$431.25	\$431.25
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RECEIVED
05-30-2025

Grand Total \$431.25

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$24,032.31	(\$40.00)	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 336186

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
06/01/25	7/1/2025
Account Owner	PO#
Paula Means	

Item	Amount
#306371 - Triple Creek CDD (Inc. Add #1- #7) - LMP June 2025	\$69,728.91



Subtotal	\$69,728.91
Less Payments/Credits	(\$40.00)
Balance Due	\$69,688.91

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
8137576500

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 336457

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
06/02/25	7/2/2025
Account Owner	PO#
Paula Means	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$2,800.00

#342220 - Triple Creek Talavera

Proposal to flush cut dying Pine tree in conservation area between Triple Creek and Talavera Woods that could potentially fall on house.

12324 Talavera Woods Trail

Site Prep - 05/30/2025

Flush Cut & Removal	1.00EA	\$2,800.00	\$2,800.00
---------------------	--------	------------	------------

RECEIVED
06-02-2025

Grand Total \$2,800.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$85,556.74	\$0.00	\$0.00	\$0.00	\$0.00

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(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 336458

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
06/02/25	7/2/2025
Account Owner	PO#
Paula Means	

Item	Qty/UOM	Rate	Ext. Price	Amount
#344485 - Triple Creek Dangerous Pine				\$2,625.00

Hazardous Pine Tree Removal per April report on Triple Creek.

All debris hauled away. Flush cut

Arbor Work - 05/30/2025

Pine Removal	1.00EA	\$2,625.00	\$2,625.00
--------------	--------	------------	------------

RECEIVED
06-02-2025

Grand Total **\$2,625.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$85,556.74	\$0.00	\$0.00	\$0.00	\$0.00

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(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 337873

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
06/02/25	7/2/2025
Account Owner	PO#
Paula Means	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$2,259.97

#343460 - Triple Creek Leaning Amenity/ Dog Park

Removal and stump grinding of hazardous (severely leaning) trees at the Hammock Club dog park

One uprooted tree removal, one leaning tree and stump grind

All debris hauled away.

Arbor Work - 05/22/2025

Flush Cut	2.00EA	\$910.00	\$1,820.00
Stump Grinding - X Large	1.00CT	\$439.97	\$439.97

RECEIVED
06-03-2025

Grand Total **\$2,259.97**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$87,816.71	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

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(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 338692

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	Due Date
06/05/25	7/5/2025
Account Owner	PO#
Paula Means	

Item	Qty/UOM	Rate	Ext. Price	Amount
#344570 - Satin Lily Dr Controller				\$3,194.78

The controller near the intersection of Satin Lily Dr and Wildflower Meadow Dr. has failed and must be replaced. The controller is on Satin Lily Dr. This is a Rainbird ESP-LXD controller.

Control Components - 06/04/2025

Replace Rainbird ESP-LXD controller - unit price	1.00EA	\$3,194.78	\$3,194.78
--	--------	------------	------------

RECEIVED
06-06-2025

Grand Total \$3,194.78

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$91,011.49	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761



Proposal

Proposal No.: 344570

Proposed Date: 05/30/25

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Satin Lily Dr Controller

The controller near the intersection of Satin Lily Dr and Wildflower Meadow Dr. has failed and must be replaced. The controller is on Satin Lily Dr. This is a Rainbird ESP-LXD controller.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Irrigation Renovation					
Control Components					\$3,194.78
Replace Rainbird ESP-LXD controller - unit price	1.00	EA	\$3,194.78	\$3,194.78	
				Total:	\$3,194.78

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 338794

Bill To

Triple Creek CDD (includes Addendum #1 -
#7)
c/o Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Date	Due Date
06/06/25	7/6/2025
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$700.00

#344632 - Triple Creek Maple/Pine

Proposal per April Inspection #62..

Flush cut dead Pine (south) and Maple (north) on Big Bend before entry section.



Tree/ Palm removal - 06/04/2025

Tree Removal (flush cut)

1.00HR

\$700.00

\$700.00

RECEIVED
06-09-2025

Grand Total **\$700.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$91,711.49	\$0.00	\$0.00	\$0.00	\$0.00

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

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Thank you for allowing us to serve you.

theImpadvantage.com
(877) 567-7761

**NVIROTECT**

PEST CONTROL SERVICES

16210 North Florida Avenue

Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nviroTECT.com

INVOICE

Triple Creek CDD
11920 Streambed Dr.
Riverview, FL 33579

Date:

5-29-25

RECEIVED
05-30-2025

Account Number: 9501

Invoice Number: 362015

Previous Balance: \$0.00

Commercial General Pests \$195.00

Sales Tax: \$0.00

Service Amount: \$195.00

Check /Cash: _____

Technician(s): Erik R

Call for a FREE Lawn Care Quote!**Next service FREE for each referral!*****10% Discount with yearly Prepayment!***

* Exclusions apply. Call office for details.

Treatment Area

- ☐ Bedroom
☐ Breakroom
☐ Garage
☒ Kitchen
☒ Perimeter
☒ Rest Room

Structure

- ☐ Bank
☐ Industrial
☐ Medical
☒ Professional
☐ Residence
☐ Retail

Frequency

- ☐ Annual Service
☒ Every Other Month
☒ Monthly Service
☐ Quarterly Service
☐ Twice Per Month
☐ Weekly

Type of Service

- ☐ Additional Service
☒ Extra Service
☒ General Pest Control
☐ In Wall Tube System
☐ Rodent Control
☐ Annual Service

General Pest

- ☐ Acrobat Ants
☐ Argentine Ants
☐ Bed Bugs
☐ Carpenter Ants
☐ Crazy Ants
☐ Drain Flies
☐ Fire Ants
☐ Fleas
☐ German Roaches
☐ Ghost Ants
☐ Mosquitos
☐ Mud Daubers

- ☐ Pantry pests
☒ Paper Wasps
☐ Pharaoh Ants
☒ Preventative
☐ Roaches
☐ Silverfish
☐ Spiders
☐ Ticks
☐ White Foot Ants
☐ _____

Treatment

- ☐ Advion Ant Bait Station .1%
☐ Advion Ant Gel Bait .05%
☐ Advion Roach Bait Stn .5%
☐ Advion Roach Gel Bait .6%
☐ Alpine Aerosol .25%
☐ Biozyme
☐ CM Insect Monitors
☐ Dekko Silver Fish Paks 20%
☐ D-Fense Dust .05%
☒ Gentrol Liquid 9%
☒ Inspection
☐ Maxforce Quantum .03%

- ☐ Niban FG 5%
☐ Nyguard IGR 10%
☐ Onslaught 6.4%
☒ Perimeter Sweep
☐ Taurus .06%
☐ Talstar Xtra .25%
☐ Transport GHP .11%
☐ Transport Mikron .11%
☐ Vector Bio 5
☐ Wasp Freeze .1%
☐ Web Out 10.5%
☒ Talstar P

Rodent Control

- ☐ Mice
☐ Rats
☐ _____

Treatment

- ☐ CM Rat Snap Traps
☐ Contrac Blox Bait .005%
☐ Final Blox Bait .005%

- ☐ Rodent Bait Stations
☐ T-Rex Rat Snap Traps
☐ Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions:

Jeannette Dunn

Quality Custom Contracting, Inc.

10457 Waterstone Dr
Riverview, FL 33578-5444 USA
+18135747009
briantqualitycustomcontracting@gmail.com



INVOICE

BILL TO
Triple Creek CDD
3434 Colwell Ave #200
Tampa, FL 33614 USA

INVOICE 1294
DATE 06/19/2025
TERMS Due on receipt
DUE DATE 06/19/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Repair deck	1	1,000.00	1,000.00

Thank you for your business. We accept ACH and credit card payments.

BALANCE DUE \$1,000.00

Pay invoice





INVOICE #5002

ISSUED:

Apr 30, 2025

DUE:

Apr 30, 2025

RECIPIENT:**Triple Creek CDD**

3434 Colwell Ave
Suite 200
tampa, FL 33614
Phone: (813) 595-6503

SENDER:**R&R Air Solutions**

13194 U.S. 301 S, Suite 438
Riverview, Florida 33579

Phone: 8135533333

Email: rnairsolution@gmail.com

Website: <https://rnairsolutions.com/>**SERVICE ADDRESS:**

13013 Boggy Creek Drive
Riverview, Florida 33579

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Apr 30, 2025				
Quarterly Maintenance (103013 Boggy Creek)	2 systems - Replace Filters - Full system Inspection - Test all electrical components - Leak check system - Clean Condenser coils as needed - Clean drain line	1	\$275.00	\$275.00
Quarterly Maintenance (11920 Streambed Dr)	1 system - Replace Filters - Full system Inspection - Test all electrical components - Leak check system - Clean Condenser coils as needed - Clean drain line	1	\$0.00	\$0.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total **\$275.00**Account balance **\$275.00****RECEIVED**
06-23-2025**Pay Now**



Invoice #0000537

Issue Date: Jun 9, 2025

Due Date: Jun 28, 2025

Rare Bird Art Studio

11114 Golden Silence Drive
Riverview, Florida 33579-2330
United States
lori@rarebirdart.studio
Phone: 813-586-4246

Customer Info:

Jennifer Dunn Rizzetta Triple Creek
jdunn@rizzetta.com

Face Painting for July 4th

Product or Service	Quantity	Price	Line Total
Face Painting \$350 for up to 50 faces	1	\$350.00	\$350.00
Subtotal			\$350.00
Taxes			\$0.00
Invoice Total			\$350.00
Amount Paid			\$0.00
Balance Due			\$350.00

RECEIVED
06-10-2025

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

Invoice

Date	Invoice #
5/23/2025	INV0000099616

Bill To:

Triple Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00035

[illegible]

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

Invoice

Date	Invoice #
6/2/2025	INV0000099685

Bill To:

TRIPLE CREEK CDD
2700 S Falkenburg Rd., Suite 2745
Riverview FL 33578

Services for the month of	Terms	Client Number
June	Upon Receipt	00535

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,579.00	\$1,579.00
Administrative Services	1.00	\$422.92	\$422.92
Dissemination Services	1.00	\$916.67	\$916.67
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$349.33	\$349.33
Landscape Consulting Services	1.00	\$1,000.00	\$1,000.00
Management Services	1.00	\$1,746.58	\$1,746.58
Website Compliance & Management	1.00	\$105.00	\$105.00
		Subtotal	\$6,219.50
		Total	\$6,219.50

RECEIVED
05-28-2025

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

Invoice

Date	Invoice #
6/6/2025	INV0000099774

Bill To:

Triple Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00035

[illegible]

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

Invoice

Date	Invoice #
6/1/2025	INV0000099798

Bill To:

Triple Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00035

Description	Qty	Rate	Amount
Enumerate (Community App)	577.75	\$1.00	\$577.75
Cell Phone	100.00	\$1.00	\$100.00
Cell Phone	100.00	\$1.00	\$100.00
Cell Phone	100.00	\$1.00	\$100.00
EE RECRUITING	66.90	\$1.00	\$66.90
EE RECRUITING	234.06	\$1.00	\$234.06
EE RECRUITING	181.06	\$1.00	\$181.06
		<div>RECEIVED06/12/2025</div>	
		Subtotal	\$1,359.77
		Total	\$1,359.77

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

Invoice

Date	Invoice #
6/20/2025	INV0000100254

Bill To:

Triple Creek CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00035

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$20,099.16	\$20,099.16
Subtotal			\$20,099.16
Total			\$20,099.16

Sharkys Events and Inflatables
 1935 Barber Rd Sarasota, FL, 34240
Phone: (941) 787-4134

Invoice: 38771593
Order Date: 4/1/2025

Event Location

TRIPLE CREEK

J Padron
 13013 Boggy Creek Dr
 Riverview, FL 33579
 Cell: (813) 671-5900

Start Date: 7/4/2025 5:30pm
End Date: 7/4/2025 8:30pm
Delivery method: Drop-Off

Name	Qty	Total
 Gamer Combo	1	\$250.00
 All American	1	\$200.00
 22' Tropic Surf	1	\$365.00
 78' Infinite Run	1	\$525.00
 Dunk Tank Rental -	1	\$295.00
 Carnival Booths	1	\$375.00
 Giant Inflatable Cornhole	1	\$199.00
 Skee Ball (2 player)	1	\$150.00
 Large Generator	1	\$175.00
 Small Generator	3	\$270.00
 Building Blocks Toddler Play Yard	1	\$250.00

Rentals subtotal		\$3,054.00
Delivery Fee	E	\$20.00
4th of July	E	\$645.80
Late PU Fee	E	\$75.00
Sandbag Fee	E	\$350.00
Sales Tax	Exempt 0%	\$0.00
Total		\$4,144.80

Deposit Due	\$0.00
Amount Paid	\$1.00
Balance Due	\$4,143.80

Everything must be ready to go by 4:30

\$3,936.61 per note below

Discounted check balance \$3,936.61 must be provided upon delivery

Parking lot inaccessible between 7am-1130am due to 5K

Set up day before ok, timing must be worked out with amenity staff.

event 530-830

late PU approved \$75 (will waive late pu if can be picked up 1-2 days after event)

Dunk tank in parking lot customer has hose to reach into fill

22' tropic surf in grass between fence and side walk (stakes allowed/power and water within req distance)

78' infinite run in grass/mulch between fence and sidewalk by court/play ground area (stakes allowed)

All other items will be on basketball and tennis courts sandbags needed

Toddler inflatable will be used wet customer has hoses/splitters to get water to unit
Sharkys will bring hose covers for side walk

no fireworks near inflatables
no face or costume paint/glitter

customer has staff to attend all items and ensure proper use

Contract and Terms

Weekdays & Saturdays our earliest arrival window is 10-11am & Sundays is 11-12pm

Pick up windows do change depending on time change, in spring through fall the last pick up window is 6-7 through Fall/Winter it is 5-6pm

* Earlier or later times available upon approval & may result in additional charges

*Only tables & chairs are available for customer pick up, contract must be signed prior to pick up and photo ID presented upon pick up as a copy will be made and attached to the order

Terms/Conditions/Rules: No fires, fireworks, smoking, foods, drinks, liquids of any kind, silly string, sand, soaps, oils, gum, candy, face paint, balloons/water balloons, streamers, glitter, confetti, shoes, toys, sharp objects, dangling jewelry, all pockets must be empty, no horse play, no wrestling/climbing, one at a time on all entrances, stairs and slides, no hanging out in the pool/splash area as it must be clear for the riders, follow the ages/weight restrictions provided by Sharkys. All sprinklers must be turned off during your rental period (from delivery to pick up) to avoid excess water on the unit/s. Failure to follow the rules can result in charges for up to full replacement of the unit and time lost on the rental, repairs and cleaning. Cleaning fees are at the discretion of Sharkys Events and Inflatables LLC and may range from \$50-\$250 or higher per unit depending on the severity of the cleaning. If the unit requires it to be re set up for cleaning due to severity and/or an event end time in the dark this starts at \$250. Customers may NOT use their own cleaning products to clean the units as this can cause permanent damage to the units resulting in cleaning/repair fees, only Sharkys Events and Inflatables and its employees are permitted to clean the units with approved and tested cleaning products. This is done upon pick up. Sharkys employees may use the customers electric/hose/water to clean the inflatable/s if needed.

Sharkys Events and Inflatables and it's employees are the only authorized persons to set up, move, take down and handle the inflatables (aside from unplugging power on overnight rentals)

Customers are not allowed to move inflatables or additional charges will be incurred.

Once an inflatable is dropped and unrolled it cannot be moved without a \$50 fee as it requires re rolling.

Sharkys Events and Inflatables is authorized to charge the card on file for any remaining balance on the day of final confirmation and/or of delivery as well as for any incidental's, damages, repairs, replacements or any other fees/charges listed in this contract.

Balances are due by card the Wednesday prior to the event date or by check a week before the event date (checks will be mailed to a separate mailing address given upon request)

Sharkys Events and Inflatables is not liable for damage or theft of the unit/s & accessories while the unit/s are in the customers care including for overnight rentals/early delivery. Customer assumes all liability and responsibility for the unit/s & their accessories while in their care and is responsible for all costs to repair unit/s & accessories up to full replacement if the unit/s & accessories cannot be repaired.

Customers are responsible for cleaning chairs and tables before return or pick up, this includes removing all table cloth covers, adhesive, tape and anything attached to them. Adhesive/s can remove paint from the tables and chairs and this can cause fees to have them repaired.

Customers are responsible for verifying they have the required set up area for the reserved unit/s as well as the entry way/pathways/gate to the set up area are a minimum of 48 inches wide for us to get the unit/s to the set up area.

Upon arrival if any entry or pathway is not big enough for us to get the equipment back it is up to the discretion of Sharkys Events and Inflatables to cancel. If the set up area is deemed to small for the unit rented it is at the discretion of Sharkys Events and Inflatables to cancel. Sharkys Events and Inflatables has a maximum wait time of 10 minutes upon arrival before having to move onto the next delivery in order to maintain the schedule.

If the pathway/set up area is not ready and clear (no animal waste, larger sticks, rocks, litter, rubbish or sharp objects) Sharkys Events and Inflatables has the right to cancel, re route for later delivery (this incurs an additional delivery charge) or charge to the card on file a \$25-\$50 waiting fee/additional delivery fee.

Any and all pathways including gates to access the set up area need to be a minimum of 48" wide to allow full access for the unit/s and dolly.

**All rentals due to the week and/or weekends workload may have the potential to be delivered up to 72 hours before and picked up up to 72 hours after the event date.

If there is time sensitive delivery or pick up needed this has to be done through the office by calling or emailing and may result in additional fees.

Sharkys and it's employees have the right to access the community/property and their products any day/time to set up or pick up their equipment

Inflatables cannot be in an area with animals that may produce waste upon them (this would result in a hazmat cleaning fee of \$250 + additional if it cannot be cleaned and needs repair or replacement) (IE: Ducks, geese, pigs, horses, cows, chickens, dogs, cats etc) Animals are not permitted on any inflatables.

Sharkys will reach out prior to the event date to confirm the booking with the customer, this can be in the form of a final invoice/contract being emailed, event reminder email, call or text. Deliveries are scheduled around party start/end times and subject to change depending on traffic/routing needs. The customer must make sure the phone number/email for contact is up to date as we cannot complete delivery without confirmation with customer prior to the party date. If contact cannot be made the delivery will be done after all others that have been confirmed and scheduled for the weekend and verification of the booking and placement for inflatable is then confirmed in person (this requires contract to be completed and balance to be paid in full prior to delivery, if the contract has not been completed or there is a balance remaining on the order and we are not able to make contact with the customer by phone, text or email we will not attempt delivery).

Information & Terms: A non-refundable deposit and an authorized signature on your proposal will reserve your activities and date. The balance is due the Wednesday before the date of the party/event prior to set-up. We reserve the right to set appropriate rules of conduct and age/weight/time limits in order to best facilitate your party/event and maintain a safe environment.

**** FUEL CHARGE****

Due to volatile gas prices Sharkys reserves the right to modify/change delivery fees and/or add an additional fuel surcharge at any time before or after the order is placed up until delivery. Customers will be given at least 48 hours notice.

Cancellation and Rain Policy: This contract is a legal and binding contract. To cancel or reschedule, sufficient notice must be given - at least 72 hours prior to your booking date. Cancellation of your booking with less than 72 hour notice forfeits entire deposit. Cancellation after arrival for set-up forfeits any refund. Postponement of your booking with at least 1-week notice may entitle you to use all or part of your deposit towards a timely rescheduled event at our discretion. Any rescheduled party/event is subject to availability of activities at the time of notification of postponement.

Are deposits refundable?

No, deposits are non-refundable. The following info applies to any party not considered an event. As long as you cancel more than 72 hours in advance, your deposit will be kept as a raincheck for any future rental within 6 months. If you cancel between 72-24 hours from the date of the party there is a \$50-\$100 penalty and any remaining balance paid will be saved as a raincheck for 6 months. Cancellations under 24 hours forfeit all deposit payments completely, additional balances paid are saved as a rain check to be used within 6 months.

Sharkys Events and Inflatables is not liable for damage to underground utilities including but not limited to sprinklers, irrigation lines, gas/propane lines, septic lines, water lines, electrical, drainage etc. Customers must mark all underground utilities/lines and/or advise Sharkys Events and Inflatables upon set up of the location of any and all under ground utilities/lines.

**** For Events/Public Events please refer to our event cancellation policy ****

Events require a 30% non-refundable deposit at time of booking. This ensures the unit/you choose are secured for your date and can't be refunded as they are pulled from inventory for your date. Any event cancelled no matter the reason more than 14 days in advance, the 30% deposit will be used towards a rescheduled date. If you cancel between 14 and 7 days in advance, a \$200 or 30% rebooking fee will apply (whichever is greater). If you cancel less than 6 days before the event, a 50% penalty **will** apply.

In the event of failure or damage to any of Sharkys equipment we must be notified immediately by phone call & text message.
In the event someone gets hurt Sharkys must be notified immediately by phone call & text message.

Hold Harmless Provision: Lessee recognizes and understands that use of Lessor equipment may involve inherently dangerous activities. Consequently, lessee agrees to indemnify and hold lessor harmless from any and all claims, actions, suits, proceeding costs, expenses, damages and liabilities, including reasonable attorney's fees arising by reason of injury, damage, or death to persons or property, in connection with or resulting from the use of said equipment including, but not limited to the delivery, possession, use, operation, or return of the equipment. Lessee hereby releases and holds harmless lessor from injuries or damages incurred as a result of the use of said equipment unless lessor is operating the equipment and is deemed by a court of law to be negligent in its actions. Lessor cannot under any circumstances be held liable for injuries as a result of acts of God, nature, or other conditions beyond its control or knowledge. Lessee also agrees to indemnify and hold harmless lessor from any loss, damage, theft, or destruction of the equipment during the term of this contact and any extension thereof.

Merger Clause: This signed Agreement in conjunction with the signed Instruction Manual and Reservation Form contains the entire agreement between the Lessor and the Lessee. No amendment, whether from previous or subsequent negotiations between the Lessee and the Lessor, shall be valid or enforceable unless in writing and signed by all parties to this contract. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof.

Sharkys Events and Inflatables is not liable for damage to sprinkler/irrigation or any lines run underground. Customer is responsible for having irrigation heads, lines and any underground utilities marked prior to set up so we can avoid stake points in those areas.

ACKNOWLEDGEMENT OF RISK ACCEPTANCE OF RESPONSIBILITY RELEASE OF LIABILITY

THIS DOCUMENT AFFECTS YOUR LEGAL RIGHTS. YOU MUST READ AND UNDERSTAND IT BEFORE INITIALING OR SIGNING.

DUTY OF PARTICIPANTS: It is recognized that some recreational activities conducted by SHARKYS EVENTS & INFLATABLES are hazardous to participants regardless of all feasible safety measures which we can take. All participants shall have a duty to act as a reasonably prudent person when engaging in the recreational activities which are offered by SHARKYS EVENTS & INFLATABLES referred to hereafter as SHARKYS EVENTS & INFLATABLES I hereby covenant and agree not to

1. Implement or engage in any act which shall interfere with the running or operation of this rental when such activities conform to the rules and regulations of the State of Florida.
- 2.
3. Engage or recommend the use of SHARKYS EVENTS & INFLATABLES equipment or facilities or services if I do not have the ability to use such facilities, equipment or services safely with instructions until I have requested and received sufficient instruction to permit safe usage.
- 4.
5. engage in any harmful conduct or willfully, or negligently engage in any type of conduct which contributes to or causes injury to any one person
- 6.
7. embark in any self-initiated activity without first informing SHARKYS EVENTS & INFLATABLES of my intentions or receiving permission from SHARKYS EVENTS & INFLATABLES to engage in such self-initiated activity

ACKNOWLEDGEMENT AND ACCEPTANCE OF RISK: I acknowledge and understand that the activity that I am about to voluntarily engage in as a participant and/or volunteer bears certain known risks and unanticipated risks which could result in injury, death, illness or disease, physical or mental, or damage to myself, to my property, or to spectators or other third-parties. I, being aware that this activity entails risk or injuries to myself and a risk or injury to spectators or third-parties as a result of my actions, expressly agree, covenant and promise to accept and assume all responsibility and risk for injury, death, illness, or disease, or damage to myself or to my property arising from participation in this activity. I also agree to pay for any damages caused by others (including attorneys' fees or costs) if they are injured or otherwise damaged due to any negligent actions. My participation in this activity is purely voluntary; no one is forcing me to participate and I elect to participate in spite of the known and unknown risks.

RELEASE: In consideration of the services and/or property provided, I, for myself and any minor children for which I am the parent, legal guardian or otherwise responsible, any heirs, personal representatives, or assigns, do hereby release SHARKYS EVENTS & INFLATABLES, its principals, directors, officers, agent, employees and volunteers from any liability and waive any claim for damages arising from any cause whatsoever (except that which is gross negligence) I further agree to reimburse you for all attorney's fees and costs should I bring a legal action against you and lose.

ENTIRE AGREEMENT: I understand that this is the entire agreement between myself and SHARKYS EVENTS & INFLATABLES, its agents or employees, and that it cannot be modified or changed in any way by the representations or statements of any employees of SHARKYS EVENTS & INFLATABLES or by me.

My signature below indicates that I have read this entire document understand it completely and agree to be bound by its terms.

ACKNOWLEDGEMENT OF RISK ACCEPTANCE OF RESPONSIBILITY, RELEASE OF LIABILITY

☒ Agree

Lessor will:

1. Provide the necessary staff to facilitate your event/party and power cords to reach a maximum of 50ft as well as a small hose on any units booked wet, customers must supply all additional hose.
2. Deliver, set-up, teardown, and operate all activities with/without volunteer staff.
3. Carry a liability insurance policy covering our services & equipment.

Lessee will:

1. Provide 0 110volt/20amp electric circuits.
2. Provide any required entrance and parking passes.
3. Provide a minimum of 0 adult volunteer(s) to operate the activities.

I HAVE READ THIS CONTRACT AND AGREE & UNDERSTAND THE CONTENT.



47.206.151.210 on 6/27/2025

Signature

6/27/2025

Date

Matt O'Nolan

Printed Name

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Triple Creek.

Bill to
Triple Creek
Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Ship to
Triple Creek
Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: 10044-B
Terms: Net 30
Invoice date: 05/31/2025
Due date: 06/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		ULV Fogging	Mosquito Management Service Weekly ULV Fogging with Adulticide- done on Wednesday nights	1	\$4,128.00	\$4,128.00
2.		Larvicide	Monthly Larvicide Midge- Once a month	1	\$1,390.00	\$1,390.00
Total						\$5,518.00

RECEIVED
05-31-2025

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Triple Creek.

Bill to
Triple Creek
Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Ship to
Triple Creek
Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: 10129-B
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Aquatic Maintenance-47 Waterways	1	\$4,950.00	\$4,950.00
2.		Aquatic Maintenance	Aquatic Maintenance-Village Q-7 Ponds	1	\$490.00	\$490.00
Total						\$5,440.00

RECEIVED
06-01-2025

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Triple Creek.

Bill to
Triple Creek
Rizzetta
Taylor Nielsen

Ship to
Triple Creek
Rizzetta
Taylor Nielsen

Invoice details

Invoice no.: 10144-B
Terms: Net 30
Invoice date: 06/09/2025
Due date: 07/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Physical Removals	Vegetation removal of ditch area noted (Wet area only) located behind Palmerston Rd: 1. Pre & Post Spraying of vegetation 2. Flush/underwater cutting of invasive/Non-native vegetation 3. Haul off & Dump fees:Included	1	\$18,500.00	\$18,500.00

Total **\$18,500.00**

Ways to pay



[View and pay](#)

RECEIVED
06-09-2025



TRIPLE CREEK COMMUNITY DEVELOPMENT
12576 TIMBER MOSS LN
RIVERVIEW, FL 33579-9470

Statement Date: April 17, 2025

Amount Due: \$383.28

Due Date: May 08, 2025

Account #: 211034284268

Account Summary

Current Service Period: March 21, 2025 - April 11, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$383.28

Amount Due by May 08, 2025 \$383.28

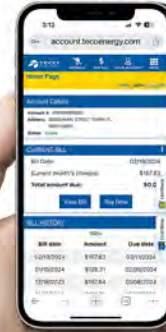
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

RECEIVED
05-23-2025



Scan here to view
your account online.

A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at TECOaccount.com today!

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 #: 211034284268

Due Date: May 08, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$383.28

Payment Amount: \$ 383.28

620520230027

TRIPLE CREEK COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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.

6205202300272110342842680000000383287



Service For:
12576 TIMBER MOSS LN
RIVERVIEW, FL 33579-9470

Account #: 211034284268
Statement Date: April 17, 2025
Charges Due: May 08, 2025

Meter Read

Service Period: Mar 21, 2025 - Apr 11, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944654	04/11/2025	0		0		0 kWh	1	22 Days

Charge Details

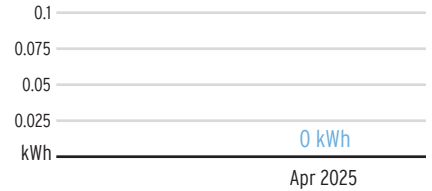
	Electric Charges		
	Daily Basic Service Charge	22 days @ \$0.63000	\$13.86
	Florida Gross Receipt Tax		\$0.36
	Electric Service Cost		\$14.22
	State Tax		\$1.06
	Total Electric Cost, Local Fees and Taxes		\$15.28

	Other Fees and Charges		
	Electric Security Deposit		\$200.00
	Elec Connection Chrg Initial		\$168.00
	Total Other Fees and Charges		\$368.00

Total Current Month's Charges

\$383.28

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

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.



TRIPLE CREEK COMMUNITY DEVELOPMENT
12576 TIMBER MOSS LN
RIVERVIEW, FL 33579-9470

Statement Date: May 19, 2025

Amount Due: ~~\$410.81~~

Due Date: June 09, 2025

Account #: 211034284268

Past Due – Pay Immediately

Account Summary

Current Service Period: April 12, 2025 - May 13, 2025

Previous Amount Due	\$383.28
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately **\$383.28**

Current Month's Charges – Pay by June 09, 2025 **\$27.53**

Amount Due ~~\$410.81~~

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

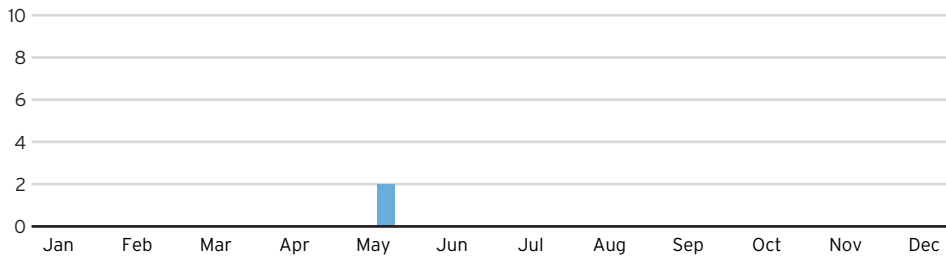
RECEIVED
05-23-2025



Scan here to view
your account online.

Monthly Usage (kWh)

2024 2025



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 #: 211034284268

Due Date: June 09, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$410.81**

Payment Amount: \$ 27.53

663729914838

Past Due – **\$383.28**

Current – **\$27.53**

TRIPLE CREEK COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

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.

6637299148382110342842680000000410815



Service For:
12576 TIMBER MOSS LN
RIVERVIEW, FL 33579-9470

Account #: 211034284268
Statement Date: May 19, 2025
Charges Due: June 09, 2025

Meter Read

Service Period: Apr 12, 2025 - May 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944654	05/13/2025	2		0		2 kWh	1	32 Days

Charge Details

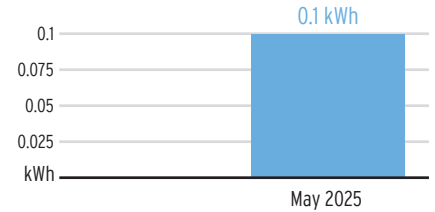
	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	2 kWh @ \$0.08641/kWh	\$0.17
	Fuel Charge	2 kWh @ \$0.03083/kWh	\$0.06
	Storm Protection Charge	2 kWh @ \$0.00577/kWh	\$0.01
	Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
	Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
	Florida Gross Receipt Tax		\$0.52
	Electric Service Cost		\$20.97
	State Tax		\$1.56
	Total Electric Cost, Local Fees and Taxes		\$22.53

	Other Fees and Charges		
	Electric Late Payment Fee		\$5.00
	Total Other Fees and Charges		\$5.00

Total Current Month's Charges

\$27.53

Avg kWh Used Per Day



Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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

Ways To Pay Your Bill



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



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



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Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

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Phone:

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7-1-1

Power Outage:

877-588-1010

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813-275-3909

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INVOICE

For: **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**
3434 COLWELL AVENUE
SUITE 200
TAMPA, FL 33614
United States

From: **The Bank of New York Mellon Trust Company, National Association**
333 South Hope Street
Los Angeles, CA, 90071
United States

Invoice Number: **00252-25-0009302**
Invoice Date: **Feb 13, 2025**
Due Date: **Mar 17, 2025**
Account Number: **6898100993-INV**
Cycle Date: **Feb 14, 2025**
Legacy Ref#: **TRIPLECRK17A**
Currency: **USD**

INVOICE

Total Payable Amount: **4,400.00 USD**

Current Period Subtotal: **4,650.00 USD**
Current Period Tax: **0.00 USD**
Current Period Total: **4,650.00 USD**
Satisfied to Date: **250.00 USD**
Balance Due: **4,400.00 USD**

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.

Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.

The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

RECEIVED
06-02-2025

Check Payment Instructions:
The Bank of New York Mellon
Corporate Trust Department
P.O. Box 392013
Pittsburgh, PA 15251-9013
Please enclose billing stub.

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com



Details for Triple Creek Community Development District, Series 2017

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Administration Fee					4,400.00
For the period: Feb 14, 2025 to Feb 13, 2026					
Flat Fee		4,400.00		4,400.00	
Variable					
Audit Confirmation Fee					250.00
For the period: Feb 14, 2024 to Feb 13, 2025					
Tier 1	1	250		250.00	
Total					4,650.00

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya	✉ avani.adaliya@bny.com
------------------------------------	-------------------------



Account Number: **6898100993-INV** Invoice Number: **00252-25-0009302**

Billing Stub

TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT

Invoice Number: **00252-25-0009302**
Account Number: **6898100993-INV**
Invoice Date: **Feb 13, 2025**
Cycle Date: **Feb 14, 2025**

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

✉ avani.adaliya@bny.com

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01510H

Date 05/30/2025

Attn:
Triple 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 # 25-01510H

\$70.00

Notice of Regular Board of Supervisors Meeting

RE: Triple Creek CDD Board of Supervisors Meeting on 6/24/25 @ 6:00 PM

Published: 5/30/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$70.00

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
05-29-2025

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 REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on June 24, 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

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

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

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

Triple Creek Community Development District
Matt O'Nolan, District Manager
May 30, 2025

25-01510H

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

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Serial Number
25-01510H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

RECEIVED
JUN - 2 2025

BY:

STATE OF FLORIDA

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

being a Notice of Regular Board of Supervisors Meeting

in the matter of Triple Creek CDD Board of Supervisors Meeting on 6/24/25 @ 6:00 PM

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

issues of 5/30/2025

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

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


Kelly Martin

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

30th day of May, 2025 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)



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

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

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

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

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

Triple Creek Community Development District
Matt O'Nolan, District Manager
May 30, 2025

25-01510H

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-01711H

Date 06/13/2025

Attn:
Triple 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 # 25-01711H

\$70.00

Notice of Regular Board of Supervisors Meeting

RE: Triple Creek CDD Board of Supervisors Meeting on 7/22/25 @ 6:00 PM

Published: 6/13/2025

RECEIVED
06/12/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$70.00

Payment is expected within 30 days of the
first publication date of your notice.

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 REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on July 22 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

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Triple Creek Community Development District
Matt O'Nolan, District Manager
June 13, 2025

25-01711H

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Serial Number
25-01711H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

RECEIVED
JUN 16 2025

BY:

STATE OF FLORIDA

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

being a Notice of Regular Board of Supervisors Meeting

in the matter of Triple Creek CDD Board of Supervisors Meeting on 7/22/25 @ 6:00 PM

in the Court, was published in said newspaper by print in the issues of 6/13/2025

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.

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

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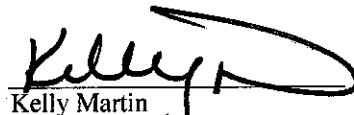
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Triple Creek Community Development District
Matt O'Nolan, District Manager
June 13, 2025

25-01711H


Kelly Martin

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

13th day of June, 2025 A.D.

by Kelly Martin who is personally known to me.

Notary Public, State of Florida
(SEAL)



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

Thompson Entertainment, LLC dba**StageRental.com**

155 S Court Ave Unit 2515

Orlando, FL 32801

+14076742696

scott@stagerental.com

<https://www.stagerental.com>**BILL TO**

Kelly Wilson

Triple Creek Community

Development District

13013 Boggy Creek Dr.

Riverview, FL 33579

INVOICE # 2327**DATE** 03/10/2025**DUE DATE** 06/26/2025**INSTALL DATE**

7/3/25

STRIKE DATE

7/5/25

LOCATION

Riverview, FL

DESCRIPTION**QTY****RATE****AMOUNT**

BALANCE INVOICE (adjustment)

1

-

-

*****STAGELINE SL100*****

1

2,150.00

2,150.00

20ft x 24ft Mobile Stage w/Roof

* Hydraulic 23ft-8in x 25ft-5in Roof w/Truss

* Adjustable Stage Height (3ft-6in to 4ft-3in)

* (2) 8'x4' Platform Decks for stacking client's audio

* Banner Kit Installation Labor

* Skirting

* Guard Rails (back/left/right sides)

* (2) Step Units w/Hand Rails

* Backdrop (Black Mesh or Black Vinyl)

* (1) Certified Fire Extinguisher

* Delivery, Install, Tear Down Included

*****ROOF LIGHTING*****

1

300.00

300.00

(12) LED lights installed in front of roof (white - light up artists)

(12) LED lights installed in back of roof (fading color wash)

***requires 1 standard 110v outlet

This is NOT a contract. Rentals are not confirmed until the rental agreement contract has been signed and 50% deposit has been received.

Sales tax can be removed with a copy of your DR-14 exemption or DR-13A resale certificate from the Florida Department of Revenue.

3% additional charge for credit card purchases.

SUBTOTAL

2,150.00

TAX

0.00

TOTAL

2,150.00

BALANCE DUE**\$2,150.00****RECEIVED**
06-09-2025

Need our W9, insurance, or technical drawings? Go to this link -> <https://www.stagerental.com/docs>



P.O. BOX 1126
Riverview, FL 33569
(813) 897-2665
Office@lightningbayelectric.com

Invoice

DATE	05/29/2025
INVOICE#	1627
TERMS	Due Upon Receipt
DUE DATE	05/29/2025

BILL TO
Triple Creek CDD ** 3434 Colwell Ave. Ste 200 Tampa FL 33614 (719) 640-0790

SERVICE LOCATION
Triple Creek CDD ** 11920 Streambed Dr Riverview Florida 33579-9315 (719) 640-0790

JOB#	DATE	PO/REF#	DESCRIPTION	
1042673564	04/21/2025		Quote for 2 lights that need to be on its own circuit and a possible surge protector on pool pump	
Completion Notes:				
Job Charges		Qty	Rate	Total
Scope				
-New Switch-leg from existing junction box to new light fixture location				
-Connect Existing light fixtures to new wiring		1.00	\$1,191.00	\$1,191.00
-Install proper junction boxes and connections				
-Properly secure all components				
-Install new Surge protection at Panel				
Job Subtotal				\$1,191.00
Credit Card			4.00%	\$47.64
Job Total				\$1,238.64

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

Signed By:

Signed By:

CUSTOMER MESSAGE
Thank you, Lightning Bay Electric - EC13013571

Invoice Total:	\$1,238.64
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$1,191.00 \$1,238.64

RECEIVED
06-20-2025



P.O. BOX 1126
Riverview, FL 33569
(813) 897-2665
Office@lightningbayelectric.com

Invoice

DATE	05/29/2025
INVOICE#	1629
TERMS	Due Upon Receipt
DUE DATE	05/29/2025

BILL TO
Triple Creek CDD ** 3434 Colwell Ave. Ste 200 Tampa FL 33614 (719) 640-0790

SERVICE LOCATION
Triple Creek CDD ** 13013 Boggy Creek Dr Riverview Florida 33579-9410 (719) 640-0790

JOB#	DATE	PO/REF#	DESCRIPTION
1042673563	04/21/2025		
Completion Notes:			
Job Charges	Qty	Rate	Total
SCOPE - -Install new Surge protection X 4 -Supply New 3 Phase 120/208-240v surge protector -Supply New 1 Phase 120/208-240v surge protector -Install Surge at panel location closest to Main lugs or breaker -Mount to be visible on exterior of panel -Test and verify operation -1 Year company warranty -Limited warranty supplied from manufacture			
	1.00	\$2,340.00	\$2,340.00
DOES NOT PROTECT FROM DIRECT LIGHTING STRIKES OR FLOODING			
Job Subtotal			\$2,340.00
Credit Card			4.00% \$93.60
Job Total			\$2,433.60

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

Signed By:

Signed By:

CUSTOMER MESSAGE
Thank you, Lightning Bay Electric - EC13013571

Invoice Total:	\$2,433.60
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$2,340.00 \$2,433.60

RECEIVED
06-20-2025



P.O. BOX 1126
Riverview, FL 33569
(813) 897-2665
Office@lightningbayelectric.com

Invoice

DATE	06/18/2025
INVOICE#	1678
TERMS	Due Upon Receipt
DUE DATE	06/18/2025

BILL TO
Triple Creek CDD ** 3434 Colwell Ave. Ste 200 Tampa FL 33614 (719) 640-0790

SERVICE LOCATION
Triple Creek CDD ** 13013 Boggy Creek Dr Riverview Florida 33579-9410 (719) 640-0790

JOB#	DATE	PO/REF#	DESCRIPTION		
1042673617	06/18/2025		Replace a Breaker		
Completion Notes:					
Job Charges			Qty	Rate	Total
Scope -					
-Remove existing conduit and wiring from well					
-Install new Conduit from panel to well junction					
-Install new 70A rated copper feeders					
-Install new ground wire					
			1.00	\$650.00	\$650.00
-Install new connectors					
-Install new support					
-Install new 70A UL breaker					
Warranty on covers material installed					
Job Subtotal					\$650.00
Credit Card					4.00%
					\$26.00
Job Total					\$676.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

Signed By:

Signed By:

CUSTOMER MESSAGE
Thank you, Lightning Bay Electric - EC13013571

Invoice Total:	\$676.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$650.00 \$676.00

RECEIVED
06-20-2025

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$234.93



Date: 06/23/2025

Payable To: Triple Creek Social Committee

Address: 13013 Boggy Creek Drive
Riverview, FL 33579 United States

Description: Mother's Day Food Purchase Reimbursement

Requested By: Karla Pena, Staff Accountant

Special Instructions: Code to 001-57900-4775

From: [Jennifer Padron](#)
To: [Karla Pena](#); [Patricia Bishop](#)
Cc: [Jennifer Dunn](#)
Subject: Re: [EXTERNAL]Mother's Day Food Purchase
Date: Monday, June 9, 2025 10:03:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[email_37d13b03-4cd9-4622-bdb2-3e6a3a37fbd4.png](#)
[phone_db3ab6a9-86a2-43ab-9f35-664caba8bc71.png](#)
[location_c55001ba-ec57-4854-a054-c2e943f62d0b.png](#)
[email_37d13b03-4cd9-4622-bdb2-3e6a3a37fbd4.png](#)
[phone_db3ab6a9-86a2-43ab-9f35-664caba8bc71.png](#)
[location_c55001ba-ec57-4854-a054-c2e943f62d0b.png](#)

Yes please. Thanks Karla.

Jennifer R Padron, LCAM, CMCA

General Manager

Rizzetta & Company



JPadron@rizzetta.com



813.671.5900



Triple Creek CDD

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From: Karla Pena <KPena@rizzetta.com>

Sent: Monday, June 9, 2025 9:48 AM

To: Jennifer Padron <JPadron@rizzetta.com>; Patricia Bishop <PBishop@rizzetta.com>

Cc: Jennifer Dunn <JDunn@rizzetta.com>

Subject: RE: [EXTERNAL]Mother's Day Food Purchase

To Triple Creek Social Committee:

13013 Boggy Creek Drive Riverview 33579?

Karla Pena

Staff Accountant

Rizzetta & Company



KPena@rizzetta.com



6046



Ashlyn Park

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From: Jennifer Padron <JPadron@rizzetta.com>

Sent: Monday, June 9, 2025 9:31 AM

To: Karla Pena <KPen@rizzetta.com>; Patricia Bishop <PBishop@rizzetta.com>

Cc: Jennifer Dunn <JDunn@rizzetta.com>

Subject: Fw: [EXTERNAL]Mother's Day Food Purchase

Good morning Karla and Patricia,

Can we please get a check cut for the Social Club for \$234.93?

Jennifer R Padron, LCAM, CMCA

General Manager

Rizzetta & Company



JPadron@rizzetta.com



813.671.5900



Triple Creek CDD

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From: Triple Creek Social Club <triplecreeksocialclub@gmail.com>

Sent: Sunday, June 8, 2025 3:07 PM

To: Jennifer Padron <JPadron@rizzetta.com>

Cc: boardmember1@triplecreekcdd.com <boardmember1@triplecreekcdd.com>

Subject: [EXTERNAL]Mother's Day Food Purchase

NOTICE: This email originated from outside of the organization.

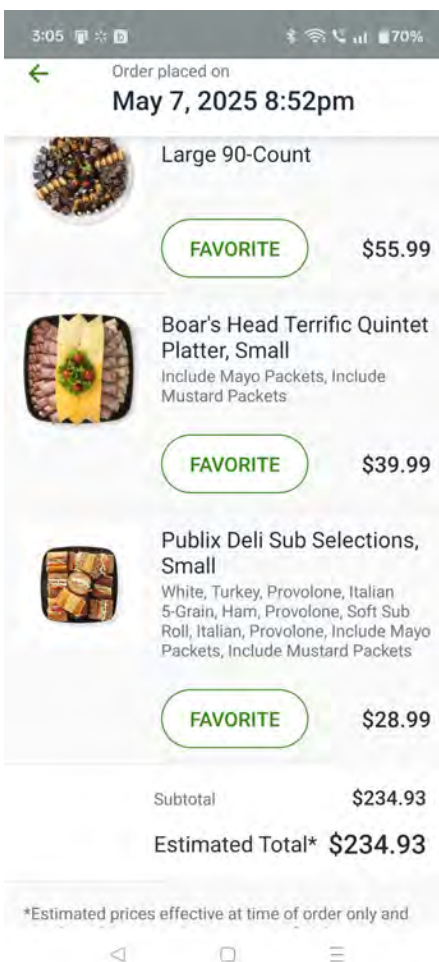
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Jennifer,

We did not allocate funds from the cdd for Mother's Day. We spoke with Marc and he ok'd CDD paying for Publix Purchase for mother's day food. Can we get reimbursed for this?? I have attached photos of the food that was picked up for the event.

Thank you,

Stephanie





Order placed on

May 7, 2025 8:52pm



Publix Deli Italian Ringleader

Cut In Slices, Include Mayo Packets,
Include Mustard Packets

FAVORITE

\$24.99



Publix Deli Fresh Fruit
Platter, Small

FAVORITE

\$21.99



Publix Deli Ringleader Turkey

White American, Cut In Slices,
Include Mayo Packets, Include
Mustard Packets

FAVORITE

\$24.99



Publix Deli Garden Fresh
Vegetable Platter, Large
Ranch

FAVORITE

\$37.99





CC053125-535

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$3,334.00
Statement Closing Date	May 31, 2025
Days in Billing Cycle	31
Previous Balance	\$0.00
Payments & Credits	\$18.87
Purchases & Other Charges	\$6,684.47
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$6,665.60

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$6,665.60
Minimum Payment Due	\$6,665.60
Payment Due Date	June 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		JENNIFER PADRON		\$6,665.60
05/02	05/02	75418233S6LMG1WY0	DRI*PRINTRUNNER VAN NUYS CA MCC: 5111 MERCHANT ZIP:	2,043.83
05/09	05/09	054368442BLJ9X2NR	SAMS CLUB #4801 RIVERVIEW FL MCC: 5300 MERCHANT ZIP: 33578	101.73
05/09	05/09	05436844200AFF4TX	DOLLAR TREE RIVERVIEW FL MCC: 5331 MERCHANT ZIP: 33578	9.32
05/09	05/09	023053742EJ3F8602	PUBLIX #1032 RIVERVIEW FL MCC: 5411 MERCHANT ZIP: 33578	76.63
05/16	05/16	55483824A097G5PBH	SAMSClub.COM 888-746-7726 AR MCC: 5300 MERCHANT ZIP: 72712	1,972.40
05/16	05/16	52707154909FZ45GP	THE HOME DEPOT #6380 RIVERVIEW FL MCC: 5200 MERCHANT ZIP: 33578000	18.87
05/16	05/16	823050948EHN3HFH2	AMAZON MARK* NW3DO4A31 SEATTLE WA MCC: 5999 MERCHANT ZIP:	408.16
05/19	05/19	82305094BEHN6G6DV	AMAZON MARK* NW1TE9290 SEATTLE WA	109.16

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Deposit Operations
350 Madison Ave 4th floor
New York NY 10017

PAYMENT INFORMATION

Payment Due Date	June 25, 2025
New Balance	\$6,665.60
Minimum Payment Due	\$6,665.60
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

0 0

TRIPLE CREEK COMMUNITY DEVELOPMENT
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

Valley Bank
Deposit Operations
350 Madison Ave 4th floor
New York NY 10017

TRANSACTIONS (continued)				
Tran Date	Post Date	Reference Number	Transaction Description	Amount
05/19	05/19	52707154Q09FFL23Z	MCC: 5999 MERCHANT ZIP: HOMEDEPOT.COM 800-430-3376 GA	134.95
05/21	05/21	82305094DEHNLTPSP	MCC: 5200 MERCHANT ZIP: 30339000 AMAZON MARK* NZ6Q07301 SEATTLE WA	5.99
05/24	05/24	55131584GA528GX0T	MCC: 5999 MERCHANT ZIP: DMI* DELL BUS ONLINE ROUND ROCK TX	845.68
05/26	05/26	82305094KEHMGW3Z6	MCC: 5045 MERCHANT ZIP: 78682 AMAZON MARK* NN5VS0ZR1 SEATTLE WA	676.46
05/27	05/27	52707154L09G189SV	MCC: 5999 MERCHANT ZIP: THE HOME DEPOT #6380 RIVERVIEW F CREDIT	18.87-
05/28	05/28	55131584LA90DEGJG	MCC: 5200 MERCHANT ZIP: 33578000 DMI* DELL BUS ONLINE ROUND ROCK TX	85.19
05/30	05/30	82305094NEHN8A4NH	MCC: 5045 MERCHANT ZIP: 78682 AMAZON MARK* NN5GC3B50 SEATTLE WA	196.10
			MCC: 5999 MERCHANT ZIP:	
		MICHELLE WHITE		\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$6,665.60 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$16.66	\$0-\$500,000 = 0.25%
New Cashback Balance	\$16.66	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Triple Creek CDD**Credit Card - Jennifer Padron (balance \$10,000)****Closing Date - 05/31/25****Payment Date - 06/25/25***All Expenditures must be supported by receipts in order to be eligible for reimbursement.**Attach all receipts to this form.*

				Parks & Rec	Parks & Rec	Parks & Rec	Contingency	Contingency
				Facility Supplies	Maintenance & Repair	Office Supplies	Special Events	Misc Contingency
Date	Vendor Name	Description	Amount	57200-4619	57200-4647	57200-5101	57900-4775	57900-6409
05/02/25	PrintRunner.com	Postcards	2,043.83	2,043.83				
05/09/25	Sam's Club	Copy Paper, Roses Bouquets - Mother's Day Event	101.73			46.96	54.77	
05/09/25	Dollar Tree	Cord, Tissues, Curly Bow	9.32					9.32
05/09/25	Publix	Pura Vida Bouquets - Mother's Day Event	76.63				76.63	
05/16/25	Sam's Club	Square Offset Umbrellas with Sunbrella Fabric	1,972.40	1,972.40				
05/16/25	The Home Depot	BR 60 Amp 120/240 Volts 2-Pole Circuit Breaker	18.87		18.87			
05/16/25	Amazon	Trash Bags, Coffee Pods, Ink Cartridge, Wall Mount	408.16	115.97		292.19		
05/19/25	Amazon	Badge Holders, File Folder Labels, Dust Mop, Office Tool Set	109.16			109.16		
05/19/25	The Home Depot	Cabana Taupe Solid Light Filtering Grommet Curtain	134.95		134.95			
05/21/25	Amazon	File Folder Tabs	5.99			5.99		
05/24/25	Dell Technologies	Dell Inspiron 14 Plus Laptop	845.68			845.68		
05/26/25	Amazon	Disinfecting Wipes, Trash Bags, Wireless Keyboard	676.46	676.46				
05/27/25	The Home Depot	BR 60 Amp 120/240 Volts 2-Pole Circuit Breaker	(18.87)		(18.87)			
05/28/25	Dell Technologies	Dell USB-C Multiport Adapter	85.19			85.19		
05/30/25	Amazon	Coffee Creamer, Cooling Towels, Pad Locks with Code	196.10	196.10				
		TOTAL	6,665.60	5,004.76	134.95	1,385.17	131.40	9.32

Thank you for your order, Triple!

We have received your order and will be processed as soon as possible. Your order number is **13977855**

What's next?

- 1 You will receive an email confirmation at triplecreekclub@gmail.com
- 2 Our team of experts will review your artwork. If you selected proofing, a proof approval will be sent to you.
- 3 Track your order through [Orders Page](#)


Shipping Information

Triple Creek CDD
13013 BOGGY CREEK DR
RIVERVIEW, FL 33579, US
(813) 671-5900

Billing Information

Triple Club CDD
13013 BOGGY CREEK DR
RIVERVIEW, FL 33579, US



Payment Method


Credit Card
 **** * 8042

Order Summary

Subtotal	\$1,915.54
Shipping & Handling	\$117.21
Tax	\$11.08
Total Amount	\$2,043.83
Total Paid	\$2,043.83
Balance	\$0.00

Items

Items	Quantity	Estimated Delivery Date	Shipping Method	Shipping Cost	Price
 Postcards Triple Creek CDD Survey and Enumera Qty: 2,500 Show Details	364 Number of unmailed items that we will ship to you	N/A	2-day shipping Blind Shipping	\$117.21	\$365.83
 Mailing Services Drop Date: Fri, 04/25/2025 Duplicate Removal:	2,136 Number of pieces to be mailed				\$125.00

 Needs Proofing

Do not remove
duplicate.

Unmailed Pieces:
Ship them to me

Postage: First Class
(2136 @ \$0.6670)

NCOA Certification:
Add "Or Current
Occupant".

\$1,424.71

Recommendations for you



Waterproof Labels



Rip Cards



Bulk Stickers

Publix

Shoppes Of Summerfield
13154 US Highway 301 S.
Riverview, FL 33579
Store Manager: Eric
813-741-0693



1032 59Q 075 350

PURA VIDA BOUQUET	11.99 T
PURA VIDA BOUQUET	11.99 T
PURA VIDA BOUQUET	11.99 T
PURA VIDA BOUQUET	11.99 T
PURA VIDA BOUQUET	11.99 T
GYP GRO BUNCH	12.99 T
GYP GRO BUNCH	12.99 T
GYP GRO BUNCH	12.99 T
Voided Item	
GYP GRO BUNCH	-12.99 T
Voided Item	
GYP GRO BUNCH	-12.99 T
Voided Item	
GYP GRO BUNCH	-12.99 T
PRICE REDUCTION	
ORIGINAL PRICE 12.99	
GYP GRO BUNCH	
3 @ 4.00	12.00 T
Order Total	71.95
Sales Tax	4.68
Grand Total	76.63
Credit	
Payment	76.63
Change	0.00

Receipt ID: 1032 59Q 075 350

PRESTO!

Trace #: 074274

Reference #: 0896844832

Acct #: XXXXXXXXXXXX8042

Purchase Mastercard

Amount: \$76.63

Auth #: 009873

CREDIT CARD	PURCHASE
A0000000041010	Mastercard
Entry Method:	Cntctless
Mode:	Issuer

Your cashier was Daisy

05/09/2025 13:50 S1032 R107 5350 C0114

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sam's club

Self Checkout

(813) 371 - 2394

Visit SamsClub.com

05/09/25 16:24 2905 04801 091 9091

U MEMBER 101-*****6009

THANK YOU,

JENNIFER

980204735	WM COPY PAP	40.96 T
557745	PREMIUMROSE	16.94 T
557745	PREMIUMROSE	16.94 T
557745	PREMIUMROSE	16.94 T
E 561914	WM WATER	3.98 N
	SUBTOTAL	95.76
TAX 1	6.500 %	5.97
	TOTAL	101.73
	MCARD TEND	101.73
Mastercard	**** * 8042 I 1	
APPROVAL #	009009	
AID	A0000000041010	
AAC	C45E7003C82D4922	
TERMINAL #	28364226	
*NO SIGNATURE REQUIRED		
05/09/25	16:24:46	
	CHANGE DUE	0.00

ITEMS SOLD 5

You have declined a pre-approved offer for a SAM'S CLUB MasterCard Credit Account. The offer you received today will remain valid until 05/09/25. Please visit the membership desk to accept this offer..

Finder File Number 99309269513

TC# 8099 7676 9869 8047 3828 5



Save time. Order ahead.

SamsClub.com/clubpickup

05/09/25 16:24:58

*** MEMBER COPY ***



DOLLAR TREE

Store# 4557
13122 S US Highway 301
Suite 133.
Riverview FL 33578-7410

(727) 306-1632

DESCRIPTION	QTY	PRICE	TOTAL
NATURAL JUTE CORD	1	1.25	1.25T
NATURAL JUTE CORD	1	1.25	1.25T
CURLY BOW W BDAY TAG 3CT	1	1.25	1.25T
CURLY BOW CLASSIC 2CT	1	1.25	1.25T
TISSUE WHITE 20X20	1	1.25	1.25T
TISSUE WHITE 20X20	1	1.25	1.25T
TISSUE WHITE 20X20	1	1.25	1.25T

Sub Total	\$8.75
SALES TAX	\$0.57
Total	\$9.32
MasterCard	\$9.32
*****8042	Approved
Purchase	Cntctless
Auth/Trace Number:	009510/014893

NOW SHOP ON-LINE AT DOLLARTREE.COM

3124 04557 01 010 28030822 5/09/25 13:37
Sales Associate:Kimberly



May 15, 2025	\$1,972.40
Order 10297490882	3 items

Shipping items (3)

JENNIFER PADRON
13013 BOGGY CREEK DR
RIVERVIEW, FL 33579
(813) 595-6503

Member's Mark 10' Square Offset Umbrella with Sunbrella Fabric:- Cast Shale	Qty 3	\$1,797.00
Item 990307597		\$599.00 each

Subtotal (3 items)	\$1,797.00
Shipping	\$55.02
Sales tax	\$120.38
Total	\$1,972.40
MASTERCARD *8042	\$1,972.40

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available.



Final Details for Order #114-5163398-1464254

Order Placed: May 15, 2025

Amazon.com order number: 114-5163398-1464254

Order Total: \$408.16

Shipped on May 16, 2025		
Items Ordered		Price
1 of: Paper Clips, 200pcs Jumbo and Medium 2 inch & 1.3 inch Colored Clip, Large PaperClips Assorted Colors Sizes, Paper Clips for Paperwork Office School and Personal Use Sold by: Qiyun Electronic (seller profile) Condition: New		\$4.45
1 of: Deli Stapler, Desktop Stapler, Office Stapler, 25 Sheet Capacity, Includes 1000 Staples and Staple Remover, Black Sold by: Deli OfficeSupplies (seller profile) Condition: New		\$8.49
1 of: Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA Sold by: Reli. (seller profile) Condition: New		\$49.99
1 of: ErgoComfort Gel Wrist Rest Mouse Pad-Ergonomic Office Mousepad with Wrist Support-Non-Slip, Design Desk Accessories Mat for Home&Game Decor (08Cream Marble) Sold by: DEMON CHEST (seller profile) Condition: New		\$12.99
1 of: Binder Clips, 48 Pcs Medium Binder Clips, Kalerr Black Binder Clips Medium, 1.25 Inches Binder Clip with Container, Paper Binder Clips Office Supplies, Paper Clamps Bulk for Office, Home, School Sold by: Kalerr (seller profile) Condition: New		\$7.98
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States		Item(s) Subtotal: \$83.90 Shipping & Handling: \$1.36 Free Shipping: -\$1.36 ----- Total before tax: \$83.90 Sales Tax: \$0.00 ----- Total for This Shipment: \$83.90 -----

Shipped on May 16, 2025		
Items Ordered		Price
1 of: HHSOET Metal 8 Outlet Mountable Power Strip, Wall Mount Outlet Heavy Duty, Wide Spaced Commercial Shop Power Strip with Switch, 15A 125V 1875W, 6 FT SJT 14AWG Power Cord.(Black) Sold by: HHSOET (seller profile) Condition: New		\$19.99

1 of: Roast Ridge Single Serve Coffee Pods for Keurig K-Cup Brewers, Variety Pack, 100 Count (20 each: Salted Caramel, Souther n Pecan, Chocolate Mocha, Hazelnut, French Vanilla) Sold by: Amazon (seller profile) Business Price Condition: New	\$45.99
4 of: HP 952XL Black High-yield Ink Cartridge for HP Printers | Works with Printer Series: OfficeJet 8702, Pro 7720, 7740, 821 0, 8710, 8720, 8730, 8740 | Eligible for Instant Ink | F6U19AN Sold by: HiTouch Business Services a BU of Staples (seller profile) Condition: New	\$64.57
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$324.26 Shipping & Handling: \$1.63 Free Shipping: -\$1.63 ----- Total before tax: \$324.26 Sales Tax: \$0.00 ----- Total for This Shipment: \$324.26 -----

Payment information	
Payment Method: MasterCard | Last digits: 8042 Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Item(s) Subtotal: \$408.16 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$408.16 Estimated Tax: \$0.00 ----- Grand Total: \$408.16
Credit Card transactions	MasterCard ending in 8042: May 16, 2025: \$408.16

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-8852808-5090622

Order Placed: May 15, 2025

Amazon.com order number: 114-8852808-5090622

Order Total: \$115.15

Shipped on May 15, 2025	
Items Ordered	Price
1 of: <i>FROGG TOGGS Men's Rana Emergency Waterproof Chest Wader</i> Sold by: Amazon.com Condition: New	\$25.87
1 of: <i>3 Pack Badge Reels - Double Sided Color Print Pattern Retractable Badge Holders with Retractable Keychain and Badge Clip</i> <i>, Durable Nylon Rope</i> Sold by: TJIHACNGE (seller profile) Business Price Condition: New	\$9.99
1 of: <i>60 Sets 2 Inch Hanging File Folder Tabs, Transparent File Folder Labels with Paper Inserts Plastic Tabs for Hanging File</i> <i>Folders for Quick Identification</i> Sold by: septo store (seller profile) Condition: New	\$5.99
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$41.85 Shipping & Handling: \$0.00 ----- Total before tax: \$41.85 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$41.85 -----

Shipped on May 16, 2025	
Items Ordered	Price
1 of: <i>OFO 36inch Industrial Commercial Dust Mop 2 Sets //Heavy Duty Dust Mop // 63inch Length Stainless Steel Handle //Easily</i> <i>Clean Large Area Factory, Shopping Mall, Garage</i> Sold by: Xinyi-Market (seller profile) Business Price Condition: New	\$45.90
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$45.90 Shipping & Handling: \$0.00 ----- Total before tax: \$45.90 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$45.90 -----

Shipped on May 19, 2025		
Items Ordered		Price
1 of: <i>Hi-Spec 42pc Pink Household DIY Tool Set for Women. Home, Office and College Dorm Small Toolkit of Starter Basic Ladies Tools</i>		\$21.41
Sold by: Hi-Spec Products, Inc. (seller profile)		
Condition: New		
Shipping Address:	Item(s) Subtotal:	\$21.41
TripleCreekClub	Shipping & Handling:	\$0.00
13013 Boggy Creek Drive		-----
Riverview, FL 33579	Total before tax:	\$21.41
United States	Sales Tax:	\$0.00

Shipping Speed:		
FREE Prime Delivery	Total for This Shipment:	\$21.41

Shipped on May 21, 2025		
Items Ordered		Price
1 of: <i>60 Sets 2 Inch Hanging File Folder Tabs, Transparent File Folder Labels with Paper Inserts Plastic Tabs for Hanging File Folders for Quick Identification</i>		\$5.99
Sold by: septo store (seller profile)		
Condition: New		
Shipping Address:	Item(s) Subtotal:	\$5.99
TripleCreekClub	Shipping & Handling:	\$0.00
13013 Boggy Creek Drive		-----
Riverview, FL 33579	Total before tax:	\$5.99
United States	Sales Tax:	\$0.00

Shipping Speed:		
FREE Prime Delivery	Total for This Shipment:	\$5.99

Payment information		
Payment Method:	Item(s) Subtotal:	\$115.15
MasterCard | Last digits: 8042	Shipping & Handling:	\$0.00

Billing address	Total before tax:	\$115.15
TripleCreekClub	Estimated Tax:	\$0.00
3434 COLWELL AVE STE 200		-----
TAMPA, FL 33614-8390		
United States	Grand Total:	\$115.15
Credit Card transactions	MasterCard ending in 8042: May 21, 2025: \$5.99	
	MasterCard ending in 8042: May 19, 2025: \$109.16	



Date Ordered: May 16, 2025

Order Number: WG89196753

Order Total: \$153.82

Return Completed

Product Information

Item	Qty	Price
Eaton BR 60 Amp 120/240 Volts 2-Pole Circuit Breaker Model #BR260 Store SKU #533016	1	\$0.00

Pick Up

Product Information

Item	Qty	Price
EXCLUSIVE HOME Cabana Taupe Solid Light Filtering Grommet Top Indoor/Outdoor Curtain, 54 in. W x 108 in. L (Set of 2) Model #EH8112-05 2-108G Store SKU #1002905957	5	\$134.95

Payment Information

Billing Address	Payment Details	
Triple Creek CDD 3434 Colwell Ave Ste. 200 Tampa, FL 33614	Subtotal	\$153.82
	Delivery	FREE
	Sales Tax	\$0.00
Payment Method	Order Total	\$153.82
MA | Ending in 8042, MA | Ending in 8042	Refund Total	\$18.87



How doers
get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW FL 33578 (813)246-5714

6380 00021 43923 05/27/25 02:02 PM
CASHIER MIA
* ORIG REC: 5380 050 53041 05/16/25 TA *

ORDER WG89195753
0000-533-016 BR 60 Amp 120/240 V-18.87

SUBTOTAL -18.87
SALES TAX 0.00
TOTAL -18.87
XXXXXXXXXXXX5042 MASTERCARD TA

INVOICE 4211041

REFUND-CUSTOMER COPY

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS
READY IN LESS THAN 2 HOURS!

3578

*Returned
Breaker!*

Price/Item	Qty	Line Total
------------	-----	------------

Eaton BR 60 Amp 120/240 Volts 2-Pole Circuit Breaker	1	\$18.87
--	---	---------

Available: Today

Store Pickup (1 item)

10151 Bloomingdale Ave 6380, Riverview, FL 33578

Item picked up from store 6380

EXCLUSIVE HOME Cabana Taupe Solid Light Filtering Grommet Top Indoor/Outdoor Curtain, 54 in. W x 108 in. L (Set of 2)	\$26.99	5	\$134.95
--	---------	---	----------

Available: May 20 - May 21

Subtotal	\$153.82
Pick Up In Store	FREE
Sales Tax	\$0.00

Total	\$153.82
-------	----------

Need help?

Online Customer Support: Call 7 days a week:
1-800-430-3376 6 a.m. to 2 a.m. EST



Thanks for your order.

You'll receive an order confirmation soon.

Manage your orders

Hello Triple Creek,

We have your order that you placed on May 23, 2025. Your Dell purchase ID is **2009687126341**. Next, you should receive an order confirmation.

To manage your orders, you'll need to sign in to My Account.

Customer Information

Company: Triple Creek Community Develop

Customer: Triple Creek Community

Email: saltlife.of.realestate@gmail.com

Order Details

Description	Qty	Unit Price	Total
Inspiron 14 Plus Laptop	1	\$999.99	\$799.99
Price includes \$200.00 off.		-\$200.00	
Limited Time Offer! Save up to 25% off with Support Offers!		-\$0.00	
Free 2nd business day shipping for all Dell Advantage customers		-\$38.00	
Dell 6 in 1 USB-C Multiport Adapter	1	\$99.99	\$79.99
Free 2nd business day shipping for all Dell Advantage customers		-\$20.59	
Premier Discount		-\$20.00	
		Subtotal	\$879.98
		Shipping &/or Handling	\$0.00
		Non-taxable Amount	\$60.62
		Taxable Amount	\$819.36
		Estimated Tax	\$50.89
		Total (USD)	\$930.87

Ship To

Carlton Marc
13013 Boggy Creek Drive
Riverview FL 33579-Riverview
(989) 6660903

Shipping method

Expedited

Bill To

Community Triple Creek
Triple Creek Community Develop
3434 Colwell Avenue
200
Tampa, FL. 33614-Tampa,
(813) 6715900

Payment method

CreditCard

Amount

USD \$930.87

Note: Your credit card will be charged once your order has been shipped

Do more online while you wait for your order.

**[My Account](#)**

Review order history, change your shipping address, start a return or exchange, get help or cancel your order.

**[Review frequently asked questions](#)**

Quickly find answers to common support questions.

Thank you for choosing Dell Technologies.

Important Notices:

Unless you have a separate written agreement that specifically applies to this order, your order is subject to [Dell's Terms of Sale](#), or, for cloud/as-a-Service offerings, the applicable cloud terms of service available at www.dell.com/offeringspecificterms. Consumers: these terms include a binding consumer arbitration provision.

Dell reserves the right to cancel this order in the event of pricing or other errors.

All tax quoted by Dell is estimated; final taxes will be listed on the invoice.

You should only provide personal data to Dell where strictly required. Where Dell needs to process your personal data in order to fulfill your order, Dell shall only do this in accordance with its legal obligations and in line with the [Dell Privacy Statement](#).

Customer agrees to accept delivery of its order within a reasonable amount of time from when the order is shipped.

Dell is not responsible for carrier delays, weather, natural disasters or other unforeseeable issues that may impact the delivery of your order after it ships.

This is an automated email that cannot accept replies.

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682



Final Details for Order #114-5731983-4069018

Order Placed: May 23, 2025

Amazon.com order number: 114-5731983-4069018

Order Total: \$676.46

Shipped on May 25, 2025	
Items Ordered	Price
1 of: <i>Clorox Disinfecting Wipes Value Pack, Bleach Free Cleaning Wipes, 75 Count Each, Pack of 4</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$11.75
1 of: <i>Amazon Basics Flextra Multipurpose Drawstring Trash Bags, 30 Gallon, 50 Count</i> Sold by: Amazon.com Condition: New	\$11.84
1 of: <i>Wireless Keyboard and Mouse Combo, Full-Sized 2.4GHz Wireless Keyboard with Comfortable Palm Rest and Optical Wireless Mouse for Windows, Mac OS PC/Desktops/Computer/Laptops (Black)</i> Sold by: JYH US (seller profile) Business Price Condition: New	\$28.49
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$52.08 Shipping & Handling: \$0.00 ----- Total before tax: \$52.08 Sales Tax: \$0.00 -----
Shipping Speed: Consolidated Shipping in fewest deliveries	Total for This Shipment: \$52.08 -----

Shipped on May 26, 2025	
Items Ordered	Price
1 of: <i>Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull Dispenser Ideal For Public Use</i> Sold by: Innovent Inc (seller profile) Condition: New	\$94.55
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$94.55 Shipping & Handling: \$0.00 ----- Total before tax: \$94.55 Sales Tax: \$0.00 -----
Shipping Speed: Consolidated Shipping in fewest deliveries	Total for This Shipment: \$94.55 -----

Shipped on May 26, 2025		
Items Ordered		Price
1 of: <i>Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull</i>		\$94.55
<i>Dis</i>		
<i>penser Ideal For Public Use</i>		
Sold by: Innovent Inc (seller profile)		
Condition: New		
Shipping Address:		Item(s) Subtotal: \$94.55
TripleCreekClub		Shipping & Handling: \$0.00
13013 Boggy Creek Drive		-----
Riverview, FL 33579		Total before tax: \$94.55
United States		Sales Tax: \$0.00
Shipping Speed:		-----
Consolidated Shipping in fewest deliveries		Total for This Shipment: \$94.55

Shipped on May 26, 2025		
Items Ordered		Price
1 of: <i>Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull</i>		\$94.55
<i>Dis</i>		
<i>penser Ideal For Public Use</i>		
Sold by: Innovent Inc (seller profile)		
Condition: New		
Shipping Address:		Item(s) Subtotal: \$94.55
TripleCreekClub		Shipping & Handling: \$0.00
13013 Boggy Creek Drive		-----
Riverview, FL 33579		Total before tax: \$94.55
United States		Sales Tax: \$0.00
Shipping Speed:		-----
Consolidated Shipping in fewest deliveries		Total for This Shipment: \$94.55

Shipped on May 26, 2025		
Items Ordered		Price
1 of: <i>Freshnaps Wet Wipes Bulk - 4 x 800 Count Refill Bags (3200 Commercial Disposable Wipes) Value Pack - For Upward Pull</i>		\$94.55
<i>Dis</i>		
<i>penser Ideal For Public Use</i>		
Sold by: Innovent Inc (seller profile)		
Condition: New		
Shipping Address:		Item(s) Subtotal: \$94.55
TripleCreekClub		Shipping & Handling: \$0.00
13013 Boggy Creek Drive		-----
Riverview, FL 33579		

United States	Total before tax:	\$94.55
	Sales Tax:	\$0.00
Shipping Speed:		-----
Consolidated Shipping in fewest deliveries	Total for This Shipment:	\$94.55

Shipped on May 26, 2025		
Items Ordered		Price
1 of: Yxk S15 Ultra Mini PC, 12th Gen Alder Lake- N100(up to 3.4GHz), 16GB DDR4 RAM 512GB M.2 SSD, Desktop Computer Support 4K Dual Display/USB3.2/WiFi 6/BT5.2 or Gigabit Ethernet for Home/Office Sold by: YXK PC US (seller profile) Condition: New		\$129.99
1 of: 2025 Fastest WiFi Extender, WiFi Repeater, WiFi Booster, Covers Up to 10000 Sq.ft and 60 Devices, Internet Booster - with Ethernet Port, Quick Setup, Home Wireless Signal Booster Sold by: GEOSMTY (seller profile) Condition: New		\$18.89
1 of: Reli. 55-60 Gallon Trash Bags Heavy Duty | 150 Count | 50-60 Gallon | Large Black Garbage Bags | Made in USA Sold by: Reli. (seller profile) Condition: New		\$49.99
1 of: Sloan B-50-A Regal Handle Repair Kit - For Use with Sloan Regal Flushometers, Includes Spring, Gasket, Plunger, Bushing, Hycar Seal, Original OEM Parts, 5302305 Sold by: Sloan Marketplace (seller profile) Business Price Condition: New		\$7.50
1 of: SANKINS 14" Gate Spring Self Closing Heavy Duty Outdoor Door Spring Automatic Metal Gate Closure Hardware with Adjustable Tool for Wooden and Vinyl Fence, Black Sold by: KDUP Hardware (seller profile) Condition: New		\$11.99
1 of: Adios! Fountain Scale Remover for Calcium, Lime and Hard Water Deposits on Bird Fountains, Baths and Water Features (8 oz) Sold by: Compare Brands LLC (seller profile) Condition: New		\$14.95
3 of: Amazon Basics 2-Ply Flex-Sheets Paper Towels, 2 Basics Rolls = 5 Regular Rolls, Everyday Value with 150 Sheets per Roll part 1 of Amazon Basics 2-Ply Flex-Sheets Paper Towels, 6 Basics Rolls = 16 Regular Rolls, Everyday Value with 150 Sheets per Roll Sold by: Amazon.com Condition: New		\$4.29
Shipping Address:		
TripleCreekClub	Item(s) Subtotal:	\$246.18
13013 Boggy Creek Drive	Shipping & Handling:	\$0.00
Riverview, FL 33579		-----
United States	Total before tax:	\$246.18
	Sales Tax:	\$0.00
Shipping Speed:		-----
Consolidated Shipping in fewest deliveries	Total for This Shipment:	\$246.18

Payment information	
Payment Method: MasterCard | Last digits: 8042	Item(s) Subtotal: \$676.46
	Shipping & Handling: \$0.00
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	----- Total before tax: \$676.46 Estimated Tax: \$0.00 ----- Grand Total: \$676.46
Credit Card transactions	MasterCard ending in 8042: May 26, 2025: \$676.46

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #112-3091641-4549800

Order Placed: May 29, 2025

Amazon.com order number: 112-3091641-4549800

Order Total: \$196.10

Shipped on May 30, 2025	
Items Ordered	Price
1 of: Nestle Coffee mate Coffee Creamer, Original, Liquid Creamer Singles, Non Dairy, No Refrigeration, 0.375 fl oz Tubs (Pack of 360) Sold by: Amazon (seller profile) Business Price Condition: New	\$36.87
1 of: Hosuly 30 Pack Cooling Towels, 40"x12" Ice Breathable Soft Chilly Sweat Rag Microfiber Workout Rags for Gym Cooling Towels for Neck and Face for Yoga Golf Sport Running(Dark Blue) Sold by: Qitaooge (seller profile) Condition: New	\$24.99
3 of: WULALACK Outdoor Combination Lock, Heavy Duty Weatherproof Pad Locks with Code, Resettable Padlock Combination for Sheds Fence, Gate Hasps, Storage Unit Sold by: WULALACK (seller profile) Business Price Condition: New	\$9.79
1 of: 500PCS Bamboo Coffee Stirrers Individually Wrapped, 5.5" Coffee Stir Sticks - For Hot Drinks and Cocktails, Smooth End, Disposable and Travel-Friendly Sold by: Sundayboy (seller profile) Condition: New	\$12.99
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$104.22 Shipping & Handling: \$1.80 Free Shipping: -\$1.80 ----- Total before tax: \$104.22 Sales Tax: \$0.00 ----- Total for This Shipment: \$104.22 -----

Shipped on May 30, 2025	
Items Ordered	Price
2 of: Amazon Brand - Happy Belly Medium Roast Coffee Pods, Donut Style, Compatible with Keurig 2.0 K-Cup Brewers, 100 Count Sold by: Amazon (seller profile) Business Price Condition: New	\$34.00

1 of: Gedreew Large Thermostat Lock Box Cover with Key, Clear Thermostat Cover with Lock Compatible With Honeywell Home Thermo stat On Wall, AC Lock Box Cover with Key Fits Thermostats 5"H x 6" W or Smaller Sold by: ANOVASKY (seller profile) Business Price Condition: New	\$15.68
1 of: Glade PlugIns Air Freshener Warmer, Scented and Essential Oils for Home and Bathroom, Up to 50 Days on Low Setting, 5 Co unt Sold by: Amazon.com Condition: New	\$8.20
<div> <div> Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States </div> <div> Item(s) Subtotal: \$91.88 Shipping & Handling: \$1.19 Free Shipping: -\$1.19 ----- Total before tax: \$91.88 Sales Tax: \$0.00 ----- Total for This Shipment: \$91.88 ----- </div> </div>	

Payment information	
Payment Method: MasterCard | Last digits: 8042 Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Item(s) Subtotal: \$196.10 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$196.10 Estimated Tax: \$0.00 ----- Grand Total: \$196.10
Credit Card transactions	MasterCard ending in 8042: May 30, 2025: \$196.10

To view the status of your order, return to [Order Summary](#) .

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Mr. Joe Roethke
Triple Creek CDD c/o Rizzetta
& Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614 USA

INVOICE # 7403

DATE 06/02/2025

DUE DATE 06/02/2025

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:CDD Community Care Sites - Maintenance CDD Updates as needed	1	75.00	75.00

You may pay online via CCN or ACH or mail a check payable to
"VGlobalTech" at the above address.

BALANCE DUE

\$75.00

RECEIVED
06-02-2025



INVOICE

To view your Insert
Click the link below:
[INSERT1](#)

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

26-35178-13005
TRIPLE CREEK CLUB
06/01/25-06/30/25
05/27/2025
0155668-2206-8

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

Customer Service: (813) 621-3055

Your Payment is Due

Jun 26, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$843.42

If payment is received after
06/26/2025: **\$ 864.51**

RECEIVED
05-28-2025

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
843.42		(843.42)		0.00		843.42		843.42

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
05/27/2025	0155668-2206-8	26-35178-13005
Payment Terms	Total Due	Amount
Total Due by 06/26/2025	\$843.42	
If Received after 06/26/2025	\$864.51	

2206000263517813005001556680000008434200000084342 2

I0290C44

TRIPLE CREEK CLUB
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

405-0334167-2206-5

DETAILS OF SERVICE

Details for Service Location:
Triple Creek Club, 13013 Boggy Creek Dr, Riverview FL 33579-9410

Customer ID: 26-35178-13005

Description	Date	Ticket	Quantity	Amount
Disposal 8 Yard Dumpster 1X Week	06/01/25		1.00	154.69
8 Yard Dumpster 1X Week	06/01/25		1.00	688.73
Total Current Charges				843.42

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

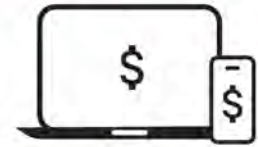
Previous Balance		Payments		Adjustments		Current Invoice Charges		Total Account Balance Due	
\$123.45		+ (\$123.45)		+ 0.00		+ \$123.45		= \$123.45	

Description	
WM Solid Waste Tax & 75% County Environmental Charge	

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> Check Here to Change Contact Info		<input type="checkbox"/> Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2		Date	
City		Bank Account Holder Signature	
State			
Zip			
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

Tab 7



Rizzetta & Company

Triple Creek Community Development District

**Financial Statements
(Unaudited)**

May 31, 2025

Prepared by: Rizzetta & Company, Inc.

**triplecreekcdd.com
rizzetta.com**

Triple Creek Community Development District

Balance Sheet

As of 05/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	388,096	(43,107)	92,805	0	437,795	0	0
Investments	1,650,322	1,418,488	5,004,071	764	8,073,644	0	0
Accounts Receivable	26,602	0	19,987	224,618	271,207	0	0
Prepaid Expenses	3,767	0	0	0	3,767	0	0
Refundable Deposits	130,956	0	0	0	130,955	0	0
Due From Other	18,632	0	0	0	18,633	0	0
Fixed Assets	0	0	0	0	0	63,017,480	0
Amount Available in Debt Service	0	0	0	0	0	0	5,116,863
Amount To Be Provided Debt Service	0	0	0	0	0	0	37,608,137
Total Assets	2,218,375	1,375,381	5,116,863	225,382	8,936,001	63,017,480	42,725,000
Liabilities							
Accounts Payable	50,454	0	0	0	50,454	0	0
Retainage Payable	0	0	0	224,618	224,618	0	0
Accrued Expenses	49,637	0	0	0	49,637	0	0
Other Current Liabilities	147	0	0	0	146	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	42,725,000
Deposits Payable	10,000	0	0	0	10,000	0	0
Total Liabilities	110,238	0	0	224,618	334,855	0	42,725,000
Fund Equity & Other Credits							
Beginning Fund Balance	746,615	1,081,481	4,919,009	88,371	6,835,477	0	0
Investment In General Fixed Assets	0	0	0	0	0	63,017,480	0
Net Change in Fund Balance	1,361,522	293,900	197,854	(87,607)	1,765,669	0	0
Total Fund Equity & Other Credits	2,108,137	1,375,381	5,116,863	764	8,601,146	63,017,480	0
Total Liabilities & Fund Equity	2,218,375	1,375,381	5,116,863	225,382	8,936,001	63,017,480	42,725,000

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	24,886	24,886
Special Assessments				
Tax Roll	3,710,723	3,710,723	3,743,863	33,140
Other Misc. Revenues				
Clubhouse Rentals	0	0	19,945	19,945
Facilities Rentals	0	0	1,497	1,497
HOA Rental Revenue	0	0	747	747
Total Revenues	3,710,723	3,710,723	3,790,938	80,215
Expenditures				
Legislative				
Supervisor Fees	18,000	12,000	11,000	1,000
Total Legislative	18,000	12,000	11,000	1,000
Financial & Administrative				
Accounting Services	18,948	12,632	12,632	0
Administrative Services	5,075	3,383	3,383	0
Arbitrage Rebate Calculation	1,800	1,800	3,150	(1,350)
Assessment Roll	5,516	5,516	5,516	0
Auditing Services	3,175	3,175	5,250	(2,075)
Bank Fees	1,500	1,000	971	30
Disclosure Report	10,000	6,667	7,433	(767)
District Engineer	30,000	20,000	30,259	(10,259)
District Management	20,959	13,973	13,973	0
Dues, Licenses & Fees	500	391	1,481	(1,090)
Financial & Revenue Collections	4,192	2,795	2,794	0
Legal Advertising	10,000	6,667	622	6,046
Miscellaneous Mailings	2,500	1,666	0	1,666
Public Officials Liability Insurance	4,418	4,418	3,364	1,054
Trustees Fees	42,000	26,000	28,491	(2,491)
Website Hosting, Maintenance, Backup & E	3,615	2,410	3,155	(745)
Total Financial & Administrative	164,198	112,493	122,474	(9,981)
Legal Counsel				
District Counsel	75,000	50,000	30,285	19,715
Total Legal Counsel	75,000	50,000	30,285	19,715
Security Operations				
Security Monitoring Services	28,000	18,667	21,562	(2,896)
Security Services & Patrols	59,000	39,333	4,725	34,609
Security System Maintenance	25,000	16,667	13,763	2,904
Total Security Operations	112,000	74,667	40,050	34,617
Electric Utility Services				
Utility - Recreation Facilities	45,000	30,000	17,389	12,611
Utility - Street Lights	410,000	273,333	312,423	(39,090)
Utility Services	35,000	23,334	15,716	7,618

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Total Electric Utility Services	490,000	326,667	345,528	(18,861)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	7,500	5,000	6,571	(1,571)
Total Garbage/Solid Waste Control Services	7,500	5,000	6,571	(1,571)
Water-Sewer Combination Services				
Utility Services	20,000	13,333	10,305	3,028
Total Water-Sewer Combination Services	20,000	13,333	10,305	3,028
Stormwater Control				
Aquatic Maintenance	65,000	43,333	39,600	3,733
Lake/Pond Bank Maintenance & Repair	7,500	5,000	3,920	1,080
Midge Fly Treatments	49,662	33,108	29,654	3,454
Wetland Monitoring & Maintenance	12,000	8,000	111,250	(103,250)
Total Stormwater Control	134,162	89,441	184,424	(94,983)
Other Physical Environment				
Entry & Walls Maintenance & Repair	2,500	1,667	0	1,667
Fire Ant Treatment	15,000	10,000	0	10,000
General Liability Insurance	4,804	4,804	3,700	1,104
Holiday Decorations	40,000	40,000	34,200	5,800
Irrigation Maintenance & Repair	30,000	20,000	44,383	(24,383)
Landscape - Annuals/Flowers	30,000	20,000	18,360	1,640
Landscape - Mulch	150,000	100,000	0	100,000
Landscape Inspection Services	12,000	8,000	8,000	0
Landscape Maintenance	1,100,000	733,333	575,179	158,154
Landscape Replacement Plants, Shrubs, Tr	60,000	40,000	48,031	(8,030)
Property Insurance	32,151	32,151	33,927	(1,776)
Pump Station	30,000	20,000	14,149	5,850
Storm Damage/Restoration	0	0	120,054	(120,054)
Well & Pump Maintenance Contract	5,000	3,334	3,600	(267)
Total Other Physical Environment	1,511,455	1,033,289	903,583	129,705
Road & Street Facilities				
Sidewalk Maintenance & Repair	200,000	133,333	0	133,334
Total Road & Street Facilities	200,000	133,333	0	133,334
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	1,000	667	0	666
Clubhouse Miscellaneous Expense	9,000	6,000	4,721	1,280
Computer Support, Maintenance & Repair	1,000	666	0	666
Decorations	5,000	3,334	1,676	1,658
Dog Waste Station Supplies & Maintenance	25,000	16,666	19,651	(2,984)
Facility A/C & Heating Maintenance & Rep	5,000	3,334	3,025	308
Facility Supplies	7,500	5,000	13,191	(8,191)

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fitness Equipment Lease Payment	25,500	17,000	1,001	15,999
Fitness Equipment Maintenance & Repair	5,000	3,333	2,765	568
Furniture Repair & Replacement	50,000	33,333	0	33,333
GEM Car Maintenance	1,000	667	582	85
Lifeguard/Pool Monitors	150,000	100,000	0	100,000
Maintenance & Repairs	25,000	16,667	13,919	2,748
Management Contract	500,000	333,333	323,377	9,956
Office Supplies	5,000	3,333	5,406	(2,073)
Pedestrian Bridge/Boardwalk Maintenance	16,000	10,667	35,000	(24,333)
Pest Control	7,400	4,933	2,711	2,222
Playground Equipment & Maintenance	2,500	1,667	0	1,667
Pool Permits	1,500	0	826	(826)
Pool Repair & Maintenance	5,000	3,333	78,532	(75,198)
Pool Service Contract	36,108	24,072	50,720	(26,648)
Telephone, Internet, Cable	7,500	5,000	5,365	(366)
Trail/Bike Path Maintenance	3,000	2,000	0	2,000
Wildlife Management Services	14,400	9,600	9,600	0
Total Parks & Recreation	908,408	604,605	572,068	32,537
Contingency				
Miscellaneous Contingency	20,000	13,334	165,187	(151,853)
Special Events	50,000	33,333	39,425	(6,092)
Total Contingency	70,000	46,667	204,612	(157,945)
Total Expenditures	3,710,723	2,501,495	2,430,900	70,595
Total Excess of Revenues Over(Under) Expenditures	0	1,209,228	1,360,038	150,810
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	1,590	1,590
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(105)	(105)
Total Other Financing Sources(Uses)	0	0	1,485	1,485
Fund Balance, Beginning of Period	0	0	746,614	746,614
Total Fund Balance, End of Period	0	1,209,228	2,108,137	898,909

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	37,006	37,006
Special Assessments				
Tax Roll	300,000	300,000	300,000	0
Total Revenues	<u>300,000</u>	<u>300,000</u>	<u>337,006</u>	<u>37,006</u>
Expenditures				
Parks & Recreation				
Pool Repair & Maintenance	0	0	43,106	(43,106)
Total Parks & Recreation	<u>0</u>	<u>0</u>	<u>43,106</u>	<u>(43,106)</u>
Contingency				
Capital Reserve	300,000	300,000	0	300,000
Total Contingency	<u>300,000</u>	<u>300,000</u>	<u>0</u>	<u>300,000</u>
Total Expenditures	<u>300,000</u>	<u>300,000</u>	<u>43,106</u>	<u>256,894</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>293,900</u>	<u>293,900</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,081,481</u>	<u>1,081,481</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,375,381</u>	<u>1,375,381</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	10,901	10,901
Special Assessments				
Tax Roll	244,419	244,419	246,440	2,021
Total Revenues	<u>244,419</u>	<u>244,419</u>	<u>257,341</u>	<u>12,922</u>
Expenditures				
Debt Service				
Interest	174,419	174,419	172,022	2,397
Principal	70,000	70,000	80,000	(10,000)
Total Debt Service	<u>244,419</u>	<u>244,419</u>	<u>252,022</u>	<u>(7,603)</u>
Total Expenditures	<u>244,419</u>	<u>244,419</u>	<u>252,022</u>	<u>(7,603)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>5,319</u>	<u>5,319</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>379,637</u>	<u>379,637</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>384,956</u>	<u>384,956</u>

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	39,319	39,319
Special Assessments				
Tax Roll	712,362	712,362	718,250	5,888
Total Revenues	<u>712,362</u>	<u>712,362</u>	<u>757,569</u>	<u>45,207</u>
Expenditures				
Debt Service				
Interest	527,362	527,362	514,019	13,343
Principal	185,000	185,000	185,000	0
Total Debt Service	<u>712,362</u>	<u>712,362</u>	<u>699,019</u>	<u>13,343</u>
Total Expenditures	<u>712,362</u>	<u>712,362</u>	<u>699,019</u>	<u>13,343</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>58,550</u>	<u>58,550</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,327,344</u>	<u>1,327,344</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,385,894</u>	<u>1,385,894</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	22,057	22,057
Special Assessments				
Tax Roll	490,584	490,584	494,639	4,055
Total Revenues	<u>490,584</u>	<u>490,584</u>	<u>516,696</u>	<u>26,112</u>
Expenditures				
Debt Service				
Interest	345,584	345,584	336,477	9,107
Principal	145,000	145,000	145,000	0
Total Debt Service	<u>490,584</u>	<u>490,584</u>	<u>481,477</u>	<u>9,107</u>
Total Expenditures	<u>490,584</u>	<u>490,584</u>	<u>481,477</u>	<u>9,107</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>35,219</u>	<u>35,219</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>801,572</u>	<u>801,572</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>836,791</u>	<u>836,791</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	33,607	33,607
Special Assessments				
Tax Roll	592,501	592,501	597,398	4,897
Total Revenues	<u>592,501</u>	<u>592,501</u>	<u>631,005</u>	<u>38,504</u>
Expenditures				
Debt Service				
Interest	407,501	407,501	408,331	(830)
Principal	185,000	185,000	185,000	0
Total Debt Service	<u>592,501</u>	<u>592,501</u>	<u>593,331</u>	<u>(830)</u>
Total Expenditures	<u>592,501</u>	<u>592,501</u>	<u>593,331</u>	<u>(830)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>37,674</u>	<u>37,674</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,090,402</u>	<u>1,090,402</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,128,076</u>	<u>1,128,076</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	16,949	16,949
Special Assessments				
Tax Roll	470,101	470,101	473,986	3,886
Total Revenues	<u>470,101</u>	<u>470,101</u>	<u>490,935</u>	<u>20,835</u>
Expenditures				
Debt Service				
Interest	285,101	285,101	278,437	6,663
Principal	185,000	185,000	185,000	0
Total Debt Service	<u>470,101</u>	<u>470,101</u>	<u>463,437</u>	<u>6,663</u>
Total Expenditures	<u>470,101</u>	<u>470,101</u>	<u>463,437</u>	<u>6,663</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>27,498</u>	<u>27,498</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>635,639</u>	<u>635,639</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>663,137</u>	<u>663,137</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	15,655	15,655
Special Assessments				
Tax Roll	417,845	417,845	421,299	3,454
Total Revenues	<u>417,845</u>	<u>417,845</u>	<u>436,954</u>	<u>19,109</u>
Expenditures				
Debt Service				
Interest	252,845	252,845	246,641	6,204
Principal	165,000	165,000	165,000	0
Total Debt Service	<u>417,845</u>	<u>417,845</u>	<u>411,641</u>	<u>6,204</u>
Total Expenditures	<u>417,845</u>	<u>417,845</u>	<u>411,641</u>	<u>6,204</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>25,313</u>	<u>25,313</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>550,846</u>	<u>550,846</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>576,159</u>	<u>576,159</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,356	4,356
Special Assessments				
Tax Roll	143,313	143,313	144,497	1,184
Total Revenues	<u>143,313</u>	<u>143,313</u>	<u>148,853</u>	<u>5,540</u>
Expenditures				
Debt Service				
Interest	113,313	113,313	109,794	3,519
Principal	30,000	30,000	30,000	0
Total Debt Service	<u>143,313</u>	<u>143,313</u>	<u>139,794</u>	<u>3,519</u>
Total Expenditures	<u>143,313</u>	<u>143,313</u>	<u>139,794</u>	<u>3,519</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>9,059</u>	<u>9,059</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(778)	(778)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(778)</u>	<u>(778)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>133,568</u>	<u>133,568</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>141,849</u>	<u>141,849</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	287	287
Contributions & Donations from Private Sources				
Developer Contributions	0	0	378,312	378,312
Total Revenues	<u>0</u>	<u>0</u>	<u>378,599</u>	<u>378,599</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	383,642	(383,642)
Total Other Physical Environment	<u>0</u>	<u>0</u>	<u>383,642</u>	<u>(383,642)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>383,642</u>	<u>(383,642)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(5,043)</u>	<u>(5,043)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	45	45
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>45</u>	<u>45</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>5,011</u>	<u>5,011</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>13</u>	<u>13</u>

535 Capital Projects Fund S2021B **Triple Creek Community Development District**

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14	14
Contributions & Donations from Private Sources				
Developer Contributions	0	0	221,668	221,668
Total Revenues	<u>0</u>	<u>0</u>	<u>221,682</u>	<u>221,682</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	79,003	(79,003)
Total Other Physical Environment	<u>0</u>	<u>0</u>	<u>79,003</u>	<u>(79,003)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>79,003</u>	<u>(79,003)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>142,679</u>	<u>142,679</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	60	60
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>60</u>	<u>60</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(142,254)</u>	<u>(142,254)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>485</u>	<u>485</u>

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,049	8,049
Contributions & Donations from Private Sources				
Developer Contributions	0	0	170,598	170,598
Total Revenues	<u>0</u>	<u>0</u>	<u>178,647</u>	<u>178,647</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	404,774	(404,774)
Total Other Physical Environment	<u>0</u>	<u>0</u>	<u>404,774</u>	<u>(404,774)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>404,774</u>	<u>(404,774)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(226,127)</u>	<u>(226,127)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	778	778
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>778</u>	<u>778</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>225,616</u>	<u>225,616</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>267</u>	<u>267</u>

See Notes to Unaudited Financial Statements

Triple Creek CDD
Investment Summary
May 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2025</u>
FLCLASS	Average Monthly Yield 4.3745%	\$ 1,650,322
	Total General Fund Investments	\$ 1,650,322
FLCLASS	Average Monthly Yield 4.3745%	\$ 1,418,488
	Total Reserve Fund Investments	\$ 1,418,488
BNY Mellon Series 2012 Revenue	Federated Govt Oblig Tax MGD 636	\$ 251,506
BNY Mellon Series 2012 Reserve	Federated Govt Oblig Tax MGD 636	124,232
BNY Mellon Series 2012 Interest	Federated Govt Oblig Tax MGD 636	58
BNY Mellon Series 2012 Prepayment	Federated Govt Oblig Tax MGD 636	36
BNY Mellon Series 2012 Sinking Fund	Federated Govt Oblig Tax MGD 636	147
BNY Mellon Series 2017 Revenue A	Federated Govt Oblig Tax MGD 636	718,020
BNY Mellon Series 2017 Reserve A	Federated Govt Oblig Tax MGD 636	641,163
BNY Mellon Series 2017 Interest A	Federated Govt Oblig Tax MGD 636	175
BNY Mellon Series 2017 Principal A	Federated Govt Oblig Tax MGD 636	7
BNY Mellon Series 2017 Sinking Fund A	Federated Govt Oblig Tax MGD 636	367
BNY Mellon Series 2018 Revenue	Dreyfus Govt Sec CM Investor 610	454,762
BNY Mellon Series 2018 Reserve	Dreyfus Govt Sec CM Investor 610	363,594
BNY Mellon Series 2018 Interest	Dreyfus Govt Sec CM Investor 610	107
BNY Mellon Series 2018 Prepayment	Dreyfus Govt Sec CM Investor 610	23
BNY Mellon Series 2018 Sinking Fund	Dreyfus Govt Sec CM Investor 610	288
BNY Mellon Series 2019 Revenue A	Dreyfus Govt Sec CM Investor 610	359,451
BNY Mellon Series 2019 Revenue B	Dreyfus Govt Sec CM Investor 610	18,022
BNY Mellon Series 2019 Reserve A	Dreyfus Govt Sec CM Investor 610	590,906
BNY Mellon Series 2019 Reserve B	Dreyfus Govt Sec CM Investor 610	136,256
BNY Mellon Series 2019 Interest A	Dreyfus Govt Sec CM Investor 610	66
BNY Mellon Series 2019 Interest B	Dreyfus Govt Sec CM Investor 610	913
BNY Mellon Series 2019 Prepayment A	Dreyfus Govt Sec CM Investor 610	23
BNY Mellon Series 2019 Prepayment B	Dreyfus Govt Sec CM Investor 610	555
BNY Mellon Series 2019 Sinking Fund A	Dreyfus Govt Sec CM Investor 610	118
BNY Mellon Series 2019 General B	Dreyfus Govt Sec CM Investor 610	5
BNY Mellon Series 2021 Revenue	Dreyfus Govt Sec CM Investor 610	410,401
BNY Mellon Series 2021 Reserve	Dreyfus Govt Sec CM Investor 610	235,038
BNY Mellon Series 2021 Interest	Dreyfus Govt Sec CM Investor 610	89
BNY Mellon Series 2021 Sinking Fund	Dreyfus Govt Sec CM Investor 610	345
BNY Mellon Series 2021B Revenue	Federated Govt Oblig Tax MGD INS 636	350,063
BNY Mellon Series 2021B Reserve	Federated Govt Oblig Tax MGD INS 636	210,341
BNY Mellon Series 2021B Interest	Federated Govt Oblig Tax MGD INS 636	84
BNY Mellon Series 2021B Sinking Fund	Federated Govt Oblig Tax MGD INS 636	325
BNY Mellon Series 2023 Revenue	Dreyfus Govt Sec CM Investor 610	63,949
BNY Mellon Series 2023 Reserve	Dreyfus Govt Sec CM Investor 610	72,582
BNY Mellon Series 2023 Interest	Dreyfus Govt Sec CM Investor 610	35
BNY Mellon Series 2023 Sinking Fund	Dreyfus Govt Sec CM Investor 610	19
Total Debt Service Fund Investments		\$ 5,004,071

Triple Creek CDD
Investment Summary
May 31, 2025

<u>Account</u>	<u>Investment</u>	Balance as of <u>May 31, 2025</u>
BNY Mellon Series 2021 Construction	Federated Govt Oblig Tax MGD INS 636	\$ 12
BNY Mellon Series 2021B Construction	Federated Govt Oblig Tax MGD INS 636	485
BNY Mellon Series 2023 Construction	Dreyfus Govt Sec CM Investor 610	267
Total Capital Projects Fund Investments		<u><u>\$ 764</u></u>

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.

Triple Creek Community Development District
Summary A/R Ledger
From 05/01/2025 to 05/31/2025

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
535, 2816						
535-001	535 General Fund	Camp Gladiator	AR00002569	11510	04/15/2025	6.10
535-001	535 General Fund	Camp Gladiator	AR00002569	11510	04/15/2025	93.90
535-001	535 General Fund	Camp Gladiator	AR00002635	11510	05/15/2025	93.90
535-001	535 General Fund	Camp Gladiator	AR00002635	11510	05/15/2025	6.10
535-001	535 General Fund	Hillsborough County Tax Collector	AR00001987	12110	10/01/2024	26,102.53
535-001	535 General Fund	My Tennis Game	AR00002568	11510	04/15/2025	93.90
535-001	535 General Fund	My Tennis Game	AR00002568	11510	04/15/2025	6.10
535-001	535 General Fund	My Tennis Game	AR00002634	11510	05/15/2025	6.10
535-001	535 General Fund	My Tennis Game	AR00002634	11510	05/15/2025	93.90
535-001	535 General Fund	Triple Creek Home-owners Association, Inc.	AR00002636	11510	05/15/2025	6.10
535-001	535 General Fund	Triple Creek Home-owners Association, Inc.	AR00002636	11510	05/15/2025	93.90
Sum for 535, 2816						26,602.53
535, 2824						
535-200	535 Debt Service Fund S2012	Hillsborough County Tax Collector	AR00001987	12110	10/01/2024	1,590.72
Sum for 535, 2824						1,590.72
535, 2825						
535-201	535 Debt Service Fund S2017	Hillsborough County Tax Collector	AR00001987	12110	10/01/2024	4,636.18
Sum for 535, 2825						4,636.18
535, 2826						
535-202	535 Debt Service Fund S2018	Hillsborough County Tax Collector	AR00001987	12110	10/01/2024	3,192.82
Sum for 535, 2826						3,192.82
535, 2829						
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002176	11510	09/30/2024	27,600.27
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002305	11510	10/31/2024	20,616.92
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002368	11510	11/30/2024	6,372.69
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002396	11510	12/31/2024	2,897.89
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002454	11510	01/31/2025	4,353.07
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002565	11510	03/31/2025	1,910.03
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002658	11510	05/31/2025	14,370.80
Sum for 535, 2829						78,121.67
535, 2833						
535-203	535 Debt Service Fund S2019	Hillsborough County Tax Collector	AR00001987	12110	10/01/2024	3,856.11
Sum for 535, 2833						3,856.11
535, 2835						
535-205	535 Debt Service Fund S2021	Hillsborough County Tax Collector	AR00001987	12110	10/01/2024	3,059.49
Sum for 535, 2835						3,059.49

See Notes to Unaudited Financial Statements

Triple Creek Community Development District
Summary A/R Ledger
From 05/01/2025 to 05/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
535, 2838							
	535-206	535 Debt Service Fund S2021B	Hillsborough County Tax Collector	AR00001987	12110	10/01/2024	2,719.42
Sum for 535, 2838							2,719.42
535, 2913							
	535-207	535 Debt Service Fund S2023	Hillsborough County Tax Collector	AR00001987	12110	10/01/2024	932.70
Sum for 535, 2913							932.70
535, 2914							
	535-307	535 Capital Projects Fund S2023	TC Venture II, LLC	AR00002397	11510	12/31/2024	146,495.83
Sum for 535, 2914							146,495.83
Sum for 535							271,207.47
Sum Total							271,207.47

See Notes to Unaudited Financial Statements

Triple Creek Community Development District
Summary A/P Ledger
From 05/01/2025 to 05/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
535, 2816						
	535 General Fund	05/28/2025	Complete IT Corp	16520	Service Call 05/25	1,019.50
	535 General Fund	05/27/2025	D.J. Productions - Awesome Parties	25513-45930	Family Movie Night 07/21/25	725.00
	535 General Fund	05/27/2025	D.J. Productions - Awesome Parties	25513-45834	Family Movie Night 06/17/25	725.00
	535 General Fund	05/27/2025	David Alan Stafford	DS052725	Board of Supervisors Meeting 05/27/25	200.00
	535 General Fund	05/31/2025	Doodycalls of Parrish FL	PAR-0316053	Pet Waste Station Services 05/25	2,475.50
	535 General Fund	05/30/2025	FitRev, Inc.	34934	Hammock Club - Quarterly Preventative Maintenance 06/25	375.00
	535 General Fund	05/30/2025	FitRev, Inc.	34932	Triple Creek Club - Quarterly Preventative Maintenance 06/25	105.00
	535 General Fund	05/31/2025	Halff Associates, Inc	10143743	Project 039611.001 Engineering Services 05/25	1,882.85
	535 General Fund	05/27/2025	James Barthle II	JB052725	Board of Supervisors Meeting 05/27/25	200.00
	535 General Fund	05/29/2025	Juniper Landscaping of Florida, LLC	335452	Irrigation Repair 05/25	582.00
	535 General Fund	05/29/2025	Juniper Landscaping of Florida, LLC	335450	Irrigation Repair 05/25	4,637.58
	535 General Fund	05/29/2025	Juniper Landscaping of Florida, LLC	335451	Irrigation Repair 05/25	46.00
	535 General Fund	05/29/2025	Juniper Landscaping of Florida, LLC	335449	Irrigation Repair 05/25	106.00
	535 General Fund	05/27/2025	Landscape Maintenance Professionals, Inc.	335134	Spring Annuals Plants Install 05/25	4,640.00
	535 General Fund	05/30/2025	Landscape Maintenance Professionals, Inc.	335784	Irrigation Repair 05/25	431.25
	535 General Fund	05/27/2025	Marc A. Carlton	MC052725	Board of Supervisors Meeting 05/27/25	200.00
	535 General Fund	05/29/2025	Nvirotect Pest Control Service, Inc.	362015	Pest Control Account #9501 05/25	195.00
	535 General Fund	05/23/2025	Rizzetta & Company, Inc.	INV0000099616	Personnel Reimbursement 05/25	19,342.85
	535 General Fund	05/27/2025	Shannon Lewis	SL052725	Board of Supervisors Meeting 05/27/25	200.00
	535 General Fund	05/31/2025	Sitex Aquatics, LLC	10044-B	Midge Fly & Mosquito Treatment 05/25	5,518.00
	535 General Fund	05/27/2025	Stephanie Anastasio	SA052725	Board of Supervisors Meeting 05/27/25	200.00
	535 General Fund	05/19/2025	TECO	211034284268	Electric Services 04/25	27.53
	535 General Fund	05/01/2025	The Bank of New York Mellon	00252-25-0009302	Trustee Fee S2017 02/14/25 - 02/13/26	1,466.67
	535 General Fund	05/01/2025	The Bank of New York Mellon	00252-25-0009302	Trustee Fee S2017 02/14/25 - 02/13/26	2,933.33
	535 General Fund	05/30/2025	The Observer Group, Inc.	25-01510H	Legal Advertising 05/25	70.00
	535 General Fund	05/01/2025	Thompson Entertainment, LLC	2327	Balance Mobile Stage w/Roof 07/25	2,150.00
Sum for 535, 2816						50,454.06
Sum for 535						50,454.06
Sum Total						50,454.06

**Triple Creek Community Development District
Notes to Unaudited Financial Statements
May 31, 2025**

Balance Sheet

1. Trust statement activity has been recorded through 05/31/2025.
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.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY24-25 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 8

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.

TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Triple Creek Community Development District was held on **Tuesday, June 24, 2025, at 6:00 p.m.** to be held at Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579.

Present and constituting a quorum:

Marc Carlton	Board Supervisor, Chairman
David Stafford	Board Supervisor, Vice Chairman
Stephanie Anastacio	Board Supervisor, Assistant Secretary
Shannon Lewis	Board Supervisor, Assistant Secretary
James Barthle	Board Supervisor, Assistant Secretary

Also, present were:

Matt O'Nolan	District Manager, Rizzetta & Company, Inc.
Bennett Davenport	District Counsel; Kutak Rock (Via phone)
Kyle Thornton	District Engineer, Halff (via phone)
Jennifer Padron	Clubhouse Manager, Rizzetta & Company, Inc.
Paula Means	Representative, LMP
Bert Smith	Representative, Sitex Aquatics
Devon Craig	Representative, Sitex Aquatics
Tim Gay	Illuminations Holiday Lighting

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. O'Nolan called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comments

The Board heard comments on weeds in the Amenity Center, minutes, budget and splashpad.

THIRD ORDER OF BUSINESS

Staff Reports

A. Sitex Aquatics Report and Proposals

Mr. Smith presented his report to the board.

The Board requested a fish stocking proposal at the July meeting.

On a Motion by Mr. Carlton, seconded by Mr. Barthle, with all in favor, the Board approved the Sitex lake management proposal in the amount of \$25,032.00 pending addendum from counsel, for the Triple Creek Community Development District.

B. Landscape Inspection Report and Responses

The Board requested follow-up on Cease and Desist if approved by Ms. Means.

On a Motion by Mr. Carlton, seconded by Mr. Stafford, with all in favor, the Board approved LMP aeration proposal in the amount of \$7,780.00, for the Triple Creek Community Development District.

There was a discussion between Mr. Fowler and Mr. Davenport about the notice, evaluation criteria and project manual.

On a Motion by Mr. Stafford, seconded by Ms. Lewis, with all in favor, the Board approved the Landscaping RFP Language and dates in substantial form, for the Triple Creek Community Development District.

C. District Engineer

Mr. Thornton presented his report to the Board and discussed the Tripoli Amenity Center.

The Board discussed Metal shed locations.

D. Amenity Manager Update

Ms. Padron presented her report to the Board.

There was a discussion about rules, annual user rates and fencing.

Mr. Pardon, Mr. Davenport and Mr. Carlton will fine tune the rules.

.

E. District Manager Report

Mr. O'Nolan reminded the Board of Supervisors that the next regular meeting is scheduled for Tuesday, July 22, 2025, at 6:00 p.m.

F. District Counsel

Mr. Davenport presented his report to the Board.

The Board discussed amenity rule changes and increasing the annual user fee to \$2500.00 and authorized the Chair , GM and DC to fine tune changes.

On a Motion by Mr. Carlton, seconded by Mr. Stafford, with all in favor, the Board approved DC rejecting Pearson Counsel demand letter, for the Triple Creek Community Development District.

The Board requested staff ensure last years of minutes are posted to the website.

On a Motion by Mr. Stafford, seconded by Ms. Lewis, with all in favor, the Board approved Mr. Davenport to continue negotiating acquisition agreement, for the Triple Creek Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for May 2025

FIFTH ORDER OF BUSINESS

Consideration of the Board of Supervisors' Meeting Minutes for May 6 and 27, 2025

On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board approved the minutes from the meeting held on May 6 and 27, 2025 and , as presented and the Operation and Maintenance Expenditures for May 2025 (237, 852.67), for the Triple Creek Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Holiday Lighting Proposals

The Board discussed the Holiday Lighting Proposals.

On a Motion by Mr. Barthel, seconded by Ms. Lewis, with all in favor, the Board approved terminating the Geilla Designs Holiday lighting contract for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board approved an NTE of \$36.000 authorizing Supervisor Barthle to coordinate lighting options, with a start date of 11/15 and not to be taken down until 1/7/26, for the Triple Creek Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Tripoli Pool Addition

There was a discussion about the pool addition.

On a Motion by Mr. Carlton seconded by Ms. Lewis, with all in favor, the Board approved the Nvirotec Tripoli/Lakehouse Addendum, for the Triple Creek Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Revised Amenity Rules and Rates

On a Motion by Mr. Carlton seconded by Ms. Lewis, with all favor, the Board approved resolution 2025-07, revising amenity rules and rates and setting public hearing for August 5, 2025 meeting originally scheduled as workshop and change to regular meeting, for the

Triple Creek Community Development District.

NINTH ORDER OF BUSINESS

Supervisor Requests and Comments

No requests were made by the Board.

TENTH ORDER OF BUSINESS

Adjournment

Mr. O’Nolan 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. Barthle, seconded by Ms. Lewis, with all in favor, the Board adjourned the meeting at 9:04 p.m. for the Triple Creek Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 9

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS, DATE, TIME AND LOCATION OF A PUBLIC HEARING FOR THE PURPOSE OF ADOPTING REVISED AMENITY RULES AND RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Triple Creek Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2025-07, setting a public hearing to adopt revised amenity rules and rates for August 5, 2025, at 6:00 p.m.; and

WHEREAS, due to recent legislative changes necessitating the delay of the public hearing, the District Manager has caused the notice of the public hearing with a new date to be published in a newspaper of general circulation in Hillsborough County, Florida, consistent with the requirements of Chapters 120 and 190, *Florida Statutes*; and

WHEREAS, the Board desires to ratify the District Manager’s action in noticing the amended date and location of the public hearing.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE AND LOCATION RESET. The actions of the District Manager in resetting the date of the public hearing and the District Secretary in publishing the notice of public hearing are hereby ratified. Resolution 2025-07 is hereby amended to reflect that the date, time, and location of the public hearing shall be on August 26, 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, Florida 33579.

SECTION 2. RESOLUTION 2025-07 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-07 continue in full force and effect.

SECTION 3. 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 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 22nd day of July, 2025.

ATTEST:

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

Tab 10

Purchase Green - East

2108708152

RECIPIENT:

Triple Creek
13013 Boggy Creek Drive
Riverview, Florida 33579

Quote #1799	
Sent on	Apr 25, 2025
Total	\$91,000.00

Product/Service	Description	Qty.	Unit Price	Total
BLUEGRASS STARTER Installation	Dig area out 3-4" below finished grade, haul away Install weed barrier Back fill with road base Grade and compact Install Artificial Grass Nail and seam to secure Install 1 lb per sqft infill Power broom to finish Clean up	10100	\$13.00	\$131,300.00*
Referral Price Adjustment	Referral Price Adjustment Bluegrass Starter - Standard Installation at \$7.5/sqft.	10100	-\$5.50	-\$55,550.00
Upgrade Pet Infill - Herofill/Zeoderizer mix 1 lb per sqft	Infill is infused with (Zinc, ZPT, ZOE) anti-fungal protection. This fungastatic agent inhibits growth of mildew and algae. This product's unique biocide chemistry controls odors caused by mildew, mold, fungus, and algae and significantly reduces the odor caused by ammonia buildup in pet urine.	10100	\$0.70	\$7,070.00*
Sub-grade Bender Board Edging Installation	Grass is rolled over edge of bender board Per linear foot	400	\$4.50	\$1,800.00*
Extra Base Prep	3-4" per sqft	1000	\$2.50	\$2,500.00*
Decorative Crushed Rock	Per Square Footage	400	\$10.00	\$4,000.00
Root Removal	3"-4" deep Per sqft	500	\$1.75	\$875.00
Additional Discount	Additional Discount was Approved by the Estimator During Time of Estimate Appointment. The Additional Discount is valid through the end of the month.	1	-\$995.00	-\$995.00

* Non-taxable

Total	\$91,000.00
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Purchase Green - East

2108708152

This quote is valid for the next 30 days, after which values may be subject to change.

Warranty:

10-year installation warranty

Lifetime product warranty

Warranty does not cover window burns

Warranty also does not cover self inflicted damage, burnt grass, ground shifting, ground moving, excessive wear from high traffic or overweight products left on grass for long periods of time.

For more warranty info please visit

www.purchasegreen.com/wp-content/uploads/2017/03/Purchase-Green-Lifetime-Warranty.pdf

We impose a 2.8% surcharge on each credit card transaction.

All artificial grass seams are faint and will never be completely invisible.

Visible lines are common in artificial grass as a result of the manufacturing process.

Purchase Green - Florida

(754) 283-2155 | kimberly.aguayo@purchasegreen.com

RECIPIENT:

Triple Creek
13013 Boggy Creek Drive
Riverview, Florida 33579

Quote #1803	
Sent on	Apr 29, 2025
Total	\$57,030.00

Product/Service	Description	Qty.	Unit Price	Total
BLUEGRASS LIGHT Installation	Dig area out 3-4" below finished grade, haul away Install weed barrier Back fill with road base Grade and compact Install Artificial Grass Nail and seam to secure Install 1 lb per sqft infill Power broom to finish Clean up	6400	\$13.00	\$83,200.00*
Referral Price Adjustment	Referral Price Adjustment Bluegrass Light - Standard Installation at \$8.5/sqft.	6400	-\$5.00	-\$32,000.00
Upgrade Pet Infill - Herofill/Zeoderizer mix 1 lb per sqft	Infill is infused with (Zinc, ZPT, ZOE) anti-fungal protection. This fungastatic agent inhibits growth of mildew and algae. This product's unique biocide chemistry controls odors caused by mildew, mold, fungus, and algae and significantly reduces the odor caused by ammonia buildup in pet urine.	6400	\$0.70	\$4,480.00*
Sub-grade Bender Board Edging Installation	Grass is rolled over edge of bender board Per linear foot	300	\$4.50	\$1,350.00*

Total	\$57,030.00
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This quote is valid for the next 30 days, after which values may be subject to change.

Warranty:
10-year installation warranty
Lifetime product warranty
Warranty does not cover window burns
Warranty also does not cover self inflicted damage, burnt grass, ground shifting, ground moving, excessive ware from high traffic or overweight products left on grass for long periods of time.

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Purchase Green - Florida

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RECIPIENT:

Triple Creek

13013 Boggy Creek Drive
Riverview, Florida 33579

Quote #1804

Sent on

Apr 29, 2025

Total

\$44,237.50

Product/Service	Description	Qty.	Unit Price	Total
BLUEGRASS LIGHT Installation	Dig area out 3-4" below finished grade, haul away Install weed barrier Back fill with road base Grade and compact Install Artificial Grass Nail and seam to secure Install 1 lb per sqft infill Power broom to finish Clean up	4200	\$13.00	\$54,600.00*
Referral Price Adjustment	Referral Price Adjustment Bluegrass Light - Standard Installation at \$8.5/sqft.	4200	-\$4.50	-\$18,900.00
Upgrade Pet Infill - Herofill/Zeoderizer mix 1 lb per sqft	Infill is infused with (Zinc, ZPT, ZOE) anti-fungal protection. This fungastatic agent inhibits growth of mildew and algae. This product's unique biocide chemistry controls odors caused by mildew, mold, fungus, and algae and significantly reduces the odor caused by ammonia buildup in pet urine.	4200	\$0.70	\$2,940.00*
Sub-grade Bender Board Edging Installation	Grass is rolled over edge of bender board Per linear foot	280	\$4.50	\$1,260.00*
Extra Base Prep	3-4" per sqft	450	\$2.50	\$1,125.00*
Decorative Crushed Rock	Per Square Footage	260	\$10.00	\$2,600.00
Root Removal	3"-4" deep Per sqft	350	\$1.75	\$612.50

Total

\$44,237.50

This quote is valid for the next 30 days, after which values may be subject to change.

Warranty:

10-year installation warranty

Lifetime product warranty

Warranty does not cover window burns

Warranty also does not cover self inflicted damage, burnt grass, ground shifting, ground moving, excessive wear from high traffic or overweight products left on grass for long periods of time.

For more warranty info please visit

www.purchasegreen.com/wp-content/uploads/2017/03/Purchase-Green-Lifetime-Warranty.pdf

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Purchase Green - Florida

(754) 283-2155 | kimberly.aguayo@purchasegreen.com

Visible lines are common in artificial grass as a result of the manufacturing process.

Purchase Green - Florida

(754) 283-2155 | kimberly.aguayo@purchasegreen.com

RECIPIENT:

Triple Creek

13013 Boggy Creek Drive
Riverview, Florida 33579

Quote #1805

Sent on

Apr 29, 2025

Total

\$250,075.00

Product/Service	Description	Qty.	Unit Price	Total
BLUEGRASS LIGHT Installation	Dig area out 3-4" below finished grade, haul away Install weed barrier Back fill with road base Grade and compact Install Artificial Grass Nail and seam to secure Install 1 lb per sqft infill Power broom to finish Clean up	26000	\$13.00	\$338,000.00*
Referral Price Adjustment	Referral Price Adjustment Bluegrass Starter - Standard Installation at \$8.5/sqft.	26000	-\$4.50	-\$117,000.00
Upgrade Pet Infill - Herofill/Zeoderizer mix 1 lb per sqft	Infill is infused with (Zinc, ZPT, ZOE) anti-fungal protection. This fungastatic agent inhibits growth of mildew and algae. This product's unique biocide chemistry controls odors caused by mildew, mold, fungus, and algae and significantly reduces the odor caused by ammonia buildup in pet urine.	26000	\$0.70	\$18,200.00*
Sub-grade Bender Board Edging Installation	Grass is rolled over edge of bender board Per linear foot	800	\$4.50	\$3,600.00*
Extra Base Prep	3-4" per sqft	1500	\$2.50	\$3,750.00*
Decorative Crushed Rock	Per Square Footage	300	\$10.00	\$3,000.00
Root Removal	3"-4" deep Per sqft	300	\$1.75	\$525.00
			Total	\$250,075.00

This quote is valid for the next 30 days, after which values may be subject to change.

Warranty:

10-year installation warranty

Lifetime product warranty

Warranty does not cover window burns

Warranty also does not cover self inflicted damage, burnt grass, ground shifting, ground moving, excessive wear from high traffic or overweight products left on grass for long periods of time.

For more warranty info please visit

www.purchasegreen.com/wp-content/uploads/2017/03/Purchase-Green-Lifetime-Warranty.pdf

We impose a 2.8% surcharge on each credit card transaction.

Purchase Green - Florida

(754) 283-2155 | kimberly.aguayo@purchasegreen.com

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Purchase Green - Florida

(754) 283-2155 | kimberly.aguayo@purchasegreen.com

RECIPIENT:

Triple Creek
13013 Boggy Creek Drive
Riverview, Florida 33579

Quote #1809	
Sent on	Apr 29, 2025
Total	\$194,000.00

Product/Service	Description	Qty.	Unit Price	Total
BLUEGRASS LIGHT Installation	Dig area out 3-4" below finished grade, haul away Install weed barrier Back fill with road base Grade and compact Install Artificial Grass Nail and seam to secure Install 1 lb per sqft infill Power broom to finish Clean up	20500	\$13.00	\$266,500.00*
Referral Price Adjustment	Referral Price Adjustment Bluegrass Starter - Standard Installation at \$8.5/sqft.	20500	-\$4.50	-\$92,250.00
Upgrade Pet Infill - Herofill/Zeoderizer mix 1 lb per sqft	Infill is infused with (Zinc, ZPT, ZOE) anti-fungal protection. This fungastatic agent inhibits growth of mildew and algae. This product's unique biocide chemistry controls odors caused by mildew, mold, fungus, and algae and significantly reduces the odor caused by ammonia buildup in pet urine.	20500	\$0.70	\$14,350.00*
Sub-grade Bender Board Edging Installation	Grass is rolled over edge of bender board Per linear foot	700	\$4.50	\$3,150.00*
Extra Base Prep	3-4" per sqft	500	\$2.50	\$1,250.00*
Decorative Crushed Rock	Per Square Footage	100	\$10.00	\$1,000.00
			Total	\$194,000.00

This quote is valid for the next 30 days, after which values may be subject to change.

Warranty:
10-year installation warranty
Lifetime product warranty
Warranty does not cover window burns
Warranty also does not cover self inflicted damage, burnt grass, ground shifting, ground moving, excessive ware from high traffic or overweight products left on grass for long periods of time.

For more warranty info please visit
www.purchasegreen.com/wp-content/uploads/2017/03/Purchase-Green-Lifetime-Warranty.pdf

We impose a 2.8% surcharge on each credit card transaction.

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Visible lines are common in artificial grass as a result of the manufacturing process.

Date: 6/20/25

Real Floors, Inc

Bill To:	Ship To:
Triple Creek 13013 Boggy Creek Drive Riverview, FL 33579	Triple Creek 13013 Boggy Creek Drive Riverview, FL 33579

Unit Type : Turf Areas

	Use Tax Rate	Terms	Sales Rep	
	Included	Net 30	Eric Dunn	
Description	Quantity		Rate	Total
Small Dog Area (Behind Clubhouse)				
MSI Turf- Midgrade (Pet Grade)	9200	sf	\$2.55	\$23,460.00
Turf Install- includes 4" Wide Concrete Border	9200	sf	\$9.00	\$82,800.00
Tubes of Glue	52	ea	\$25.00	\$1,300.00
Zeolite Pet Turf Sand	41	ea	\$34.25	\$1,404.25
Box of Nails	1	ea	\$95.00	\$95.00
			Area Total:	\$109,059.25
Large Dog Area (Behind Clubhouse)				
MSI Turf- Midgrade (Pet Grade)	19500	sf	\$2.55	\$49,725.00
Turf Install- includes 4" Wide Concrete Border	19500	sf	\$9.00	\$175,500.00
Tubes of Glue	110	ea	\$25.00	\$2,750.00
Zeolite Pet Turf Sand	88	ea	\$34.25	\$3,014.00
Box of Nails	1	ea	\$95.00	\$95.00
			Area Total:	\$231,084.00
Playground Area				
MSI Turf- Entry Grade	7100	sf	\$2.35	\$16,685.00
Turf Install- includes 4" Wide Concrete Border	7100	sf	\$9.00	\$63,900.00
Tubes of Glue	40	ea	\$25.00	\$1,000.00
Wondergreen Turf Sand	32	ea	\$29.15	\$932.80
Box of Nails	1	ea	\$95.00	\$95.00
			Area Total:	\$82,612.80
Lakehouse				
MSI Turf- Entry Grade	6000	sf	\$2.35	\$14,100.00
Turf Install- includes 4" Wide Concrete Border & 2 Downspot Relocations	6000	sf	\$9.00	\$54,000.00
Tubes of Glue	34	ea	\$25.00	\$850.00
Wondergreen Turf Sand	27	ea	\$29.15	\$787.05
Box of Nails	0	ea	\$95.00	\$0.00
			Area Total:	\$69,737.05
Swiss Cheese Dog Park (both sides)				
MSI Turf- Midgrade (Pet Grade)	18000	sf	\$2.55	\$45,900.00
Turf Install- includes 4" Wide Concrete Border	18000	sf	\$9.00	\$162,000.00
Tubes of Glue	101	ea	\$25.00	\$2,525.00
Zeolite Pet Turf Sand	88	ea	\$34.25	\$3,014.00
Box of Nails	1	ea	\$95.00	\$95.00
			Area Total:	\$213,534.00
Clubhouse Pool (Fenced Area Only)				
MSI Turf- Entry Grade	9500	sf	\$2.35	\$22,325.00
Turf Install- includes 4" Wide Concrete Border	9500	sf	\$9.00	\$85,500.00
Tubes of Glue	53	ea	\$25.00	\$1,325.00
WonderGreen Turf Sand	42	ea	\$29.15	\$1,224.30
Box of Nails	1	ea	\$95.00	\$95.00
			Area Total:	\$110,469.30
		Subtotal		
		Use Tax		INCLUDED
		TOTAL		\$816,496.40

Signature of Approval

Date

