



Rizzetta & Company

Triple Creek Community Development District

**Board of Supervisors' Meeting
October 21, 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 James Barthle II Shannon Lewis David Stafford Stephanie Anastacio	Chairman Assistant Secretary Assistant Secretary Vice Chairman Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan Bennett Davenport	Kutak Rock Law 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

10/20/2025

Call In # 321-754-9488 Conf ID: 858 445 338#

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Triple Creek Community Development District will be held on **Tuesday, October 21, 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**
 - 1. Consideration of LMP Proposals Tab 3
- C. Amenity Manager Report Tab 4
- D. District Engineer
- E. District Manager Report Tab 5
- F. District Counsel
 - 1. Discussion of Potential Land Acquisition

4. BUSINESS ADMINISTRATION

- A. Review of the Financial Statement for August 2025..... Tab 6
- B. Consideration of Operation and Maintenance Expenditures for September 2025..... Tab 7
- C. **Consideration of the Board of Supervisors Meeting Minutes for September 9 and September 30, 2025 Tab 8**

5. BUSINESS ITEMS

- A. Discussion of Digital Kiosk
- B. Discussion of Clubs and Vendor Contracts
- C. Consideration of the MOR Sports Shade Proposal..... Tab 9
- D. **Discussion of HOA Collaboration**
- E. **Consideration of the Purchase and Sale Agreement**
- F. **Consideration of Resolution 2026-01, for the Districts intent to reimburse itself in connection with the potential issuance if Bond proceeds..... Tab 10**
- G. **Consideration of Cooper Pools Proposal Tab 11**

6. SUPERVISOR REQUESTS AND COMMENTS

7. 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



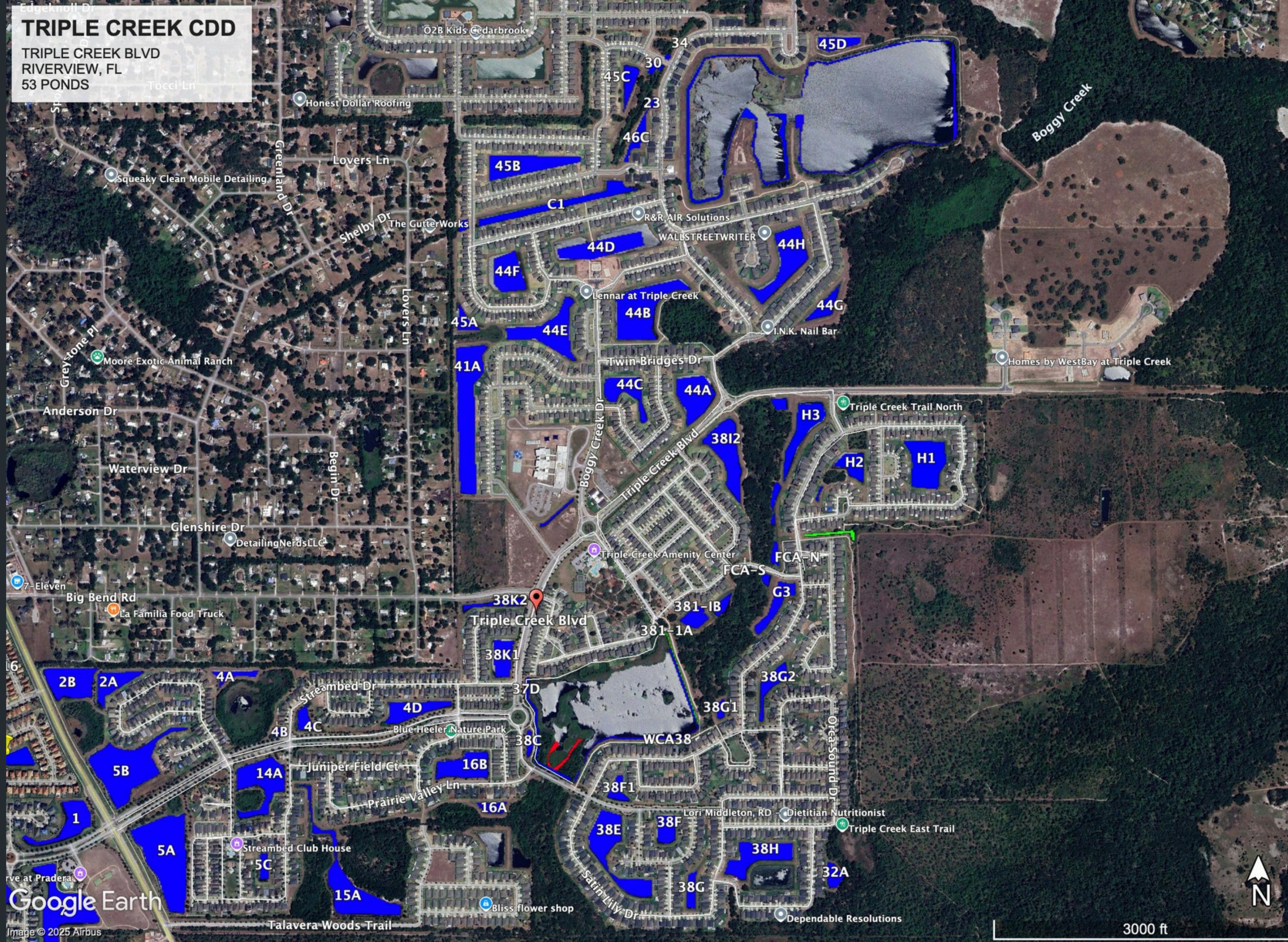
MONTHLY REPORT

OCTOBER , 2025



TRIPLE CREEK CDD

TRIPLE CREEK BLVD
RIVERVIEW, FL
53 PONDS



Prepared for: Abigail Jones

Prepared By: Devon Craig

SUMMARY:

We are fingers crossed cooler air is coming our way. The water temp will slowly start decreasing, raising dissolved oxygen levels to a somewhat normal level. The biggest thing with the slowdown in rainfall we can keep prevent treatments in ponds long enough to see the benefit and bloom reduction. Prevent treatments in ponds will be applied heavily this month and hopefully we will get long term aesthetics and control with these applications.



Pond #44E Treated for Algae and Shoreline Vegetation.



Pond #41A Treated for Shoreline Vegetation.



Pond #44A Treated for Algae and Shoreline vegetation.



Pond #44B Treated for Hydrilla and Shoreline Vegetation.



Pond #45A Treated for Algae and Shoreline Vegetation.



Pond #3812 Treated for Algae and Shoreline Vegetation.



Pond #44D Treated for Shoreline Vegetation.



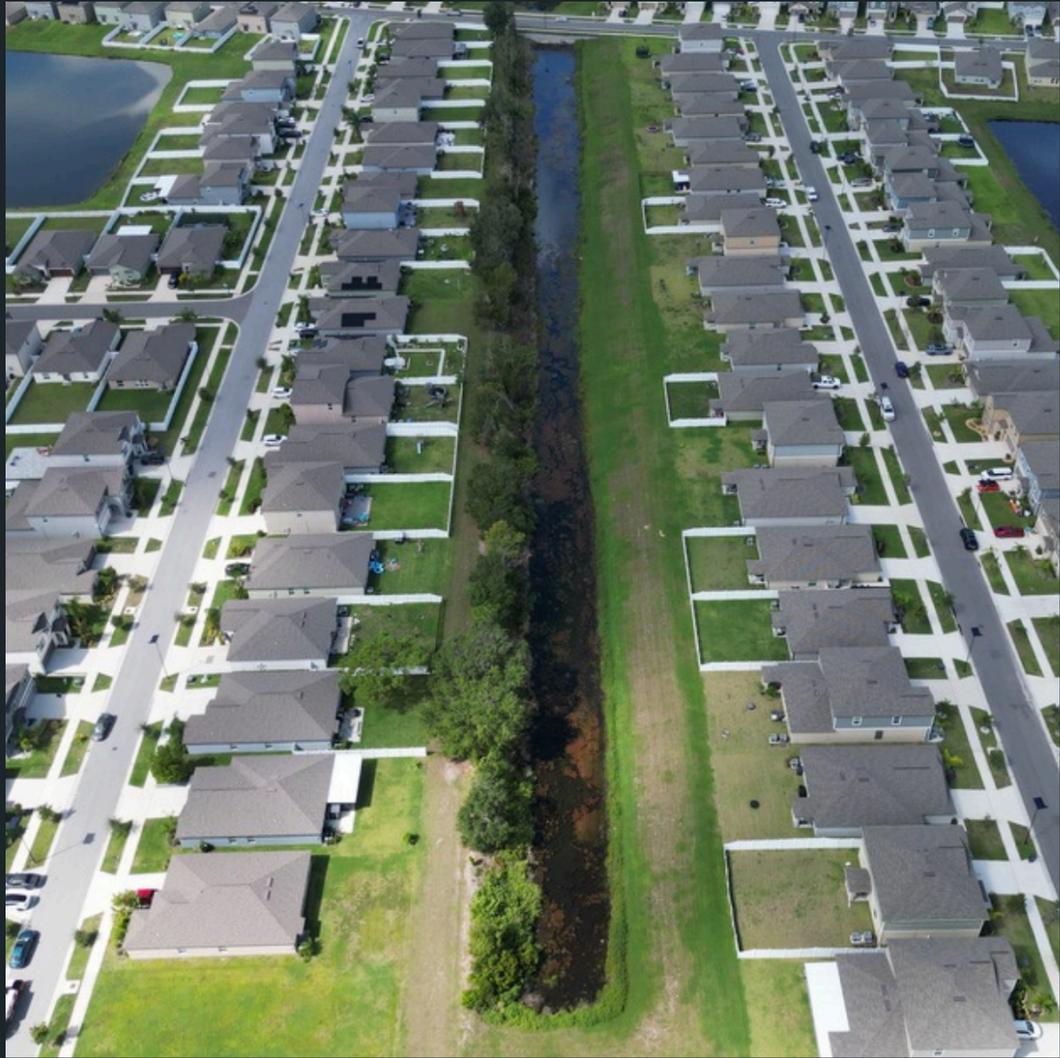
Pond #C1 Treated for Shoreline Vegetation.



Pond #45B Treated for Shoreline Vegetation.



Pond #46C Treated for Shoreline Vegetation.



Pond #C1 Treated for Spike rush and Shoreline Vegetation.



Pond #45C Treated for Shoreline Vegetation.



Pond #44H Treated for Algae and Shoreline Vegetation.



Pond # Treated for Algae and Shoreline Vegetation.



Pond #44G Treated for Algae and Shoreline Vegetation.

Tab 2

TRIPLE CREEK

FIELD INSPECTION REPORT



October 7, 2025
Rizzetta & Company
John Fowler – Field Services Manager



Rizzetta & Company
Professionals in Community Management

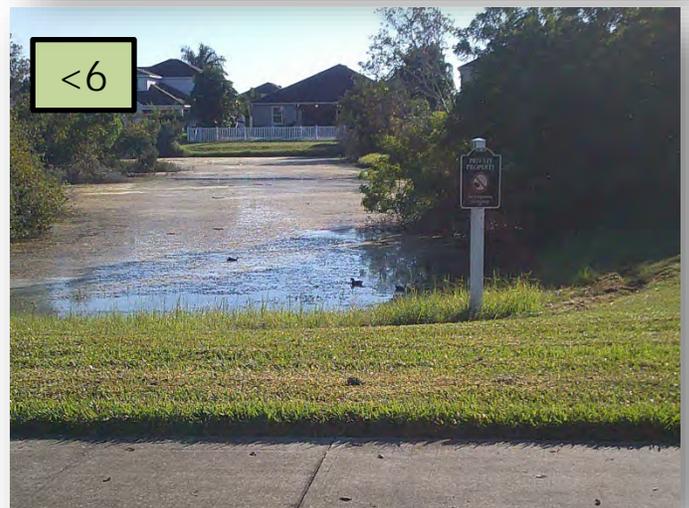
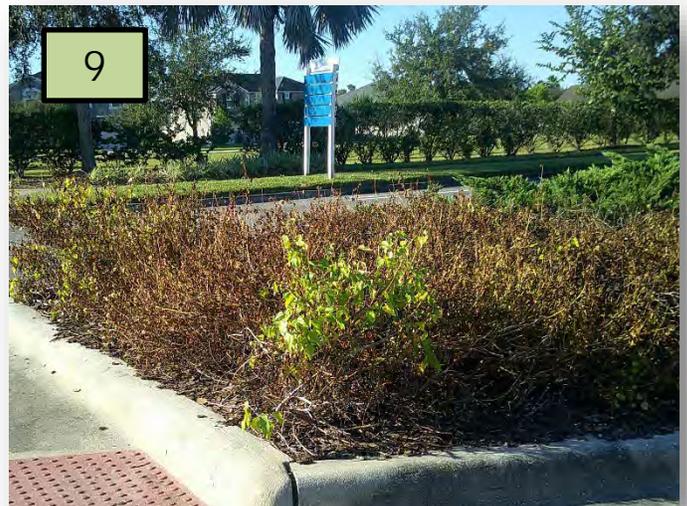
Summary, Streambed Dr, Triple Creek Blvd.

General Updates, Recent & Upcoming Maintenance Events

- ❑ Fertilizer ban to be lifted October 1.
- ❑ Several tree staking systems need to be adjusted and reinstalled throughout the district.
- ❑ Rainy season has ended.

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. **Remove dead hanging fronds and fruiting structures in the Bismark Palms on Balm Riverview Rd. and first median on Triple Creek Blvd.**
2. Define the bed edge and treat weeds in the Ornamental Grasses on Balm Riverview Rd. South of Triple Creek Blvd.
3. **Treat the weeds behind the homes of Echo Basin on the backside of the berm of Tripel Creek Blvd.**
4. Diagnose and treat area of declining turf on the West corner of Royal Pines Ave. and Triple Creek Blvd. between the sidewalk and the road.
5. Noting the annuals overall look really good at during this inspection.
6. Ensure ponds are being weedeated around, especially signage, each mowing service. This picture is on Royal Pines Ave. across the street from Night Jasmine Cv. (Pic. 6>)
7. Diagnose and treat Oleander in the median on Triple Creek Blvd. just East of Streambed Dr. Caterpillars are present.
8. **Diagnose and treat Crossandra in medians on Triple Creek Blvd. May be irrigation issue.**
9. **Check the irrigation for the flowering groundcover in decline on Triple Creek Blvd. medians on either side of Blue Heeler intersection. (Pic. 9)**



Wildflower Meadow and Dorado Shores

10. There is a rut in the turf that needs repaired on the South ROW of Triple Creek Blvd. about ½ way between Streambed Dr. and Blue Heeler.

11. There is a Brazilian Pepper Tree growing up in an Arboricola shrub on the North ROW of Triple Creek Blvd. between Streambed Dr. and Blue Heeler.

12. Schedule a pruning event for the Viburnum hedge at the passive park on Blue Heeler next to 12314 Bay Estuary Bend.

13. Remove a small dead Juniper on the corner intersection of Prairie Valley Ln. and Bay Estuary Bend. (Pic. 13)



14. Remove vines growing on Cypress tree as well as a Brazilian Pepper growing next to it on Dorado Shores across the street from Prairie Valley Ln.

15. Diagnose and treat the declining Viburnum on the berm on the East ROW of Dorado Shores Ave.

16. The staking system straps are no longer attached to a Winged Elm on Satin Lily Dr. close to Baby Belle intersection. Reattach or remove if no longer needed.

17. Remove 'Witches Broom' in the Ornamental Grasses at park on Wildflower Meadow Dr.

18. Raise a few Oak canopies overhanging the road at Wildflower Meadow Dr. park and Satin Lily Dr. to the contracted 15 ft. spec. (Pic. 18)



19. Diagnose and treat declining turf on entrance of Minty Chapel Ct. at Wildflower Meadow Dr. intersection.

20. Diagnose and treat declining Zoysia on the South end of Wildflower Meadow Dr. at the passive park. Appears to have fungus.

21. Diagnose and treat a declining Oak across the street from 12977 Wildflower Meadow Dr. near Brisbane Pl. (Pic. 21)



22. Noting some tree stakes that need to be secured and anchored at Wildflower Meadow Dr. at Brisbane Pl. intersection.

23. Treat broadleaf turf weeds on Brisbane Pl. Berm.

Triple Creek Blvd. and Parks

24. Schedule pruning event for the Jasmine on Triple Creek Blvd. between Brisbane Pl. and Daleridge Pl. Also, need to edge of concrete curbing and sidewalk each mowing event.

25. Reinstall any downed tree staking systems on Triple Creek Blvd. between Brisbane Pl. and Daleridge Pl. (Pic. 25)



26. Diagnose and treat declining Crinum Lilies on the corner intersection of Triple Creek Blvd. and Daleridge Pl.

27. Diagnose and treat a declining Winged Elm on the North ROW of Triple Creek Blvd. between Brisbane Pl. and Daleridge Pl.

28. Diagnose and treat a declining Magnolia on the entrance corner of Brisbane Pl. and Triple Creek Blvd. (Pic. 28)



29. Some turf issues in the Zoysia at the park of Bent Twig Dr. and Pennybrook. Hopefully, fertilizer event will help fill in.

30. Diagnose and treat a couple areas of declining Zoysia between the sidewalk and the road on Crested Iris and Scarlett Star Dr

31. Raise the Oak canopy overhanging the road on Zolo Springs Cir. park.

32. Check irrigation is working properly at the park of Zolo Springs Cir. The turf appears dry.

33. Bare area of turf in the Zoysia at the park of Aberforth Cir. park.

34. Diagnose and treat declining Juniper in the median of Triple Creek Blvd. across the street from Rose Campion. Remove any dead or diseased material.

35. Diagnose and treat declining St. Augustine between the sidewalk and the road on Hammock Park between Shumard and Boggy Creek. Also, area on Boggy Creek between the sidewalk and the road by the dog park parking areas. During this inspection, LMP mentioned the irrigation is now working in this area.

36. Treat broadleaf turf weeds in the roundabout shared with Triple Creek and Boggy Creek and in the medians of Triple Creek Blvd. between Boggy Creek and Monarch Isles Dr.

37. Cut back any vegetation growing through the aluminum fence on Twin Bridges Dr. ROWs.

38. Treat sedge in the turf at the roundabout park of Jamicia Plank Lp.

39. There are a couple tree staking systems that need to be reinstalled on Twin Bridges Dr. between Weston Oaks and Glendora Ridge.

Bergstrom Bay and North of Boggy Creek

40. Have a couple dead plants and pile of dirt at the Bergstrom Bay roundabout ROW. (Pic. 40)



41. Check the irrigation is working properly at the park of Bergstrom Bay and Twin Bridges. Turf appears dry and a couple of trees showing drought stress. (Pic. 41)



42. Noting there are several Pine Trees installed behind the houses on Bergstrom Bay that are leaning and need straightening.

43. Check the irrigation at the Neighborhood Center on Bergstrom Bay where the Croton are wilting and showing drought stress. (Pic. 43>)

44. Noting a few drip lines/bubblers sticking up out of the ground behind the triangle signs of Brook Trout Ct. and Fisherville Way.

45. LMP is doing a good job maintaining Colonnade Vista Dr.

46. Check irrigation for the turf at the new amenity center on Tripoli Dr. The Zoysia and St. Augustine appear dry. (Pic. 46)



47. Noting the area across from the Tripoli amenity center looks better but still a small mound and a couple ruts that need to be smoothed out.

48. Need to remove or reinstall tree staking system no longer attached on a Sable Palm at the Boggy Creek amenity center.

49. What is the status for a proposal to sod bare areas of dog parks at Boggy Creek?



TRIPLE CREEK

FIELD INSPECTION REPORT



October 7, 2025
Rizzetta & Company
John Fowler – Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary, Streambed Dr, Triple Creek Blvd.

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TRIPLE CREEK FIELD INSPECTION REPORT RESPONSE

Date Inspection Report Performed 10.7.25

Date LMP Received Report 10.16.25

LMP Response Date 10.17.25

1. Property wide Palm trimming in process.
2. Weeds are ongoing. Will speak to crew about better edging.
3. Ongoing
4. DID 2 was back to tripping again. This was fixed by Accurate 3 weeks ago and we are monitoring.
5. They look AWESOME!! Love the color selection for this season.
6. Yikes. Have spoken to crew regarding the overlooking of line trimming areas.
7. These caterpillars are never ending. We have treated numerous times, and they keep coming back. We will continue to treat.
8. We have cut back to allow the plants to flush out. Irrigation is scheduled to assess the situation.
9. This is the same issues as #8.

Wildflower Meadow and Dorado Shores

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22. Noting some tree stakes that need to be secured and anchored at Wildflower Meadow Dr. at Brisbane Pl. intersection.

23. Treat broadleaf turf weeds on Brisbane Pl. Berm.

10. I'll look at it.
11. Will remove ASAP.
12. Will complete by week of 10.27.25
13. Will remove by the week of 10.20.25
14. Will remove by the week of 10.20.25
15. Irrigation pump tripping at DID 2 has effected much of the plant material along these zones.
16. Will attend to.
17. Completed 10.14.25
18. Completed
19. David will investigate and I will share response and treatment if needed.
20. David will investigate and I will share response and treatment if needed.
21. Will investigate and report back.
22. Will attend to.
23. Treated property wide September. Will continue to treat according to label which is the law.

Triple Creek Blvd. and Parks

24. Schedule pruning event for the Jasmine on Triple Creek Blvd. between Brisbane Pl. and Daleridge Pl. Also, need to edge of concrete curbing and sidewalk each mowing event.

25. Reinstall any downed tree staking systems on Triple Creek Blvd. between Brisbane Pl. and Daleridge Pl. (Pic. 25)



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39. There are a couple tree staking systems that need to be reinstalled on Twin Bridges Dr. between Weston Oaks and Glendora Ridge.



24. New portion for maintenance. It was folded into my maintenance and will take just a moment to catch up with the enormous amount of Confederate Jasmine that was planted in this large area.
25. Will address.
26. David will investigate.
27. David is investigating.
28. It should help. Property wide fertilization has been completed.
29. This was due to DID 10 not working. Sam is switching the fuses to see if the situation can be resolved today (10.17.25)
30. This is due to DID 22 being down for months. The pump is now repaired and functional.
31. Completed
32. Irrigation will check 10.20.25 when doing monthly inspections. This area runs off DID 10.
33. This area is included in proposal to replace turf that died due to DID 22.
34. Will clean up and monitor.
35. See #33
36. Treated September and will continue as label is law.
37. Ongoing
38. See #36
39. Will address.

Bergstrom Bay and North of Boggy Creek

40. Have a couple dead plants and pile of dirt at the Bergstrom Bay roundabout ROW. (Pic. 40)



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43. Check the irrigation at the Neighborhood Center on Bergstrom Bay where the Croton are wilting and showing drought stress. (Pic. 43>)

44. Noting a few drip lines/bubblers sticking up out of the ground behind the triangle signs of Brook Trout Ct. and Fisherville Way.



40. This is a construction area. I will alert the proper people to clean up.
41. This has been corrected. There was a controller that failed and has been replaced.
42. See #40
43. This is being addressed 10.20.25
44. See #40
45. Thank you.
46. This area was asked to be capped off for pickleball construction. We were asked to stop. However, we had already adjusted some of the irrigation. I am not sure if this is the issue here, but irrigation will be out Monday to address. Also reported to me by Justin 10.16.25
47. Noted.
48. Will remove.
49. Completed

Tab 3



Proposal

Proposal No.: 362008
Proposed Date: 09/17/25

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Shrub Removal at Hammock Club Parking Lot

Per September inspection...

Remove hedge row along west perimeter of Hammock Club parking lot and replace with sod.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Hammock Club Parking Lot					
Site Prep					\$565.00
Bed Prep - Plant, Sod, Debris Removal	6.00	HR	\$65.00	\$390.00	
Debris by the truck	0.50	1	\$350.00	\$175.00	
Landscape Material					\$2,174.85
Floritam Saint Augustine, 01 Square Foot - 01SF	1000.00	01SF	\$2.17	\$2,174.85	
				Total:	\$2,739.85

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: LMP agrees 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



Proposal

Proposal No.: 364267

Proposed Date: 09/27/25

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



Proposal to remove Shillings shrubs from the park on Noelani and relocate them at the north walk on Bay Estuary at the model home. Proposal is for removal of the failed Loropetalum and Viburnum hedges that have never been successful due to soil acidity. Existing Shillings have proven to be successful in this area, so the plants at Noelani will be relocated here without charge. At Noelani Park, the areas where the shrubbery is removed will be filled with sod per John Fowlers request.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Noeliani/Prairie Valley					
Prairie Valley Removals					\$935.00
Bed Prep - Plant, Sod, Debris Removal	9.00	HR	\$65.00	\$585.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$4,860.95
Shoreline Juniper, Blue Pacific, 01 gallon - 01G	27.00	01g	\$11.40	\$307.77	
Empire Zoysia, 01 Square Foot - 01SF	1600.00	01SF	\$2.66	\$4,255.70	
Pine Bark, 03CF bag - 03CF	16.00	03CF	\$18.59	\$297.48	
				Total:	\$5,795.95

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.

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 365514
Proposed Date: 10/02/25

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Sod Replacement Due to DID 22

Sod replacement due to failure while DID 22 was non-operational. Map provided separately.

Work includes prep and disposal.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
DID 22					
Landscape Material					\$13,725.00
Floritam Saint Augustine, 01 Square Foot - 01SF	4500.00	01SF	\$1.45	\$6,525.00	
Empire Zoysia, 01 Square Foot - 01SF	3200.00	01SF	\$2.25	\$7,200.00	
				Total:	\$13,725.00

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.

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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



Proposal

Proposal No.: 356208
Proposed Date: 08/28/25

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Dance Hall Hedge - TC



Proposal to install Viburnum hedge along sides and front of building. In the outdoor foyer, we will install two yellow planters with Red Fountain Grass. The muted yellow will play off of the Petra Croton that will be around the two trees at entry drive to parking lot. Rendering above. Current photo below.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Dance Hall Hedge					
Landscape Material					\$2,216.13
Odoratissimum Viburnum, 03 gallon - 03G	89.00	03g	\$24.39	\$2,170.34	
Fountain Grass, Red, 03 gallon - 03G	2.00	03g	\$22.90	\$45.79	
Mulch					\$3,382.46
Pine Bark, 03CF bag - 03CF	45.00	03CF	\$22.17	\$997.63	
Potting Soil Mix (per cu. yd.)	1.00	CY	\$168.32	\$168.32	
Planter Pot - Yellow	2.00	1	\$1,076.59	\$2,153.18	
Drainage Rock .5cu bag	1.00	EA	\$63.33	\$63.33	
				Total:	\$5,598.59



A Juniper Company

Proposal

Proposal No.: 359625

Proposed Date: 08/28/25

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Wildflower Meadow/Hammock Park - TC



Proposal to fill in the corners of each side of trail at Wildflower Meadow and Hammock Park Dr.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Wildflower Meadow/Hammock Park					
Landscape Material					\$2,899.90
Bush Oleander Pink, 03 gallon - 03G	18.00	03g	\$27.71	\$498.73	
Azalea (Fushia)- 03G	45.00	03g	\$27.71	\$1,246.85	
Blue Daze, 01 gallon - 01G	60.00	01g	\$12.02	\$721.45	
Confetti Lantana, 01 gallon - 01g	36.00	01g	\$12.02	\$432.87	
Mulch, Rock, Soil					\$664.82
Pine Bark, 03CF bag - 03CF	30.00	03CF	\$22.16	\$664.82	
				Total:	\$3,564.72

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.

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 345943
Proposed Date: 09/18/25

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



Proposal to fill in bare areas on Triple Creek East/West median closest to round with some color interest.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Last Median Before TC/Dorado Round-a-bout					
Landscape Material					\$3,656.60
Beach Sunflower, 01 gallon - 01G	50.00	01g	\$17.24	\$862.00	
Crossandra, 3 gallon	50.00	01g	\$30.29	\$1,514.50	
Lantana Red, 01 gallon - 01G	50.00	01g	\$18.07	\$903.50	
Mini-Pine Mulch, 03CF bag - 03CF	20.00	03CF	\$18.83	\$376.60	
				Total:	\$3,656.60

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: LMP agrees 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:

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 348321
Proposed Date: 09/17/25

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Triple Creek Blvd. Fill-ins

Proposal to fill in bare areas on South ROW of Triple Creek Blvd. West/East.

1. Fill in Arboricola at Triple Creek/Royal Pines
2. Fill bare area with color interest.
3. Fill in bare areas at Streambed/Triple Creek with color interest
4. Fill in Arboricola at Juniper Field/Streambed/Triple Creek..



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
South ROW Triple Creek Blvd. WE					
Landscape Material					\$3,254.91
Trinette Arboricola, 03 gallon - 03G	26.00	03g	\$26.23	\$681.99	
Crossandra, 03 gallon - 03G	39.00	03g	\$30.65	\$1,195.48	
Lantana Confetti, 01 gallon - 01G	39.00	01g	\$16.24	\$633.36	
Pine Bark, 03CF bag - 03CF	40.00	03CF	\$18.60	\$744.08	
				Total:	\$3,254.91

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: LMP agrees 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:

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 345941
Proposed Date: 09/17/25

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Triple Creek Dorado Round-a-bout

Proposal to fill in two bare areas in Dorado Shores/Triple Creek Blvd round-a-bout as per request



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
East side of Dorado/Triple Round-a-bout					
Landscaping Material					\$2,163.32
Big Blue Liriope, 01 gallon - 01G	60.00	01g	\$11.40	\$683.96	
Shoreline Juniper, Blue Pacific, 03 gallon - 03G	40.00	03g	\$29.55	\$1,181.88	
Pine Bark, 03CF bag - 03CF	16.00	03CF	\$18.59	\$297.48	
				Total:	\$2,163.32

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Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date



Proposal

Proposal No.: 364267
Proposed Date: 09/27/25

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



Proposal to remove Shillings shrubs from the park on Noelani and relocate them at the north walk on Bay Estuary at the model home. Proposal is for removal of the failed Loropetalum and Viburnum hedges that have never been successful due to soil acidity. Existing Shillings have proven to be successful in this area, so the plants at Noelani will be relocated here without charge. At Noelani Park, the areas where the shrubbery is removed will be filled with sod per John Fowlers request.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Noeliani/Prairie Valley					
Prairie Valley Removals					\$935.00
Bed Prep - Plant, Sod, Debris Removal	9.00	HR	\$65.00	\$585.00	
Debris by the truck	1.00	1	\$350.00	\$350.00	
Landscape Material					\$4,860.95
Shoreline Juniper, Blue Pacific, 01 gallon - 01G	27.00	01g	\$11.40	\$307.77	
Empire Zoysia, 01 Square Foot - 01SF	1600.00	01SF	\$2.66	\$4,255.70	
Pine Bark, 03CF bag - 03CF	16.00	03CF	\$18.59	\$297.48	
				Total:	\$5,795.95



Proposal

Proposal No.: 365514
Proposed Date: 10/02/25

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Sod Replacement Due to DID 22

Sod replacement due to failure while DID 22 was non-operational. Map provided separately.

Work includes prep and disposal.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
DID 22					
Landscape Material					\$13,725.00
Floritam Saint Augustine, 01 Square Foot - 01SF	4500.00	01SF	\$1.45	\$6,525.00	
Empire Zoysia, 01 Square Foot - 01SF	3200.00	01SF	\$2.25	\$7,200.00	
				Total:	\$13,725.00

Juniper

Proposal

Proposal No.: 365941

Proposed Date: 10/07/25

PROPERTY:	FOR:
Triple Creek Pickleball Courts Matt O'Nolan 13013 Boggy Creek Dr Riverview , FL 33579	Amenity Sport Court Expansion

Scope: - Installation of landscape (new and relocated) , sod, retaining wall, and temp parking lot

General Notes:

- Irrigation is not a part of this proposal

Includes:

- New landscape per plan
- Relocated landscape as noted on the plan
- Removal of berm material
 - Relocation of plant material as noted
 - Removal of soil
- Stacked block retaining wall
 - 8"x12"x18" blocks
 - 4"x8"x12" Cap stones
 - Gravel footing
- Temporary mulch parking
 - curb stops
 - bollards
- Sod
 - Empire Zoysia
 - Bahia

Excludes:

- Irrigation system modifications
- All Paver work
- Concrete Flatwork

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Amenity Center Expansion					
New Landscape Install					\$13,429.00
Little Gem Magnolia, 10' x 5', 2.5" cal - 65G	7.00	65g	\$875.00	\$6,125.00	
Suspensum Viburnum, 15 gallon	4.00	15g	\$120.00	\$480.00	
Podocarpus, 03 gallon	74.00	03g	\$16.00	\$1,184.00	
Emerald Green Goddess, Liriope, 03 gallon	150.00	03g	\$16.00	\$2,400.00	
Cocobrown Mulch, 03CF bag	270.00	03CF	\$12.00	\$3,240.00	
Relocate Existing Landscape					\$2,094.00
Southern Magnolia, Relocate	2.00	FG	\$285.00	\$570.00	
Podocarpus, Relocate	52.00	07g	\$12.00	\$624.00	
Ixora, Relocate	25.00	07g	\$12.00	\$300.00	
Variegated Flax Lily, Relocate	50.00	03g	\$12.00	\$600.00	
Remove Berm and Material					\$1,904.00
Excavation and Haul off	34.00	CY	\$56.00	\$1,904.00	
Retaining Wall					\$12,160.00
Segmental Rock Retaining Wall	38.00	Face Foot	\$320.00	\$12,160.00	
Temp Parking Lot					\$22,224.00
Wheel Stops	25.00	EA	\$180.00	\$4,500.00	
Temp 4' Metal Bollards (not vehicle rated)	6.00	EA	\$1,970.00	\$11,820.00	
Hardwood Mulch for Parking Area	82.00	CY	\$72.00	\$5,904.00	
Irrigation Install					\$0.00
Sod Installation					\$27,438.00
Bahia Sod Installed	5500.00	Sq. Ft.	\$0.49	\$2,695.00	
Empire Zoysia Installed	22700.00	Sq ft	\$1.09	\$24,743.00	
				Total:	\$79,249.00

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: Juniper agrees 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:

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Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

Signature - Representative

Date



Proposal

Proposal No.: 366597
Proposed Date: 10/10/25

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Night Jasmine Berm Shrubs

Proposal per September and October inspection.
 Revisit the privacy shrub row behind the houses in the cul-du-sac at Night Jasmine and replace.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Night Jasmine Berm					
Site Prep					
Bed Prep - Plant, Sod, Debris Removal	3.00	HR	\$65.00	\$195.00	\$195.00
Landscape Material					
Florida Privet, 03 gallon - 03G	37.00	03g	\$38.05	\$1,407.70	\$2,547.63
Muhly Grass, 01 gallon - 01G	100.00	01g	\$11.40	\$1,139.93	
Mulch, Rock, Soil					
Pine Bark, 03CF bag - 03CF	30.00	03CF	\$18.60	\$558.06	\$558.06
				Total:	\$3,300.69

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.

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Signature (Owner/Property Manager) _____
Date

Printed Name (Owner/Property Manager)

Signature - Representative _____
Date

Tab 4



Kelly Wilson, General Manager

Board Report – Tuesday, October 21, 2025

Summary – Our focus continues to be creating & implementing processes & systems.

Amenity Office Updates:

- Uploading & storing Resident’s Brivo Applications & supporting documents into a secure searchable database – ongoing.
- Improving Community Communication – Newsletter launched 10/10 to all residents.

Community Improvements / Updates

- The Hammock Club Lap Pool ‘control board’ repair was completed. The lap pool was reopened October 1st.
- We were able to identify the problem we were having with Brivo access to the Tripoli Women’s Restroom. Apparently, Bluetooth was not enabled. This issue has been fixed and Brivo access is working as intended.
- We received a paid sales order from Leaders for the new pool/ patio furniture. I asked about anticipated delivery dates – they wait until they have everything in stock – the latest item arrival date to their warehouse is November 21.
- 24”x 48” Concrete Cornhole game boards were ordered for the Tripoli pool area – we are waiting on confirmation of delivery dates.
- The morning fitness group was relocated from the Hammock Club parking lot to the Neighborhood Center Parking lot per board instruction on September 30th.
- The new water fountain for the HC dog park is scheduled for installation, Saturday, October 18.
- New outdoor 24-inch illuminated waterproof clocks were installed at the Hammock Club & Streambed pools. We are identifying available space for an outdoor clock at Tripoli as well.
- We are identifying areas near the Lakehouse for bench & trashcan placement.
- Six outdoor ceiling fans at Streambed were replaced.

- We are planning/ coordinating Food Truck Fridays (in addition to Tuesdays) with an anticipated start date of November 7th.
- We replaced the old Hammock Clubhouse water dispenser that continued to leak and was repaired numerous times – with a new Brio bottom loading water cooler dispenser.
- The flag at Hammock Club was replaced.
- Holes at the Hammock Club dog park & playground were filled.
- A swing was removed at Streambed and will be replaced 10/15.
- Saturday, October 25, 5-8pm is Triple Creek’s Fall Festival. Sunday, November 9, 11am – 1pm is our Veterans Brunch & Saturday, December 13, 5-8pm is Triple Creeks Annual Festival of Lights, Candy Cane Carnival.
- We requested two officers for October 25th’s event - **CONFIRMED**, 5-9pm – Halloween (**CONFIRMED**), 6pm-12am, and December 13th’s event (**CONFIRMED**), 5-9pm.

Thank you!

Kelly Wilson

Tab 5



UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 18 @ 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

October 21

2025

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<u>FINANCIAL SUMMARY</u>	<u>08/31/2025</u>
General Fund Cash & Investment Balance:	\$1,144,358
Reserve Fund Cash & Investment Balance:	\$1,236,154
Debt Service Fund Investment Balance:	\$5,178,159
Total Cash and Investment Balances:	\$7,558,671
General Fund Expense Variance: \$60,814	Over Budget

Tab 6



Rizzetta & Company

Triple Creek Community Development District

**Financial Statements
(Unaudited)**

August 31, 2025

Prepared by: Rizzetta & Company, Inc.

triplecreekcdd.com
rizzetta.com

Triple Creek Community Development District

Balance Sheet

As of 08/31/2025

(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	228,968	(87,468)	0	0	141,501	0	0
Investments	915,390	1,323,622	5,178,159	1,939	7,419,109	0	0
Accounts Receivable	400	0	0	172,017	172,417	0	0
Prepaid Expenses	17,000	0	0	0	17,000	0	0
Refundable Deposits	131,888	0	0	0	131,888	0	0
Due From Other	18,632	0	0	0	18,632	0	0
Fixed Assets	0	0	0	0	0	63,593,011	0
Amount Available in Debt Service	0	0	0	0	0	0	5,178,159
Amount To Be Provided Debt Service	0	0	0	0	0	0	37,546,841
Total Assets	1,312,278	1,236,154	5,178,159	173,956	7,900,547	63,593,011	42,725,000
Liabilities							
Accounts Payable	78,394	0	0	0	78,394	0	0
Retainage Payable	0	0	0	172,017	172,017	0	0
Accrued Expenses	94,560	0	0	0	94,560	0	0
Other Current Liabilities	92	0	0	0	92	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	42,725,000
Deposits Payable	25,000	0	0	0	25,000	0	0
Total Liabilities	198,046	0	0	172,017	370,063	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	63,593,011	0
Net Change in Fund Balance	367,617	154,673	259,150	(86,432)	695,007	0	0
Total Fund Equity & Other Credits	1,114,232	1,236,154	5,178,159	1,939	7,530,484	63,593,011	0
Total Liabilities & Fund Equity	1,312,278	1,236,154	5,178,159	173,956	7,900,547	63,593,011	42,725,000

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	40,475	40,475
Special Assessments				
Tax Roll	3,710,723	3,710,723	3,759,442	48,719
Other Misc. Revenues				
Clubhouse Rentals	0	0	23,597	23,597
Facilities Rentals	0	0	2,055	2,055
HOA Rental Revenue	0	0	1,027	1,027
Insurance Proceeds	0	0	13,136	13,136
Miscellaneous Revenue	0	0	140	140
Total Revenues	<u>3,710,723</u>	<u>3,710,723</u>	<u>3,839,872</u>	<u>129,149</u>
Expenditures				
Legislative				
Supervisor Fees	18,000	16,500	14,800	1,700
Total Legislative	<u>18,000</u>	<u>16,500</u>	<u>14,800</u>	<u>1,700</u>
Financial & Administrative				
Accounting Services	18,948	17,369	17,369	0
Administrative Services	5,075	4,652	4,653	0
Arbitrage Rebate Calculation	1,800	1,800	3,600	(1,800)
Assessment Roll	5,516	5,516	5,516	0
Auditing Services	3,175	3,175	5,250	(2,075)
Bank Fees	1,500	1,375	1,494	(120)
Disclosure Report	10,000	9,167	10,184	(1,017)
District Engineer	30,000	27,500	41,082	(13,582)
District Management	20,959	19,212	19,213	0
Dues, Licenses & Fees	500	473	1,480	(1,008)
Financial & Revenue Collections	4,192	3,843	3,843	0
Legal Advertising	10,000	9,166	1,658	7,508
Miscellaneous Mailings	2,500	2,292	3,284	(992)
Public Officials Liability Insurance	4,418	4,418	3,364	1,054
Trustees Fees	42,000	42,000	32,458	9,542
Website Hosting, Maintenance, Backup & E	3,615	3,314	3,995	(681)
Total Financial & Administrative	<u>164,198</u>	<u>155,272</u>	<u>158,443</u>	<u>(3,171)</u>
Legal Counsel				
District Counsel	75,000	68,750	48,570	20,180
Total Legal Counsel	<u>75,000</u>	<u>68,750</u>	<u>48,570</u>	<u>20,180</u>
Security Operations				
Security Monitoring Services	28,000	25,666	42,808	(17,142)
Security Services & Patrols	59,000	54,084	4,724	49,359
Security System Maintenance	25,000	22,916	35,348	(12,430)
Total Security Operations	<u>112,000</u>	<u>102,666</u>	<u>82,880</u>	<u>19,787</u>
Electric Utility Services				
Utility - Recreation Facilities	45,000	41,250	25,729	15,520

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To Date 08/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	410,000	375,834	429,542	(53,708)
Utility Services	35,000	32,083	25,990	6,093
Total Electric Utility Services	490,000	449,167	481,261	(32,095)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	7,500	6,875	8,774	(1,899)
Total Garbage/Solid Waste Control Services	7,500	6,875	8,774	(1,899)
Water-Sewer Combination Services				
Utility Services	20,000	18,333	18,779	(445)
Total Water-Sewer Combination Services	20,000	18,333	18,779	(445)
Stormwater Control				
Aquatic Maintenance	65,000	59,584	67,950	(8,367)
Lake/Pond Bank Maintenance & Repair	7,500	6,875	6,034	841
Midge Fly Treatments	49,662	45,523	47,240	(1,717)
Wetland Monitoring & Maintenance	12,000	11,000	129,750	(118,750)
Total Stormwater Control	134,162	122,982	250,974	(127,993)
Other Physical Environment				
Entry & Walls Maintenance & Repair	2,500	2,292	0	2,292
Fire Ant Treatment	15,000	13,750	0	13,750
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	27,500	37,830	(10,330)
Landscape - Annuals/Flowers	30,000	27,500	18,360	9,140
Landscape - Mulch	150,000	137,500	0	137,500
Landscape Inspection Services	12,000	11,000	11,000	0
Landscape Maintenance	1,100,000	1,008,333	827,350	180,984
Landscape Replacement Plants, Shrubs, Tr	60,000	55,000	91,891	(36,891)
Property Insurance	32,151	32,151	38,648	(6,497)
Pump Station	30,000	27,500	26,420	1,079
Storm Damage/Restoration	0	0	120,055	(120,054)
Well & Pump Maintenance Contract	5,000	4,584	5,100	(517)
Total Other Physical Environment	1,511,455	1,391,914	1,214,554	177,360
Road & Street Facilities				
Sidewalk Maintenance & Repair	200,000	183,333	0	183,333
Total Road & Street Facilities	200,000	183,333	0	183,333
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	1,000	917	0	917
Clubhouse Miscellaneous Expense	9,000	8,250	7,611	639
Computer Support, Maintenance & Repair	1,000	916	0	916
Decorations	5,000	4,584	1,776	2,808
Dog Waste Station Supplies & Maintenance	25,000	22,916	27,717	(4,801)
Facility A/C & Heating Maintenance & Rep	5,000	4,584	4,155	429

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 08/31/2025	Year To Date 08/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Facility Supplies	7,500	6,875	22,639	(15,765)
Fitness Equipment Lease Payment	25,500	23,375	1,001	22,375
Fitness Equipment Maintenance & Repair	5,000	4,583	4,295	288
Furniture Repair & Replacement	50,000	45,833	0	45,833
GEM Car Maintenance	1,000	917	582	335
Lifeguard/Pool Monitors	150,000	137,500	0	137,500
Maintenance & Repairs	25,000	22,917	25,540	(2,623)
Management Contract	500,000	458,333	499,204	(40,871)
Office Supplies	5,000	4,583	7,128	(2,545)
Pedestrian Bridge/Boardwalk Maintenance	16,000	14,667	35,000	(20,333)
Pest Control	7,400	6,783	3,634	3,149
Playground Equipment & Maintenance	2,500	2,292	0	2,292
Pool Permits	1,500	1,500	1,082	418
Pool Repair & Maintenance	5,000	4,583	123,868	(119,284)
Pool Service Contract	36,108	33,099	80,774	(47,676)
Telephone, Internet, Cable	7,500	6,875	7,668	(793)
Trail/Bike Path Maintenance	3,000	2,750	0	2,750
Wildlife Management Services	14,400	13,200	13,200	0
Total Parks & Recreation	908,408	832,832	866,874	(34,042)
Contingency				
Miscellaneous Contingency	20,000	18,334	281,057	(262,723)
Special Events	50,000	45,833	46,639	(806)
Total Contingency	70,000	64,167	327,696	(263,529)
Total Expenditures	3,710,723	3,412,791	3,473,605	(60,814)
Total Excess of Revenues Over(Under) Expenditures	0	297,932	366,267	68,335
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	(240)	(240)
Total Other Financing Sources(Uses)	0	0	1,350	1,350
Fund Balance, Beginning of Period	0	0	746,615	746,615
Total Fund Balance, End of Period	0	297,932	1,114,232	816,300

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	52,151	52,151
Special Assessments				
Tax Roll	300,000	300,000	300,000	0
Total Revenues	<u>300,000</u>	<u>300,000</u>	<u>352,151</u>	<u>52,151</u>
Expenditures				
Contingency				
Capital Reserve	300,000	300,000	197,478	102,522
Total Contingency	<u>300,000</u>	<u>300,000</u>	<u>197,478</u>	<u>102,522</u>
Total Expenditures	<u>300,000</u>	<u>300,000</u>	<u>197,478</u>	<u>102,522</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>154,673</u>	<u>154,673</u>
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>1,236,154</u>	<u>1,236,154</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,835	14,835
Special Assessments				
Tax Roll	244,419	244,419	247,389	2,970
Total Revenues	<u>244,419</u>	<u>244,419</u>	<u>262,224</u>	<u>17,805</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) Ex- penditures	<u>0</u>	<u>0</u>	<u>10,202</u>	<u>10,202</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>389,839</u>	<u>389,839</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	53,537	53,537
Special Assessments				
Tax Roll	712,362	712,362	721,017	8,655
Total Revenues	<u>712,362</u>	<u>712,362</u>	<u>774,554</u>	<u>62,192</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) Ex- penditures	<u>0</u>	<u>0</u>	<u>75,535</u>	<u>75,535</u>
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	1	1
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,327,343</u>	<u>1,327,343</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,402,879</u>	<u>1,402,879</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	30,076	30,076
Special Assessments				
Tax Roll	490,584	490,584	496,544	5,960
Total Revenues	<u>490,584</u>	<u>490,584</u>	<u>526,620</u>	<u>36,036</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) Ex- penditures	<u>0</u>	<u>0</u>	<u>45,143</u>	<u>45,143</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>846,715</u>	<u>846,715</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	44,439	44,439
Special Assessments				
Tax Roll	592,501	592,501	599,700	7,199
Total Revenues	<u>592,501</u>	<u>592,501</u>	<u>644,139</u>	<u>51,638</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) Ex- penditures	<u>0</u>	<u>0</u>	<u>50,808</u>	<u>50,808</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>1,141,210</u>	<u>1,141,210</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	23,277	23,277
Special Assessments				
Tax Roll	470,101	470,101	475,813	5,712
Total Revenues	<u>470,101</u>	<u>470,101</u>	<u>499,090</u>	<u>28,989</u>
Expenditures				
Debt Service				
Interest	285,101	285,101	278,438	6,663
Principal	185,000	185,000	185,000	0
Total Debt Service	<u>470,101</u>	<u>470,101</u>	<u>463,438</u>	<u>6,663</u>
Total Expenditures	<u>470,101</u>	<u>470,101</u>	<u>463,438</u>	<u>6,663</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>35,652</u>	<u>35,652</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>635,640</u>	<u>635,640</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>671,292</u>	<u>671,292</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	21,524	21,524
Special Assessments				
Tax Roll	417,845	417,845	422,922	5,077
Total Revenues	<u>417,845</u>	<u>417,845</u>	<u>444,446</u>	<u>26,601</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) Ex- penditures	<u>0</u>	<u>0</u>	<u>32,805</u>	<u>32,805</u>
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	1	1
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>550,845</u>	<u>550,845</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>583,651</u>	<u>583,651</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,684	5,684
Special Assessments				
Tax Roll	143,313	143,313	145,054	1,741
Total Revenues	<u>143,313</u>	<u>143,313</u>	<u>150,738</u>	<u>7,425</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) Ex- penditures	<u>0</u>	<u>0</u>	<u>10,944</u>	<u>10,944</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1,940)	(1,940)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1,940)</u>	<u>(1,940)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>133,569</u>	<u>133,569</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>142,573</u>	<u>142,573</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	287	287
Contributions & Donations from Private Sources				
Developer Contributions	0	0	316,803	316,803
Total Revenues	<u>0</u>	<u>0</u>	<u>317,090</u>	<u>317,090</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	322,178	(322,178)
Total Other Physical Environment	<u>0</u>	<u>0</u>	<u>322,178</u>	<u>(322,178)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>322,178</u>	<u>(322,178)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(5,088)</u>	<u>(5,088)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	90	90
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>90</u>	<u>90</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 08/31/2025
 (In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	19	19
Contributions & Donations from Private Sources				
Developer Contributions	0	0	773,969	773,969
Total Revenues	<u>0</u>	<u>0</u>	<u>773,988</u>	<u>773,988</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	631,364	(631,364)
Total Other Physical Environment	<u>0</u>	<u>0</u>	<u>631,364</u>	<u>(631,364)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>631,364</u>	<u>(631,364)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>142,624</u>	<u>142,624</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	120	120
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>120</u>	<u>120</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>490</u>	<u>490</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 08/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 08/31/2025 <u>YTD Budget</u>	Year To Date 08/31/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,057	8,057
Contributions & Donations from Private Sources				
Developer Contributions	0	0	255,201	255,201
Total Revenues	<u>0</u>	<u>0</u>	<u>263,258</u>	<u>263,258</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	489,407	(489,407)
Total Other Physical Environment	<u>0</u>	<u>0</u>	<u>489,407</u>	<u>(489,407)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>489,407</u>	<u>(489,407)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(226,149)</u>	<u>(226,149)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1,970	1,970
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1,970</u>	<u>1,970</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>225,615</u>	<u>225,615</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,436</u>	<u>1,436</u>

Triple Creek CDD
Investment Summary
August 31, 2025

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2025</u>
FLCLASS	Average Monthly Yield 4.3466%	\$ 915,390
	Total General Fund Investments	\$ 915,390
FLCLASS	Average Monthly Yield 4.3466%	\$ 1,323,622
	Total Reserve Fund Investments	\$ 1,323,622
BNY Mellon Series 2012 Revenue	Federated Govt Oblig Tax MGD 636	\$ 264,066
BNY Mellon Series 2012 Reserve	Federated Govt Oblig Tax MGD 636	125,529
BNY Mellon Series 2012 Interest	Federated Govt Oblig Tax MGD 636	59
BNY Mellon Series 2012 Prepayment	Federated Govt Oblig Tax MGD 636	36
BNY Mellon Series 2012 Sinking Fund	Federated Govt Oblig Tax MGD 636	149
BNY Mellon Series 2017 Revenue A	Federated Govt Oblig Tax MGD 636	754,469
BNY Mellon Series 2017 Reserve A	Federated Govt Oblig Tax MGD 636	647,856
BNY Mellon Series 2017 Interest A	Federated Govt Oblig Tax MGD 636	177
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	370
BNY Mellon Series 2018 Revenue	Dreyfus Govt Sec CM Investor 610	482,699
BNY Mellon Series 2018 Reserve	Dreyfus Govt Sec CM Investor 610	363,593
BNY Mellon Series 2018 Interest	Dreyfus Govt Sec CM Investor 610	108
BNY Mellon Series 2018 Prepayment	Dreyfus Govt Sec CM Investor 610	24
BNY Mellon Series 2018 Sinking Fund	Dreyfus Govt Sec CM Investor 610	291
BNY Mellon Series 2019 Revenue A	Dreyfus Govt Sec CM Investor 610	392,821
BNY Mellon Series 2019 Revenue B	Dreyfus Govt Sec CM Investor 610	19,530
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	67
BNY Mellon Series 2019 Interest B	Dreyfus Govt Sec CM Investor 610	922
BNY Mellon Series 2019 Prepayment A	Dreyfus Govt Sec CM Investor 610	24
BNY Mellon Series 2019 Prepayment B	Dreyfus Govt Sec CM Investor 610	560
BNY Mellon Series 2019 Sinking Fund A	Dreyfus Govt Sec CM Investor 610	119
BNY Mellon Series 2019 General B	Dreyfus Govt Sec CM Investor 610	5
BNY Mellon Series 2021 Revenue	Dreyfus Govt Sec CM Investor 610	435,816
BNY Mellon Series 2021 Reserve	Dreyfus Govt Sec CM Investor 610	235,038
BNY Mellon Series 2021 Interest	Dreyfus Govt Sec CM Investor 610	90
BNY Mellon Series 2021 Sinking Fund	Dreyfus Govt Sec CM Investor 610	349
BNY Mellon Series 2021B Revenue	Federated Govt Oblig Tax MGD INS 636	372,907
BNY Mellon Series 2021B Reserve	Federated Govt Oblig Tax MGD INS 636	210,331
BNY Mellon Series 2021B Interest	Federated Govt Oblig Tax MGD INS 636	85
BNY Mellon Series 2021B Sinking Fund	Federated Govt Oblig Tax MGD INS 636	328
BNY Mellon Series 2023 Revenue	Dreyfus Govt Sec CM Investor 610	70,399
BNY Mellon Series 2023 Reserve	Dreyfus Govt Sec CM Investor 610	72,119
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	\$ 5,178,159

**Triple Creek CDD
Investment Summary
August 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of August 31, 2025</u>
BNY Mellon Series 2021 Construction	Dreyfus Govt Sec CM Investor 610	\$ 13
BNY Mellon Series 2021B Construction	Federated Govt Oblig Tax MGD INS 636	490
BNY Mellon Series 2023 Construction	Dreyfus Govt Sec CM Investor 610	1,436
	Total Capital Projects Fund Investments	<u><u>\$ 1,939</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 08/01/2025 to 08/31/2025**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
535, 2816						
535-001	535 General Fund	Camp Gladiator	AR00002767	11510	08/15/2025	6.98
535-001	535 General Fund	Camp Gladiator	AR00002767	11510	08/15/2025	93.02
535-001	535 General Fund	My Tennis Game	AR00002723	11510	07/15/2025	93.02
535-001	535 General Fund	My Tennis Game	AR00002723	11510	07/15/2025	6.98
535-001	535 General Fund	My Tennis Game	AR00002766	11510	08/15/2025	6.98
535-001	535 General Fund	My Tennis Game	AR00002766	11510	08/15/2025	93.02
535-001	535 General Fund	Triple Creek Home- owners Association, Inc.	AR00002768	11510	08/15/2025	6.98
535-001	535 General Fund	Triple Creek Home- owners Association, Inc.	AR00002768	11510	08/15/2025	93.02
Sum for 535, 2816						400.00
535, 2914						
535-307	535 Capital Projects Fund S2023	TC Venture II, LLC	AR00002815	11510	08/31/2025	172,017.03
Sum for 535, 2914						172,017.03
Sum for 535						172,417.03
Sum Total						172,417.03

**Triple Creek Community Development District
Summary A/P Ledger
From 08/01/2025 to 08/31/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
535, 2816					
535 General Fund	08/21/2025	Accurate Drilling Solu-	i7032	Quarterly Well Inspec-	1,500.00
535 General Fund	08/26/2025	Accurate Drilling Solu-	i7034	tions 08/25 Siemens Magnetic	1,501.60
535 General Fund	08/01/2025	Cooper Pools Inc.	2025-567	Starter 08/25 Streambed Monthly	600.00
535 General Fund	08/01/2025	Cooper Pools Inc.	2025-1026	Service 05/25 Monthly Pool Service	600.00
535 General Fund	08/01/2025	Cooper Pools Inc.	2025-877	08/25 Monthly Pool Service	600.00
535 General Fund	08/01/2025	Cooper Pools Inc.	2025-566	07/25 Monthly Pool Service	600.00
535 General Fund	08/01/2025	Cooper Pools Inc.	2025-925	05/25 Streambed Monthly	600.00
535 General Fund	08/01/2025	Cooper Pools Inc.	2025-878	Service 08/25 Streambed Monthly	600.00
535 General Fund	08/14/2025	D.J. Productions -	258141409-38	Service 07/25 Family Movie Night	775.00
535 General Fund	08/26/2025	Awesome Parties	DS082625	09/19/25 Board of Supervisors	200.00
535 General Fund	08/31/2025	David Alan Stafford		Meeting 08/26/25 Pet Waste Station Ser-	3,021.50
535 General Fund	08/20/2025	Doodycalls of Parrish	PAR-0353897	FL Services 08/25	375.00
535 General Fund	08/20/2025	FitRev, Inc.	35767	Hammock Club - Quarterly Preventative	105.00
535 General Fund	08/20/2025	FitRev, Inc.	35764	Maintenance 08/25 Triple Creek Club -	118.13
535 General Fund	08/13/2025	Frontier Florida, LLC	813-677-8570-061325	Quarterly Preventative Maintenance 08/25	4,133.72
535 General Fund	08/31/2025	Half Associates, Inc	10149460	Phone, Internet & Ca- ble Services 08/25	981.09
535 General Fund	08/27/2025	Hillsborough County	5901186305	Project 039611.001 Engineering Services	585.63
535 General Fund	08/27/2025	BOCC	ACH	08/25 13013 Boggy Creek Dr	286.58
535 General Fund	08/31/2025	Hillsborough County	3725359470	08/25 12586 Bergstrom Bay	929.00
535 General Fund	08/29/2025	BOCC	ACH	08/25 Dr 08/25	200.00
535 General Fund	08/26/2025	Hillsborough County	8992542002	08/25 11920 Streambed Dr	6,902.69
535 General Fund	08/29/2025	BOCC	ACH	08/25 Service Call 08/25	303.67
535 General Fund	08/26/2025	Howies Plumbing, Inc.	61879904	08/25 Board of Supervisors	333.22
535 General Fund	08/14/2025	James Barthle II	JB082625	Meeting 08/26/25 Legal Services 07/25	364.14
535 General Fund	08/31/2025	Kutak Rock, LLP	3610395	08/25 Tree Removal 08/25	1,543.50
535 General Fund	08/31/2025	Landscape Mainte-	354965		1,357.61
535 General Fund	08/01/2025	nance Professionals,			135.34
535 General Fund	08/01/2025	Inc.	346675	Irrigation Repairs	514.50
535 General Fund	08/01/2025	Landscape Mainte-	346676	07/25	3,430.00
535 General Fund	08/01/2025	nance Professionals,			354966
535 General Fund	08/01/2025	Inc.	346673	Irrigation Repairs	Landscape Mainte-
535 General Fund	08/31/2025	Landscape Mainte-	354967	07/25	
535 General Fund	08/01/2025	nance Professionals,			
535 General Fund	08/01/2025	Inc.	346672	Irrigation Repairs	
535 General Fund	08/01/2025	Landscape Mainte-	346674	07/25	
535 General Fund	08/31/2025	nance Professionals,			
535 General Fund	08/31/2025	Inc.	354964	Landscape Mainte-	
535 General Fund	08/31/2025	Landscape Mainte-		nance 08/25	
535 General Fund	08/31/2025	nance Professionals,	354966		
535 General Fund	08/31/2025	Inc.		Landscape Mainte-	

**Triple Creek Community Development District
Summary A/P Ledger
From 08/01/2025 to 08/31/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
		nance Professionals, Inc.		nance 08/25	
535 General Fund	08/18/2025	Landscape Maintenance Professionals, Inc.	351407	Irrigation Repair 08/25	1,157.89
535 General Fund	08/18/2025	Landscape Maintenance Professionals, Inc.	351098	Dead Oak Removal 08/25	241.15
535 General Fund	08/18/2025	Landscape Maintenance Professionals, Inc.	351151	Irrigation Repair 08/25	147.68
535 General Fund	08/18/2025	Landscape Maintenance Professionals, Inc.	351099	Landscape Maintenance - Dance Hall Front 08/25	1,913.40
535 General Fund	08/18/2025	Landscape Maintenance Professionals, Inc.	351150	Irrigation Repair 07/25	187.16
535 General Fund	08/18/2025	Landscape Maintenance Professionals, Inc.	351100	Dead Palm Removal 08/25	740.00
535 General Fund	08/26/2025	Marc A. Carlton	MC082625	Board of Supervisors Meeting 08/26/25	200.00
535 General Fund	08/26/2025	Nvirotect Pest Control Service, Inc.	371654	Tripoli Pool House - Pest Control Account #16926 08/25	64.00
535 General Fund	08/01/2025	Nvirotect Pest Control Service, Inc.	367449	Pest Control Account #9501 07/25	195.00
535 General Fund	08/26/2025	Nvirotect Pest Control Service, Inc.	370439	Pest Control Account #9501 08/25	195.00
535 General Fund	08/26/2025	Nvirotect Pest Control Service, Inc.	371653	Lake House - Pest Control Account #16923 08/25	70.00
535 General Fund	08/01/2025	Nvirotect Pest Control Service, Inc.	368721	Lake House - Pest Control Account #16923 07/25	70.00
535 General Fund	08/01/2025	Nvirotect Pest Control Service, Inc.	368722	Tripoli Pool House - Pest Control Account #16926 07/25	64.00
535 General Fund	08/29/2025	R&R Air Solutions, LLC	5413	HVAC Repair 08/25	130.00
535 General Fund	08/29/2025	Rizzetta & Company, Inc.	INV0000102352	Personnel Reimbursement 08/25	23,856.96
535 General Fund	08/26/2025	Shannon Lewis	SL082625	Board of Supervisors Meeting 08/26/25	200.00
535 General Fund	08/31/2025	Sitex Aquatics, LLC	10128-b	Midge Fly & Mosquito Treatment 08/25	5,518.00
535 General Fund	08/26/2025	Stephanie Anastasio	SA082625	Board of Supervisors Meeting 08/26/25	200.00
535 General Fund	08/18/2025	TECO	211033670772	07/25 Electric Services 07/25	33.84
535 General Fund	08/18/2025	TECO	211034284268	07/25 Electric Services 07/25	38.02
535 General Fund	08/15/2025	The Bank of New York Mellon	00252-25-0056503	Trustee Fee Series 2023O 08/01/25 - 07/31/26	666.67
535 General Fund	08/15/2025	The Bank of New York Mellon	00252-25-0056503	Trustee Fee Series 2023O 08/01/25 - 07/31/26	3,333.33
535 General Fund	08/13/2025	The Home Depot Pro	Monthly Summary 07/25 535 ACH	Miscellaneous Supplies 07/25	1,061.60
535 General Fund	08/13/2025	The Home Depot Pro	Monthly Summary 07/25 535 ACH	Miscellaneous Supplies 07/25	2,249.75
535 General Fund	08/29/2025	The Observer Group, Inc.	25-02610H	Legal Advertising 08/25	70.00
535 General Fund	08/26/2025	Waste Management Inc. of Florida	0183717-2206-9	Waste Disposal Services 08/25	515.65
Sum for 535, 2816					78,393.94
Sum for 535					78,393.94
Sum Total					78,393.94

Triple Creek Community Development District
Notes to Unaudited Financial Statements
August 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 08/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 7

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 September 2025 For Board Approval

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

The total items being presented: **\$295,225.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 September 1, 2025 Through September 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>
Accurate Drilling Solutions, LLC	300274	i7032	Quarterly Well Inspections 08/25	\$ 1,500.00	9/4/2025
Accurate Drilling Solutions, LLC	300274	i7034	Siemens Magnetic Starter 08/25	\$ 1,501.60	9/4/2025
Ballenger Landcare, LLC	300304	325	Pump Station Maintenance & WUP Reading 09/25	\$ 1,010.00	9/17/2025
Chris's Plumbing Service, Inc.	300325	29247	Clean Tank and Walls 09/25	\$ 555.00	9/25/2025
Complete IT Corp	300305	17572	Security Monitoring Equipment Repair/Replacement 09/25	\$ 3,754.00	9/17/2025
Complete IT Corp	300328	17713	Service Call 09/25	\$ 1,300.00	9/26/2025
Complete IT Corp	300305	E53C41C1-0019	Monitoring System 09/25	\$ 308.15	9/17/2025
Cooper Pools Inc.	300306	2025-566 Balance	Monthly Pool Service 05/25	\$ 600.00	9/17/2025
Cooper Pools Inc.	300306	2025-567 Balance	Streambed Monthly Service 05/25	\$ 600.00	9/17/2025
Cooper Pools Inc.	300306	2025-877 Balance	Monthly Pool Service 07/25	\$ 600.00	9/17/2025
Cooper Pools Inc.	300306	2025-878 Balance	Streambed Monthly Service 07/25	\$ 600.00	9/17/2025
Cooper Pools Inc.	300306	2025-925 Balance	Streambed Monthly Service 08/25	\$ 600.00	9/17/2025

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 September 1, 2025 Through September 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>
Cooper Pools Inc.	300306	2025-1026 Balance	Monthly Pool Service 08/25	\$ 600.00	9/17/2025
Cooper Pools Inc.	300306	2025-1168	Monthly Pool Service 09/25	\$ 4,950.00	9/17/2025
Cooper Pools Inc.	300306	2025-1169	Streambed Monthly Service 09/25	\$ 2,500.00	9/17/2025
Cooper Pools Inc.	300306	2025-1170	Streambed Monthly Service 09/25	\$ 2,160.00	9/17/2025
D.J. Productions - Awesome Parties	300275	258141409-38	Family Movie Night 09/19/25	\$ 775.00	9/4/2025
David Alan Stafford	300286	DS082625	Board of Supervisors Meeting 08/26/25	\$ 200.00	9/15/2025
David Alan Stafford	20250926-1	DS090925	Board of Supervisors Meeting 09/09/25	\$ 200.00	9/26/2025
Doodycalls of Parrish FL	300307	PAR-0353897	Pet Waste Station Services 08/25	\$ 3,021.50	9/17/2025
Egis Insurance Advisors, LLC	300329	29195	Policy #WC100125656 10/01/25-10/01/26	\$ 850.00	9/26/2025
FitRev, Inc.	300276	35764	Triple Creek Club - Quarterly Preventative Maintenance 08/25	\$ 105.00	9/4/2025
FitRev, Inc.	300276	35767	Hammock Club - Quarterly Preventative Maintenance 08/25	\$ 375.00	9/4/2025
Florida Department of Revenue	20250925-1	39-8016521260-7 ACH	08/25 39-8016521260-7 Sales & Use Tax 08/25	\$ 92.45	9/25/2025

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 September 1, 2025 Through September 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>
Frontier Florida, LLC	20250909-1	813-677-8570-061325-5	Phone, Internet & Cable Services 08/25	\$ 118.13	9/9/2025
Frontier Florida, LLC	20250929-1	813-677-9974-082321-5	Phone, Internet & Cable Services 09/25	\$ 249.63	9/29/2025
Frontier Florida, LLC	20250930-1	813-741-0033-043014-5	Phone, Internet & Cable Services 09/25	\$ 329.32	9/30/2025
Halff Associates, Inc	300308	10149460	Project 039611.001 Engineering Services 08/25	\$ 4,133.72	9/17/2025
Hillsborough County BOCC	20250919-1	3725359470	12586 Bergstrom Bay Dr 08/25	\$ 585.63	9/19/2025
Hillsborough County BOCC	20250919-2	5901186305	13013 Boggy Creek Dr 08/25	\$ 981.09	9/19/2025
Hillsborough County BOCC	20250919-3	8992542002	11920 Streambed Dr 08/25	\$ 286.58	9/19/2025
Howie's Plumbing, Inc.	300309	61879904	Service Call 08/25	\$ 929.00	9/17/2025
James Barthle II	300287	JB082625	Board of Supervisors Meeting 08/26/25	\$ 200.00	9/15/2025
James Barthle II	300319	JB090925	Board of Supervisors Meeting 09/09/25	\$ 200.00	9/24/2025
Jerry Richardson Trapper	300320	2072	Monthly Hog Removal Services 09/25	\$ 1,200.00	9/24/2025
Kutak Rock, LLP	300277	3610395	Legal Services 07/25	\$ 6,902.69	9/4/2025

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 September 1, 2025 Through September 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>
Landscape Maintenance Professionals, Inc.	300310	346672	Irrigation Repairs 07/25	\$ 135.34	9/17/2025
Landscape Maintenance Professionals, Inc.	300310	346673	Irrigation Repairs 07/25	\$ 1,543.50	9/17/2025
Landscape Maintenance Professionals, Inc.	300310	346674	Irrigation Repairs 07/25	\$ 514.50	9/17/2025
Landscape Maintenance Professionals, Inc.	300310	346675	Irrigation Repairs 07/25	\$ 333.22	9/17/2025
Landscape Maintenance Professionals, Inc.	300310	346676	Irrigation Repairs 07/25	\$ 364.14	9/17/2025
Landscape Maintenance Professionals, Inc.	300278	351098	Dead Oak Removal 08/25	\$ 241.15	9/4/2025
Landscape Maintenance Professionals, Inc.	300278	351099	Landscape Maintenance - Dance Hall Front 08/25	\$ 1,913.40	9/4/2025
Landscape Maintenance Professionals, Inc.	300278	351100	Dead Palm Removal 08/25	\$ 740.00	9/4/2025
Landscape Maintenance Professionals, Inc.	300278	351150	Irrigation Repair 07/25	\$ 187.16	9/4/2025
Landscape Maintenance Professionals, Inc.	300278	351151	Irrigation Repair 08/25	\$ 147.68	9/4/2025
Landscape Maintenance Professionals, Inc.	300278	351407	Irrigation Repair 08/25	\$ 1,157.89	9/4/2025
Landscape Maintenance Professionals, Inc.	300310	353573	Landscape Maintenance 09/25	\$ 76,718.92	9/17/2025

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 September 1, 2025 Through September 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>
Landscape Maintenance Professionals, Inc.	300310	354964	Landscape Maintenance 08/25	\$ 3,430.00	9/17/2025
Landscape Maintenance Professionals, Inc.	300310	354965	Tree Removal 08/25	\$ 303.67	9/17/2025
Landscape Maintenance Professionals, Inc.	300310	354966	Landscape Maintenance 08/25	\$ 2,077.92	9/17/2025
Landscape Maintenance Professionals, Inc.	300310	354967	Landscape Maintenance 08/25	\$ 1,357.61	9/17/2025
Landscape Maintenance Professionals, Inc.	300310	356286	Seasonal Annuals 09/25	\$ 1,044.00	9/17/2025
Landscape Maintenance Professionals, Inc.	300326	357036	Seasonal Annuals 09/25	\$ 4,640.00	9/25/2025
Landscape Maintenance Professionals, Inc.	300321	357366	Landscape Maintenance 09/25	\$ 3,616.81	9/24/2025
Landscape Maintenance Professionals, Inc.	300321	357367	Landscape Maintenance 09/25	\$ 2,811.63	9/24/2025
Landscape Maintenance Professionals, Inc.	300321	357368	Landscape Maintenance 09/25	\$ 350.00	9/24/2025
Landscape Maintenance Professionals, Inc.	300321	357369	Tree Removal 09/25	\$ 800.00	9/24/2025
Marc A. Carlton	300288	MC082625	Board of Supervisors Meeting 08/26/25	\$ 200.00	9/15/2025
Marc A. Carlton	300322	MC090925	Board of Supervisors Meeting 09/09/25	\$ 200.00	9/24/2025

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 September 1, 2025 Through September 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>
Nvirotect Pest Control Service, Inc.	300285	367449	Pest Control Account #9501 07/25	\$ 195.00	9/9/2025
Nvirotect Pest Control Service, Inc.	300285	368721	Lake House - Pest Control Account #16923 07/25	\$ 70.00	9/9/2025
Nvirotect Pest Control Service, Inc.	300285	368722	Tripoli Pool House - Pest Control Account #16926 07/25	\$ 64.00	9/9/2025
Nvirotect Pest Control Service, Inc.	300279	370439	Pest Control Account #9501 08/25	\$ 195.00	9/4/2025
Nvirotect Pest Control Service, Inc.	300279	371653	Lake House - Pest Control Account #16923 08/25	\$ 70.00	9/4/2025
Nvirotect Pest Control Service, Inc.	300283	371654	Tripoli Pool House - Pest Control Account #16926 08/25	\$ 64.00	9/4/2025
Protegrity Restoration Services	300311	090325-535	Mitigation 09/25	\$ 2,500.00	9/17/2025
R&R Air Solutions, LLC	300312	5413	HVAC Repair 08/25	\$ 130.00	9/17/2025
Rizzetta & Company, Inc.	300280	INV0000102272	District Management Fees 09/25	\$ 6,219.50	9/4/2025
Rizzetta & Company, Inc.	300282	INV0000102352	Personnel Reimbursement 08/25	\$ 23,856.96	9/4/2025
Rizzetta & Company, Inc.	300317	INV0000102394	EE Recruiting, Enumerate, Cell Phone, Auto Mileage & Travel	\$ 938.01	9/24/2025
Rizzetta & Company, Inc.	300318	INV0000102419	Personnel Reimbursement, Amenity Management &	\$ 22,283.80	9/24/2025

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 September 1, 2025 Through September 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>
Shannon Lewis	300289	SL082625	Board of Supervisors Meeting 08/26/25	\$ 200.00	9/15/2025
Shannon Lewis	300323	SL090925	Board of Supervisors Meeting 09/09/25	\$ 200.00	9/24/2025
Sitex Aquatics, LLC	300313	10128-b	Midge Fly & Mosquito Treatment 08/25	\$ 5,518.00	9/17/2025
Sitex Aquatics, LLC	300313	10207-b	Aquatic Maintenance 09/25	\$ 5,762.00	9/17/2025
Stephanie Anastasio	300290	SA082625	Board of Supervisors Meeting 08/26/25	\$ 200.00	9/15/2025
Stephanie Anastasio	300324	SA090925	Board of Supervisors Meeting 09/09/25	\$ 200.00	9/24/2025
Stone Age Concrete Games, Inc.	300331	INV/2025/00159	Concrete Cornhole 09/25	\$ 5,915.00	9/26/2025
TECO	20250915-1	211033670772 07/25 ACH	Electric Services 07/25	\$ 33.84	9/15/2025
TECO	20250909-2	211034284268 07/25 ACH	Electric Services 07/25	\$ 38.02	9/9/2025
TECO	20250903-1	TECO Summary 07/25 ACH 535	Monthly Electric Summary 07/25	\$ 45,579.48	9/3/2025
The Bank of New York Mellon	300314	00252-25-0056503	Trustee Fee Series 2023O 08/01/25 - 07/31/26	\$ 4,000.00	9/17/2025
The Home Depot Pro	20250902-1	Monthly Summary 07/25 535 ACH	Miscellaneous Supplies 07/25	\$ 3,311.35	9/2/2025

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 September 1, 2025 Through September 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>
The Home Depot Pro	20250924-1	Monthly Summary 08/25 ACH 535	Miscellaneous Supplies 08/25	\$ 1,754.55	9/24/2025
The Observer Group, Inc.	300284	25-02610H	Legal Advertising 08/25	\$ 70.00	9/4/2025
The Observer Group, Inc.	300315	25-02658H	Legal Advertising 09/25	\$ 70.00	9/17/2025
Titan Garage Flooring Solutions, LLC	300327	4599 Deposit	Deposit - Patio Floor 09/25	\$ 2,700.00	9/25/2025
Valley National Bank	20250926-2	CC083125-535 ACH	Credit Card Expenses 08/25	\$ 12,794.12	9/26/2025
VGlobal Tech	300316	7696	Web Maintenance - Community Care Sites 09/25	\$ 75.00	9/17/2025
Waste Management Inc. of Florida	300281	0183717-2206-9	Waste Disposal Services 08/25	\$ <u>515.65</u>	9/4/2025
Total Report				\$ <u>295,225.31</u>	

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, September 9, 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

Audience	Present
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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 room rentals and amenity staff.

THIRD ORDER OF BUSINESS **Staff Reports**

A. Consideration of Landscaping RFP

The Board heard presentations from Juniper/LMP, Brightview, Redtree and Rusell Landscaping and a question-and-answer session took place.

On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board awarded the landscaping RFP to Juniper with a score of 480.8, second place was Brightview with a score of 442, third was Redtree with score of 415.9, fourth was Russell with score of 411.4., for the Triple Creek Community Development District.

44 **B. District Counsel**
45 Mr. Davenport provided updates on the status of the potential acquisition of the
46 Greenpointe commercial parcels. He mentioned background research performed by his
47 office and preliminary conversations with the Chair and bond counsel to discuss
48 potential financing options. He wanted to bring this to the Board to determine whether
49 there was interest in moving forward with the investigation into financing with the
50 underwriter and developing and more detailed plan of improvements for the parcels if
51 acquired.
52

On a Motion by Mr. Stafford, seconded by Mr. Barthle with all in favor, the Board directed the District Counsel and staff to pursue options on terms/financing for Greenpoint land acquisition, for the Triple Creek Community Development District.

53
54
55 Mr. Davenport reported that staff and the chair would work on the plans and continue
56 exploring financing options and report to the Board on their progress.
57

58
59 **C. District Manager**
60 The District Manager advised the Board the next meeting is at the Lakehouse on
61 September 30, 2025.
62

63
64 **D. Amenity Manager Report**
65 Ms. Wilson to check if there is a movie license needed.
66

67 Supervisor Lewis requested options on food truck service, Kelly to reach out to all
68 about food trucks.
69

On a Motion by Mr. Carlton, seconded by Mr. Barthle with all in favor, the Board the Board approved the Leaders FL living pool furniture proposal, not to exceed \$56,000, for the Triple Creek Community Development District.

70
71 **FOURTH ORDER OF BUSINESS** **Supervisor Requests and Comments**

72
73 Supervisor Lewis requested options on food truck service, Kelly to reach out to all
74 about food trucks.
75

76 Supervisor Barthle requested follow up on tennis instructor contract and review all
77 contacts in Nov/Dec meetings.
78

On a Motion by Mr. Carlton, seconded by Mr. Staford, with all in favor, the Board approved NTE of \$11,000 to complete Lakehouse patio epoxy flooring, for the Triple Creek Community Development District.

79
80

FIFTH 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 Mr. Stafford, with all in favor, the Board adjourned the meeting at 8:08 p.m. for the Triple Creek Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

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, September 30, 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.
John Fowler	Landscape Inspection, Rizzetta & Company, Inc.
Lindsay Whelen	District Counsel; Kutak Rock
Bennett Davenport	District Counsel; Kutak Rock (via phone)
Kyle Thornton	District Engineer, Half (via phone)
Kelly Wilson	Clubhouse Manager, Rizzetta & Company, Inc.
Jennifer Ashley	Assistant Manager, Rizzetta and Company, Inc.
Paula Means	Representative, LMP
John Toborg	Landscape Inspection, Rizzetta & Company, Inc.
Chico Rivera	Amenity Manager, Rizzetta & Company, Inc.
Justin Shock	Maintenance Manager, Rizzetta & Company, Inc.
Taylor Nielson	Rizzetta Manager, Rizzetta & Company, Inc.
Josh Irvine	Representative, The Marc Group

Audience Present

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. O’Nolan called the meeting to order and read the roll call.

48 **SECOND ORDER OF BUSINESS**

Public Comments

49 The Board heard comments on trees being installed, staffing, communication, possibility
50 of HOA leasing the Lakehouse and Landscaping.

51
52 **THIRD ORDER OF BUSINESS**

Staff Reports

53 **A. Sitex Aquatics Report and Proposals**

54 The Board requested LMP trim magnolias by Hammock club that is blocking driver
55 visibility.

56
57 **B. Landscape Inspection Report and Responses**

58 Mr. Fowler presented his report with the Board.

59
60 The Board asked that Ms. Means trim the Magnolias by Hammock Club that are
61 blocking the view.

62
63 **C. Amenity Manager Update**

64 Mr. Nielson presented an overview of available services to the Board.

65
66 Ms. Wilson presented her report to the Board.

67
68 The Board requested further review from Amenity Manager for placement and content
69 of Kiosk as well as agreement terms reviewed by Counsel. To be discussed again at
70 October meeting.

71
72 **D. District Engineer**

73 Mr. Thornton presented his report to the Board. Mr. Thornton updated the Board on
74 the status of ongoing landscape installation in certain villages.

75
76 Mr. Thornton discussed the change order from Kearney relative to remobilization for
77 the construction of the Colonnade Vista roadway. Mr. Thornton advised that the
78 money to pay will come out of the construction funds. Since there are no construction
79 funds remaining, Greenpointe will fund. He discussed the change order with
80 Greenpointe prior to the meeting.
81

On a Motion by Mr. Carlton, seconded by Mr. Stafford, with all in favor, the Board authorized the change order with Kearney in the amount of \$337,865.95 for the Triple Creek Community Development District.

82
83 **E. District Manager Report**

84 Mr. O’Nolan reminded the Board of Supervisors that the next regular meeting is
85 scheduled for Tuesday, October 21, 2025, at 6:00 p.m.

86
87 **F. District Counsel**

88 Mr. Davenport presented his report to the Board and provided an update on the status
89 of the acquisition of the Greenpointe commercial parcels and potential financing
90 options.
91

ELEVENTH ORDER OF BUSINESS **Supervisor Requests and Comments**

The Board requested review of clubs and vendor contracts for October Agenda.

Supervisor Stafford requested LMP provide proposal to adjust berm grading to make way for Pickleball courts.

The Board requested Thomas from Complete IT to attend next meeting.

Supervisor Stafford directed Amenity Manager to move exercise group to the Lakehouse parking lot from the Hammock Club.

Supervisor Stafford requested Amenity Manager to get locations/proposals for trash cans and benches for Northern part of community.

Super Barthle requested Amenity Manager ensure all need-to-know items are communicated to the Board in a timely fashion.

TWELFTH 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 Ms. Lewis, seconded by Mr. Stafford, with all in favor, the Board adjourned the meeting at 8:26 p.m. for the Triple Creek Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 9



9401 Corkscrew Palms Cir Ste 300 • Estero, FL 33928-6275 • Phone: (239) 292-3102

Dave Stafford
Phone: 704-502-4971
Cell: +17045024971

12836 Tripoli Avenue
Riverview, FL 33579

Job Address:
13013 Boggy Creek Drive
Riverview, FL

Print Date: 9-26-2025

Proposal for Triple Creek - Shade Structures

License: CBC1263668

Mor Sports Is Proud To Be The Official Court Builder Of The US Open Pickleball Championship

Thank You for Considering Mor Sports Group!

We are excited to receive your inquiry and provide a quotation for your project. At Mor Sports Group, we are dedicated to exceeding your expectations by delivering top-quality sports construction services.

Why Choose Mor Sports Group?

- **Competitive Pricing:** We've partnered with our suppliers to offer you the most competitive quotation possible, ensuring we stay within your budget.
- **Quality by Design & Valued Engineering:** These core values are the foundation of all our projects. We prioritize both exceptional craftsmanship and cost-effective solutions.
- **Right First Time, On Time:** We hold ourselves accountable to our client's mission statement, ensuring your project is completed efficiently and to your satisfaction.
- **Proven Expertise:** As a certified building contractor and proud member of the American Sports Builder Association, we offer a proven track record of success.
- **Experience You Can Trust:** We were the court building contractor of choice for the US Open Pickleball Championship in Naples, constructing or surfacing over 60 tournament courts.

Next Steps:

We've attached a detailed quotation outlining the project scope and pricing. Please take your time to review it. We are happy to answer any questions, discuss changes or amendments, and address any budgetary concerns you may have.

We look forward to partnering with you on your project!

Sincerely,

Custom Awning (8' x 16')

8'x16' hip style aluminum shade shelter is a freestanding structure that provides shade and protection from the elements. (Includes Engineering, Delivery and Install)

- Dig Post Foundations To Engineering Specifications
- Install Foundation (Determined By Engineers Install Specs)
- Install Shade Structure

Custom Awning (8' x 16') Total:

\$24,458.82

Total Price: \$24,458.82

Payment Schedule:

To ensure a smooth project flow and timely completion, we kindly request adherence to the following payment schedule:

- **50% Deposit:** A deposit is required to schedule your project. Work won't begin until this initial payment is received.
- **Stage Payments:** Each project milestone will be invoiced separately and must be paid in full before we proceed to the next stage.
- **Final Payment:** A walkthrough with Mor Sports management and your designated point of contact (POC) will occur before net and post installation. Once you, the authorized POC, sign the completion/handover sheet acknowledging the project's completion as per the agreement, final payment will be due.
- **Late Fees:** A 5% late fee will be applied to any outstanding balance 30 days past the due date.

Project Management & Communication:

By accepting this proposal, you agree to Mor Sports' payment terms. Additionally, you'll receive an activation prompt for our online project management platform (Buildertrend). This platform provides 24/7 access to project schedules, invoices, daily progress reports, photos, and videos. This allows for continuous communication and transparency throughout the project.

To access your Buildertrend account, simply enter your email address as the username and create your password. This account will be available for future projects with Mor Sports Group.

Thank you for choosing Mor Sports Group! We look forward to a successful partnership on your new construction project.

I confirm that my action here represents my electronic signature and is binding.

Signature:

Date:

Print Name:

Tab 10

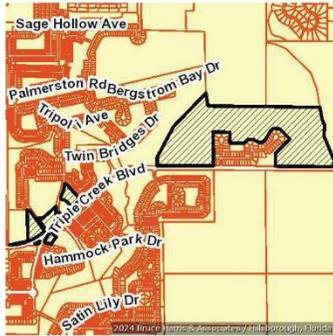
Hillsborough County Public Records (Parent Parcel)



Bob Henriquez
Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 077693-0000



Owner Information	
Owner Name	TC VENTURE 1 LLC
Mailing Address	C/O GREEN POINTE HOLDINGS LLC 7807 BAYMEADOWS RD E STE 205 JACKSONVILLE, FL 32256-9666
Site Address	BIG BEND RD, RIVERVIEW
PIN	U-12-31-20-ZZZ-000003-14500.0
Folio	077693-0000
Prior PIN	
Prior Folio	000000-0000
Tax District	U - UNINCORPORATED
Property Use	9900 VACANT ACREAGE > 20 AC
Plat Book/Page	/
Neighborhood	226014.00 Triple Creek Area
Subdivision	ZZZ UNPLATTED

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$2,934,225	\$2,044,914	\$0	\$2,044,914
Public Schools	\$2,934,225	\$2,934,225	\$0	\$2,934,225
Municipal	\$2,934,225	\$2,044,914	\$0	\$2,044,914
Other Districts	\$2,934,225	\$2,044,914	\$0	\$2,044,914

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2021011764	01	2021	CD	Unqualified	Vacant	\$100
	2020414884	08	2020	WD	Unqualified	Vacant	\$100
19815 / 0632	2010122005	04	2010	WD	Unqualified	Improved	\$14,750,000
19202 / 0521	2009121048	05	2009	CT	Unqualified	Improved	\$15,000
14500 / 1098	2004487508	12	2004	WD	Unqualified	Vacant	\$22,945,000
14500 / 1093	2004487507	12	2004	WD	Unqualified	Improved	\$14,300,000
9409 / 1106	98391235	12	1998	TR	Unqualified	Improved	\$2,130,000
6546 / 1688	92054670	03	1992	TR	Unqualified	Vacant	\$100
3643 / 0710		04	1980	WD	Unqualified	Vacant	\$1,686,500

Land Information							
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
995H	Acres Class 5	PD	0.0	0.0	AC ACREAGE	50.40	\$2,872,800
9621	Easement Area	PD	0.0	0.0	AC ACREAGE	56.40	\$42,300
9610	LOWLANDS	PD	0.0	0.0	AC ACREAGE	25.50	\$19,125



Legal Description

A PARCEL LYING SECTIONS 1 2 10 11 AND 12-31-20 AND SECTION 6-31-21 DESC AS FOLLOWS: COM AT SW COR OF SECTION 11-31-21 THN E 1081.12 FT TO A PT ON ELY R/W LINE OF BALM-RIVERVIEW RD THN N 25 DEG 35 MIN 00 SEC W 150 FT TO POB CONT N 25 DEG 35 MIN 00 SEC W 402.29 FT THN N 29 DEG 51 MIN 18 SEC W 1552.60 FT THN N 24 DEG 09 MIN 28 SEC W 883.18 FT TO N LINE OF S 1/2 OF SECTION 10-31-20 THN S 89 DEG 42 MIN 05 SEC E 229.30 FT TO SW COR OF SW 1/4 OF SECTION 11-31-20 THN S 89 DEG 54 MIN 40 SEC E 3955.14 FT TO NE COR OF NW 1/4 OF SE 1/4 THN N 01 DEG 17 MIN 35 SEC W 710.20 FT THN S 89 DEG 52 MIN 01 SEC E 20 FT TO A PT ON A CURVE TO NW W/RADIUS OF 1350 FT CHG BRG N 78 DEG 17 MIN 48 SEC E 490.58 FT THN N 01 DEG 17 MIN 35 SEC W 804.66 FT THN N 89 DEG 52 MIN 01 SEC W 500 FT TO W LINE OF E 1/4 OF SECTION 11-31-20 THN N 01 17 MIN 35 SEC W 1032.82 FT THN N 00 DEG 08 MIN 46 SEC W 1650 FT THN S 89 DEG 55 MIN 05 SEC E 130.45 FT THN N 77 DEG 35 MIN 27 SEC E 2178.06 FT THN S 01 DEG 20 MIN 58 SEC E 350.52 FT THN N 76 DEG 33 MIN 57 SEC E 1019.38 FT THN S 71 DEG 04 MIN 33 SEC E 621.60 FT THN N 76 DEG 55 MIN 22 SEC E 468.39 FT THN N 02 DEG 37 MIN 58 SEC W 238.46 FT THN N 80 DEG 56 MIN 37 SEC E 541.84 FT THN N 76 DEG 45 MIN 07 SEC E 325.40 FT THN S 01 DEG 34 MIN 43 SEC E 822.56 FT TO A PT 1650 FT N OF S LINE OF SECTION 1-31-20 THN N 89 DEG 46 MIN 26 SEC E 1527.65 FT TO E LINE OF SECTION 1-31-20 THN N 89 DEG 59 MIN 20 SEC E 1279 MOL TO CENTER LINE OF BELL CREEK TO MEANDER SLY ALG CENTER LINE OF BELL CREEK TO INTERSECTION OF CENTER LINE WITH LINE 100 FT N OF S LINE OF SECTION 6-31-21 THN N 89 DEG 59 MIN 20 SEC E 1116 FT TO E LINE OF SW 1/4 OF SECTION 6 THN S 89 DEG 57 MIN 54 SEC E 2117.95 FT TO NWLY R/W OF BOYETTE-BALM RD THN S 38 DEG 46 MIN 51 SEC W 128.23 FT THN N 89 DEG 57 MIN 54 SEC W 2037.25 FT TO SE COR OF SW 1/4 THN S 89 DEG 59 MIN 20 SEC W 2660.81 FT TO SW COR OF SECTION 6 THN S 89 DEG 46 MIN 26 SEC W 1325.08 FT TO SW COR OF SECTION 1-31-20 THN S 01 DEG 00 MIN 48 SEC E 1330.32 FT THN S 89 DEG 52 MIN 02 SEC W 1332.85 FT THN S 01 DEG 06 MIN 42 SEC E 3984.78 FT THN N 89 DEG 50 MIN 33 SEC W 2632.09 FT THN N 89 DEG 51 MIN 33 SEC W 637.50 FT THN N 00 DEG 08 MIN 36 SEC E 1065.26 FT THN N 89 DEG 51 MIN 24 SEC W 1260 FT THN S 00 DEG 08 MIN 36 SEC W 930 FT THN N 89 DEG 51 MIN 24 SEC W 744.67 FT TO E LINE OF SW 1/4 OF SECTION 11 THN W 1620.63 FT TO POB LESS RD R/W AND LESS TRIPLE CREEK PHASE 1 VILLAGE A PB 114-135 AND LESS TRIPLE CREEK PHASE 1 VILLAGE B PB 114-143 AND LESS TRIPLE CREEK PHASE 1 VILLAGE C PB 114-157 AND LESS TRIPLE CREEK PHASE 1 VILLAGE D PB 114-162 LESS A PARCEL OF LAND LYING WITH IN SE 1/4 OF SEC 11 AND SW 1/4 OF SEC 12 ALL LYING IN TWP 31 RGE 20 BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A FOUND 4" X 4" CONCRETE MONUMENT MARKING SE COR OF SD SEC 11 ALSO BEING SW COR OF SD SEC 12 ALSO BEING NW COR OF SEC 13 TWP 31 S RGE 20 E ALSO BEING NE COR OF SEC 14 TWP 31 S RGE 20 E THN N 89 DEG 36 MIN 36 SEC W ON S LINE OF SE 1/4 OF SD SEC 11 ALSO BEING N LINE OF NE 1/4 OF SEC 14 A DIST OF 636.88 FT TO SE COR OF PROP REPRESENTED BY HILLSBOROUGH COUNTY TAX FOLIO # 077688.0500 THN N 0 DEG 23 MIN 16 SEC E DEPARTING THE S LINE OF SE 1/4 OF SD SEC 11 ALSO BEING N LINE OF NE 1/4 OF SD SEC 14 AND ON E LINE OF PROP REPRESENTED BY SD HILLSBOROUGH COUNTY TAX FOLIO # 077688.0500 A DIST OF 1065.05 FT TO NE COR OF SD PROPERTY AND ALSO BEING SE COR OF TRIPLE CREEK PHASE 1 VILLAGE B AS REC IN PL BK 114 PG 143 THN ON E LINE OF SD TRIPLE CREEK PHASE 1 VILLAGE B THE FOLLOWING THREE (3) COURSES (1) N 03 DEG 42 MIN 20 SEC E 512.28 FT (2) N 27 DEG 12 MIN 19 SEC E 50 FT (3) N 27 DEG 09 MIN 06 SEC E 7 FT THN S 62 DEG 47 MIN 41 SEC E DEPARTING E LINE OF SD TRIPLE CREEK PHASE 1 VILLAGE B A DIST OF 614.03 FT TO PT OF CURVATURE OF A CURVE TO LEFT HAVING A RAD OF 800 FT A CHD DIST OF 370.81 FT A CHD BRG S 76 DEG 11 MIN 43 SEC E THN ON ARC OF SD CURVE THN S 89 DEG 35 MIN 45 SEC E 951.34 FT THN S 0 DEG 24 MIN 15 SEC W 133 FT TO PT OF CURVE TO LEFT HAVING A RAD OF 15 FT A CHD DIST OF 21.21 FT AND A CHD BRG S 44 DEG 35 MIN 45 SEC E THN ON ARC OF SD CURVE THN S 89 DEG 35 MIN 45 SEC E 839.80 FT TO PT OF CURVE TO LEFT HAVING A RAD OF 200 FT A CHD DIST OF 16.21 FT CHD BRG N 88 DEG 04 MIN 55 SEC E THN ON ARC OF SD CURVE THN S 0 DEG 24 MIN 15 SEC W 189.51 FT THN S 89 DEG 35 MIN 45 SEC E 462.63 FT TO PT ON E LINE OF SE 1/4 OF SW 1/4 OF SD SEC 12 THN S 0 DEG 50 MIN 08 SEC E ON E LINE OF SE 1/4 OF SW 1/4 OF SD SEC 12 A DIST OF 927.70 FT TO SE COR OF SE 1/4 OF SW 1/4 OF SD SEC 12 BEING NE COR OF NW 1/4 OF SD SEC 13 THN N 89 DEG 35 MIN 45 SEC W ON S LINE OF SW 1/4 OF SD SEC 12 ALSO BEING N LINE OF NW 1/4 OF SD SEC 13 A DIST OF 2631.83 FT TO POB LESS AND EXCEPT A PARCEL OF LAND LYING WITHIN SE 1/4 OF SEC 11 AND SW 1/4 OF SEC 12 ALL LYING AND BEING IN TWP 31 S RGE 20 E AND BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A FOUND 4" X 4" CONCRETE MONUMENT MARKING SE COR OF SD SEC 11 ALSO BEING SW COR OF SD SEC 12 ALSO BEING THE NW COR OF SEC 13 TWP 31 RAG 20 ALSO BEING NE COR OF SEC 14 TWP 31 RGE 20 THN N 89 DEG 36 MIN 36 SEC W ON S LINE OF THE SE 1/4 OF SD SEC 11 ALSO BEING N LINE OF NE 1/4 OF SD SEC 14 A DIST OF 636.88 FT TO SE COR OF PROPERTY REPRESENTED BY HILLSBOROUGH COUNTY TAX FOLIO # 077688.0500 THN N 0 DEG 23 MIN 16 SEC E DEPARTING S LINE OF SE 1/4 OF SD SEC 11 ALSO BEING N LINE OF NE 1/4 OF SD SEC 14 AND ON E LINE OF PROPERTY REPRESENTED BY SD HILLSBOROUGH COUNTY TAX FOLIO #077688.0500 A DIST OF 1065.05 FT TO NE COR OF SD PROPERTY AND ALSO BEING SE COR OF TRIPLE CREEK PHASE 1 VILLAGE B AS REC IN PL BK 114 PG 143 THN N 03 DEG 42 MIN 20 SEC E ON E LINE OF SD TRIPLE CREEK PHASE 1 VILLAGE B A DIST OF 504.65 FT TO POB THN CONT ON E LINE OF SD TRIPLE CREEK PHASE 1 VILLAGE B THE FOLLOWING THREE COURSES (1) N 03 DEG 42 MIN 20 SEC E 7.63 FT (2) N 27 DEG 12 MIN 19 SEC E 50 FT (3) N 27 DEG 09 MIN 06 SEC E 7 FT THN S 62 DEG 47 MIN 41 SEC E 614.03 FT TO PT OF CURVATURE OF A CURVE LEFT HAVING A RAD OF 800 FT A CHD DIST OF 370.81 FT AND A CHD BRG OF S 76 DEG 11 MIN 43 SEC E THN S 89 DEG 35 MIN 45 SEC E 839.80 FT TO PT OF CURVE TO LEFT HAVING A RAD OF 200 FT A CHD DIST OF 16.21 FT AND A CHD BRG OF N 88 DEG 04 MIN 55 SEC E THN ON ARC OF CURVE A ARC LENGTH 16.21 FT TO CURVE S 0 DEG 24 MIN 15 SEC W 69.66 FT THN N 89 DEG 35 MIN 45 SEC W 935 FT THN N 0 DEG 24 MIN 15 SEC E 138 FT TO PT OF CURVE TO LEFT HAVING A RAD OF 15 FT A CHD DIST OF 21.21 FT AND CHD BRG OF N 44 DEG 35 MIN 45 SEC W THN ON ARC OF SD CURVE THN N 89 DEG 35 MIN 45 SEC W 647 FT THN S 0 DEG 24 MIN 15 SEC W 76.50 FT THN N 89 DEG 35 MIN 45 SEC W 158 FT THN N 0 DEG 24 MIN 15 SEC E 61.50 FT TO PT OF CURVATURE TO LEFT HAVING A RAD OF 15 FT A CHD BRG N 44 DEG 35 MIN 45 SEC W 23.56 FT THN N 89 DEG 35 MIN 45 SEC W 52.34 FT TO PT OF CURVE TO RIGHT HAVING A RAD OF 864 FT A CHD DIST OF 400.48 FT AND A CHD BRG N 76 DEG 11 MIN 43 SEC W 404.15 FT THN N 62 DEG 47 MIN 41 SEC W 610.97 FT TO POB AND LESS FOLLOWING DESCRIBED PARCEL: A PARCEL OF LAND LYING IN SECTIONS 11 AND 12-31-20 DESCRIBED AS FOLLOWS: COM AT NE COR OF NE 1/4 OF SECTION 11 THN S 01 DEG 03 MIN 50 SEC E 276.70 FT TO POB THN N 88 DEG 57 MIN 05 SEC E 81.07 FT THN ALG ARC OF CURVE TO RIGHT W/RADIUS OF 1089.74 FT CHD BRG S 13 DEG 51 MIN 48 SEC W 317.51 FT THN ALG REVERSE CURVE W/RADIUS OF 1205 FT CHD BRG S 13 DEG 36 MIN 34 SEC W 352.53 FT THN S 48 DEG 32 MIN 08 SEC W 471.26 FT THN S 88 DEG 56 MIN 58 SEC W 119.61 FT THN N 35 DEG 51 MIN 00 SEC W 405.73 FT THN N 01 DEG 02 MIN 54 SEC W 714.14 FT THN S 89 DEG 42 MIN 00 SEC E 185.34 FT THN S 01 DEG 02 MIN 55 SEC E 91.82 FT THN N 88 DEG 57 MIN 05 SEC E 613.92 FT TO POB... LESS TRIPLE CREEK VILLAGE F2 PARCEL DESC AS: COM AT SW COR OF SEC 12 THN RUN S 89 DEG 35 MIN 45 SEC E 2631.83 FT TO SE COR OF SW 1/4 OF SEC 12 THN N 00 DEG 50 MIN 08 SEC W 927.76 FT FOR A POB THN N 89 DEG 35 MIN 45 S



2022 Tax Card (Parent Parcel)



2022 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0776930000

Account Name/Address: TC VENTURE 1 LLC
C/O GREEN POINTE HOLDINGS LLC
7807 BAYMEADOWS RD E STE 205
JACKSONVILLE, FL 32256-9666

Property Location:
BIG BEND RD,
RIVERVIEW,
33579

Legal Description:
A PARCEL LYING SECTIONS 1 2 10 11 AND 12-31-20
AND SECTION 6-31-21 DESC AS FOLLO
See Additional Legal on Tax Roll

Ad Valorem Taxes						
Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	2,594,496	0	2,594,496	5.7309	14,868.80
ENVIRONMENTAL LAND	813-272-5890	2,594,496	0	2,594,496	0.0604	156.71
COUNTY M.S.T.U.	813-272-5890	2,594,496	0	2,594,496	4.3745	11,349.62
LIBRARY-SERVICE	813-273-3660	2,594,496	0	2,594,496	0.5583	1,448.51
PARK BONDS - UNINCORPORATED	813-272-5890	2,594,496	0	2,594,496	0.0259	67.20
SCHOOL - LOCAL	813-272-4064	2,594,496	0	2,594,496	2.2480	5,832.43
SCHOOL - STATE	813-272-4064	2,594,496	0	2,594,496	3.2390	8,403.57
PORT AUTHORITY	813-905-5132	2,594,496	0	2,594,496	0.0840	217.94
HILLS CO TRANSIT AUTHORITY	813-384-6583	2,594,496	0	2,594,496	0.5000	1,297.25
CHILDRENS BOARD	813-229-2884	2,594,496	0	2,594,496	0.4589	1,190.61
WATER MANAGEMENT	352-796-7211	2,594,496	0	2,594,496	0.2260	586.36
		Total Millage:	17.5059	Total Ad Valorem Taxes:	\$45,419.00	
Non-Ad Valorem Taxes						
Taxing Authority	Telephone	Tax Amount				
TRIPLE CREEK CDD	813-933-5571	0.00				
STORMWATER MANAGEMENT	813-635-5400	0.00				
		Total Non-Ad Valorem Assessments:	\$0.00	Combined Taxes & Assessments:	\$45,419.00	

✦ Detach below portion and return it with your payment. ✦

Nancy C. Millan, Hillsborough County Tax Collector		2022 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS			
Account No.: A0776930000	Tax District: U	Escrow:	Assessed Value: 2,594,496	Exemptions:	

ONLY PAY ONE AMOUNT	
Postmarks not accepted after March 31st.	
If Paid By	Amount Due
Mar 31, 2023	\$0.00



SAVE A STAMP
& PAY ONLINE!
SCAN QR CODE
WITH SMARTPHONE

Remember to write your account number on your check.
Make checks payable in US funds to:
Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

TC VENTURE 1 LLC
C/O GREEN POINTE HOLDINGS LLC
7807 BAYMEADOWS RD E STE 205
JACKSONVILLE, FL 32256-9666

03/27/2023

Receipt # 22-0-353933

\$45,419.00

Paid



Parcel Descriptions

Description Sketch (Not A Survey)

DESCRIPTION: A parcel of land lying in Section 11, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southeasterly Corner of the Plat of Triple Creek Village M-2, according to the Plat thereof as recorded in Plat Book 139, Pages 215 through 228, of the Public Records of said Hillsborough County, Florida, thence along the Northeasterly boundary of Flemenco Drive, Public Right-of-Way Conveyance Parcel 3, per Official Records 25134, Page 712, of said Public Records of Hillsborough County, Florida, S 35°51'00" E, a distance of 185.15 feet to the **POINT OF BEGINNING**, also being the Southwest corner of School Board of Hillsborough County Parcel per Official Records 24414, Page 1016, of said Public Records of Hillsborough County, Florida, thence along said School Board Parcel the following two (2) courses; 1) N 88°56'58" E, a distance of 119.61 feet; 2) N 48°32'08" E, a distance of 471.26 feet; to a point on the Westerly boundary of Boggy Creek Drive, Public Right-of-Way, per said Right-of-Way Conveyance Parcel 3, thence along said Westerly boundary the following six (6) courses; 1) Southerly, 164.55 feet along the arc of a non-tangent curve to the left having a radius of 1205.00 feet and a central angle of 07°49'28" (chord bearing S 01°18'58" W, 164.43 feet), 2) S 10°40'38" W, a distance of 21.02 feet, 3) southerly, 84.23 feet along the arc of a non-tangent curve to the left having a radius of 1210.00 feet and a central angle of 03°59'18" (chord bearing S 05°33'33" E, 84.21 feet), 4) Southerly, 56.31 feet along the arc of a reverse curve to the right having a radius of 100.00 feet and a central angle of 32°15'47" (chord bearing S 08°34'42" W, 55.57 feet), 5) Southerly, 43.64 feet along the arc of a reverse curve to the left having a radius of 123.00 feet and a central angle of 20°19'36" (chord bearing S 14°32'47" W, 43.41 feet), 6) Southwesterly, 77.06 feet along the arc of a reverse curve to the right having a radius of 100.00 feet and a central angle of 44°09'09" (chord bearing S 26°27'34" W, 75.17 feet); thence continue along said Right-of-Way Conveyance Parcel 3, also being the Northwesterly boundary of Triple Creek Boulevard Public Right-of-Way per Official Records 5000, Page 542, of said Public Records of Hillsborough County, Florida, S 48°32'08" W, a distance of 233.95 feet; thence continue along said Right-of-Way Conveyance Parcel 3, also being the Northeasterly boundary of said Flemenco Drive the following two (2) courses; 1) Westerly, 58.41 feet along the arc of a tangent curve to the right having a radius of 35.00 feet and a central angle of 95°36'52" (chord bearing N 83°39'26" W, 51.86 feet), 2) N 35°51'00" W, a distance of 330.71 feet to the **POINT OF BEGINNING**.

Containing 3.058 acres, more or less.

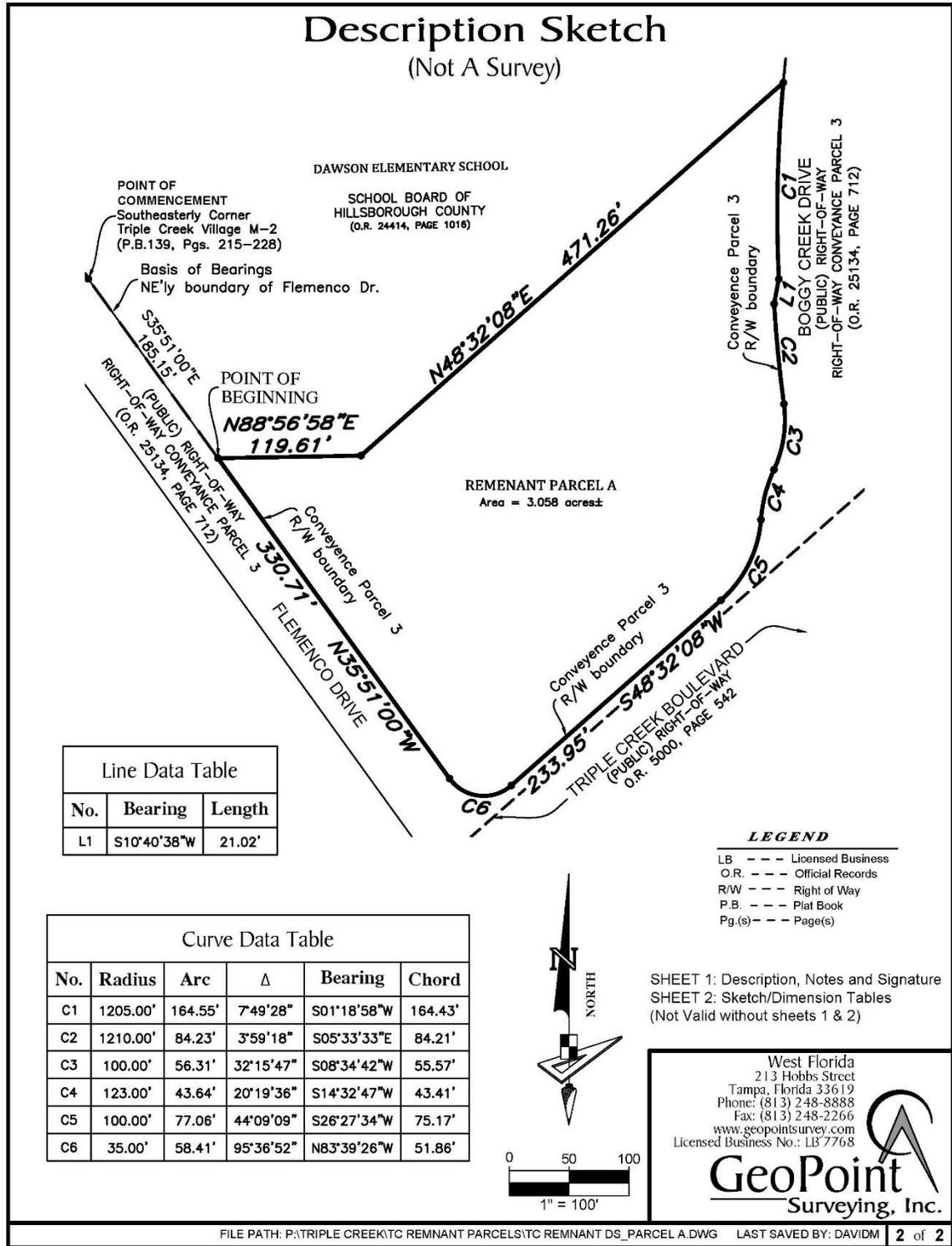
NOTES:

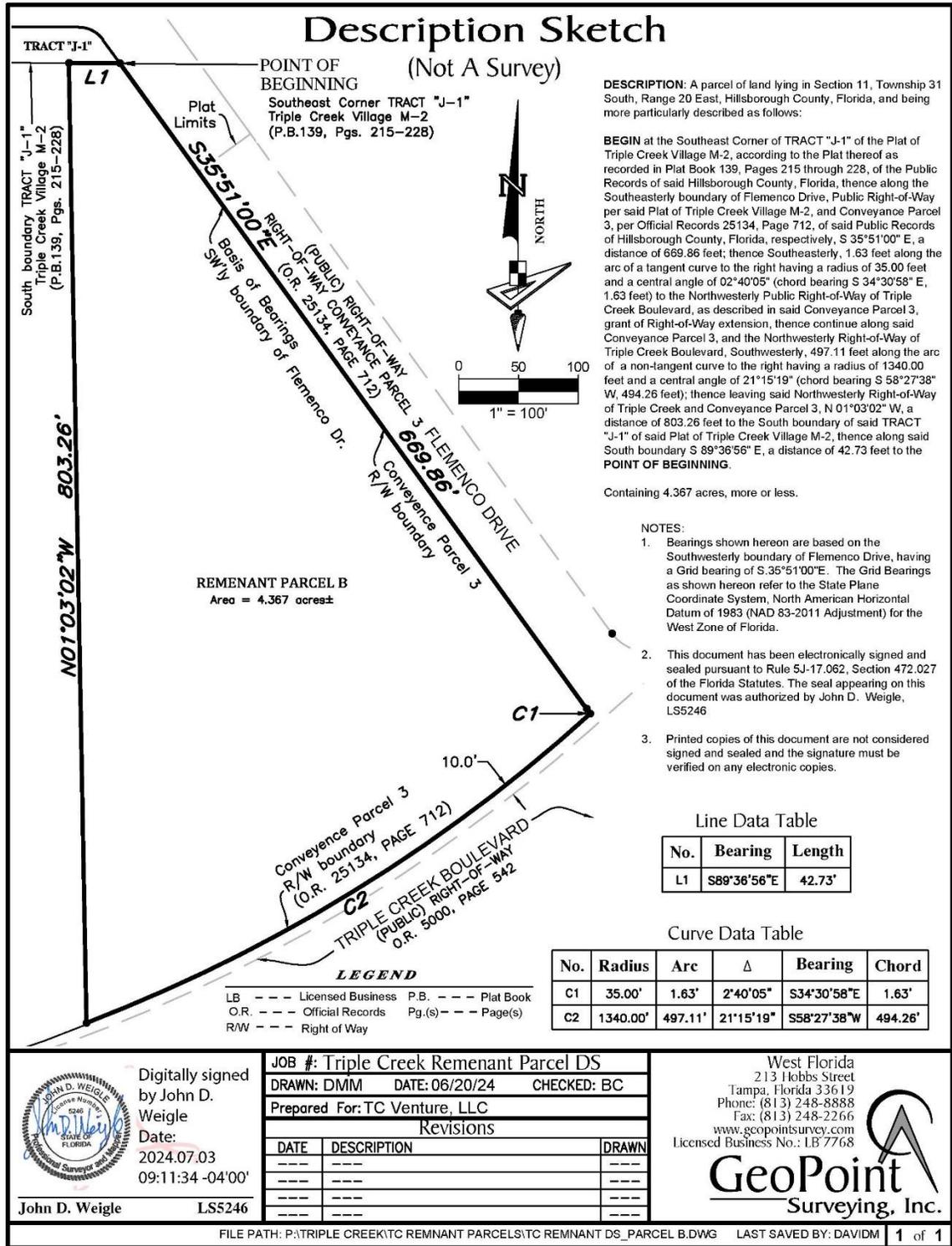
1. Bearings shown hereon are based on the Northeasterly boundary of Flemenco Drive, having a Grid bearing of S.35°51'00"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246
3. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET 1: Description, Notes and Signature
SHEET 2: Sketch/Dimension Tables
(Not Valid without sheets 1 & 2)

	Digitally signed by John D. Weigle	JOB #: Triple Creek Remenant Parcel DS	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768													
	Date: 2024.07.09:16:52 -04'00'	DRAWN: DMM DATE: 06/19/24 CHECKED: BC Prepared For: TC Venture, LLC Revisions														
John D. Weigle LS5246	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>	DATE		DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---
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FILE PATH: P:\TRIPLE CREEK\TC REMNANT PARCELS\TC REMNANT DS_PARCEL A.DWG			LAST SAVED BY: DAVIDM 1 of 2													







Description Sketch (Not A Survey)

DESCRIPTION: A parcel of land lying in Sections 11 and 12, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Southwest Corner of TRACT "B-57" of the Plat of Triple Creek Village M-1, according to the Plat thereof as recorded in Plat Book 139, Pages 20 through 29, of the Public Records of said Hillsborough County, Florida, thence along the Southerly boundary of said TRACT "B-57", S 82°15'35" E, a distance of 19.80 feet; thence continue along the Southwesterly boundary of said TRACT "B-57" also being the Southwesterly boundary of said Plat of Triple Creek M-1, S 41°27'52"E., a distance of 567.27 feet to the Northwesterly Right of Way boundary of Triple Creek Boulevard Public Right-of-Way per Official Records 5000, Page 542, of said Public Records of Hillsborough County, Florida, thence along said Northwesterly Right-of-Way S. 48°32'08"W., a distance of 596.40 feet to a point on the Easterly boundary of Boggy Creek Drive, Public Right-of-Way, Conveyance Parcel 3, per Official Records 25134, Page 712, of said Public Records of Hillsborough County, thence along said Easterly Right-of-Way boundary the following two (2) courses: 1) Westerly, 70.49 feet along the arc of a tangent curve to the right having a radius of 50.00 feet and a central angle of 80°46'39" (chord bearing S 88°55'28" W, 64.80 feet); 2) Northwesterly, 85.03 feet along the arc of a compound curve to the right having a radius of 119.00 feet and a central angle of 40°56'22" (chord bearing N 30°13'02" W, 83.23 feet) to the Southwest corner of "Triple Creek School Platted Subdivision With No Improvements" according to Plat Book 143, Page 36, of said Public Records of Hillsborough County, Florida, thence along the boundary of said Plat the following four (4) courses; 1) S 56°27'52" E, a distance of 117.62 feet; 2) N 48°32'08" E, a distance of 305.01 feet; 3) N 41°27'52" W, a distance of 225.08 feet; 4) N 73°23'35" W, a distance of 149.35 feet to said Easterly boundary of Boggy Creek Drive, thence along said Easterly boundary of Boggy Creek Drive, Right-of-Way Conveyance Parcel 3 and said Plat of Triple Creek Village M-1, respectively, the following three (3) courses; 1) Northerly, 143.66 feet along the arc of a non-tangent curve to the right having a radius of 1132.50 feet and a central angle of 07°16'05" (chord bearing N 18°21'10" E, 143.56 feet); 2) N 21°59'26" E, a distance of 60.28 feet; 3) Northerly, 219.37 feet along the arc of a tangent curve to the left having a radius of 882.00 feet and a central angle of 14°15'01" (chord bearing N 14°51'56" E, 218.80 feet) to the **POINT OF BEGINNING**.

Containing 3.625 acres, more or less.

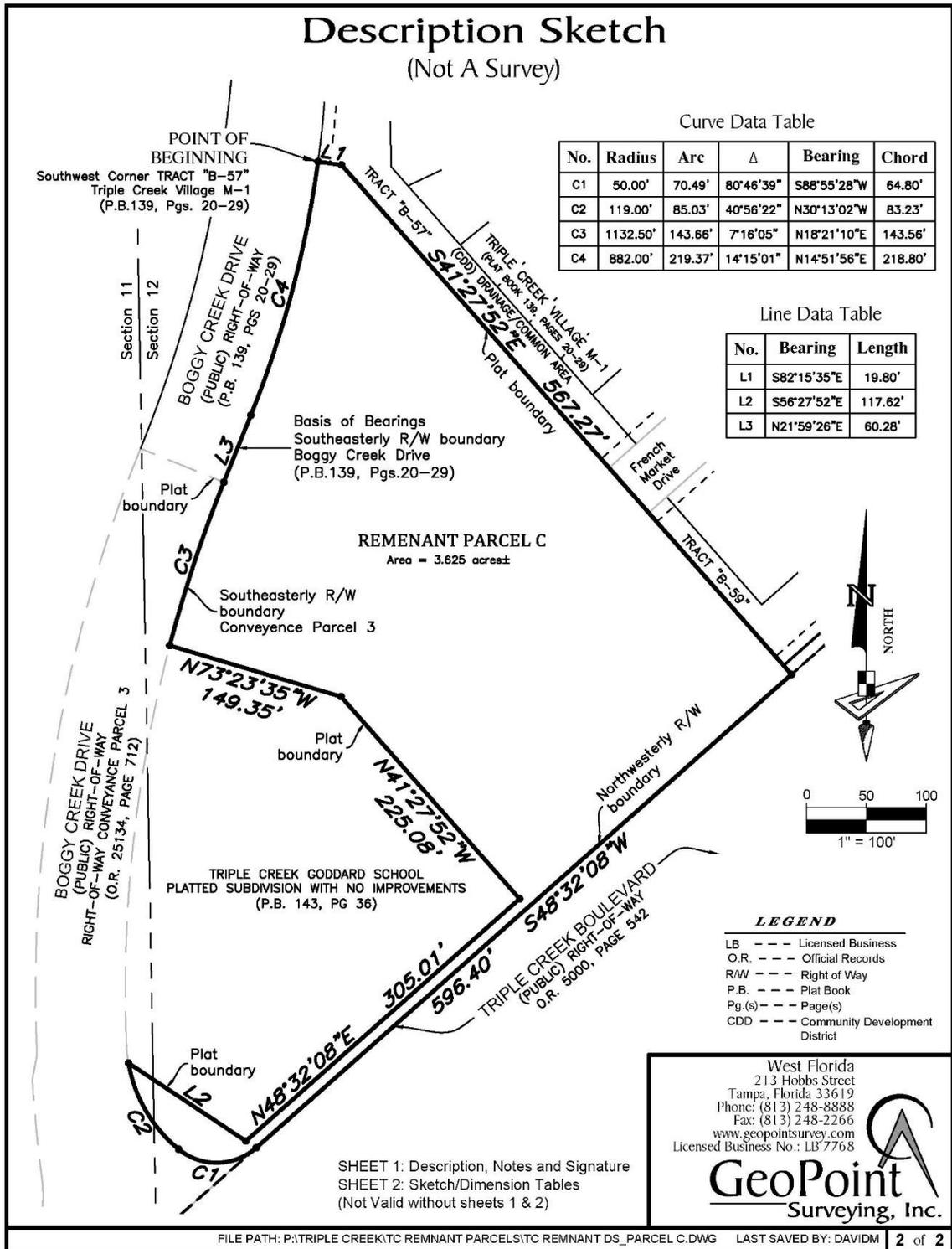
NOTES:

1. Bearings shown hereon are based on the Southeasterly boundary of Boggy Creek Drive, having a Grid bearing of N.21°59'26"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246
3. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET 1: Description, Notes and Signature
SHEET 2: Sketch/Dimension Tables
(Not Valid without sheets 1 & 2)

 Digitally signed by John D. Weigle Date: 2024.07.03 09:13:48 -04'00' John D. Weigle LS5246	JOB #: Triple Creek Remenant Parcel DS DRAWN: DMM DATE: 06/21/24 CHECKED: BC	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.																		
	Prepared For: TC Venture, LLC																			
	Revisions																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 70%;">DESCRIPTION</th> <th style="width: 15%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>	DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	
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1 of 2																				





Description Sketch (Not A Survey)

DESCRIPTION: TRIPLE CREEK 1.658 AC REMNANT PARCEL
(By: GeoPoint Surveying, Inc)

A parcel of land lying in the Southeast 1/4 of Section 11, Township 31 South, Range 20 East, Hillsborough County, Florida, bounded on the North by Triple Creek Boulevard as described in Official Records Book 25134, Page 712; Bounded on the East by TRIPLE CREEK PHASE 3 AMENITY CENTER, according to the plat thereof, as recorded in Plat Book 134, Page 119 and bounded Southwesterly by TRIPLE CREEK PHASE 4 VILLAGE J, according to the plat thereof, as recorded in Plat Book 134, Page 169, all of the Public Records of Hillsborough County, Florida, and being more particularly described as follows::

BEGIN at the Northern most corner of Lot 20 of said TRIPLE CREEK PHASE 4 VILLAGE J; thence along the Southeasterly right-of-way of said Triple Creek Boulevard the following three (3) courses; 1) northeasterly, 415.24 feet along the arc of a non-tangent curve to the right having a radius of 1115.00 feet and a central angle of 21°20'16" (chord bearing N 37°52'00" E, 412.85 feet); 2) N 48°32'08" E, a distance of 107.96 feet; 3) easterly, 66.53 feet along the arc of a tangent curve to the right having a radius of 100.00 feet and a central angle of 38°07'15" (chord bearing N 67°35'46" E, 65.31 feet); thence leaving said South right-of-way, along the Northwesterly boundary of said TRIPLE CREEK PHASE 3 AMENITY CENTER the following six (6) courses; 1) S 11°02'05" W, a distance of 88.16 feet; 2) S 48°32'08" W, a distance of 99.75 feet; 3) southwesterly, 95.41 feet along the arc of a tangent curve to the left having a radius of 1040.00 feet and a central angle of 05°15'23" (chord bearing S 45°54'27" W, 95.38 feet); 4) S 45°02'24" E, a distance of 123.87 feet; 5) S 48°32'08" W, a distance of 17.24 feet; 6) southwesterly, 219.04 feet along the arc of a non-tangent curve to the left having a radius of 918.00 feet and a central angle of 13°40'17" (chord bearing S 35°08'44" W, 218.53 feet); to the Northeasterly boundary of said TRIPLE CREEK PHASE 4 VILLAGE J; thence along said Northeasterly boundary the following three (3) courses; 1) N 61°41'24" W, a distance of 87.00 feet; 2) southwesterly, 19.51 feet along the arc of a non-tangent curve to the left having a radius of 1005.00 feet and a central angle of 01°06'44" (chord bearing S 27°45'14" W, 19.51 feet); 3) N 62°48'08" W, a distance of 110.00 feet; to the **POINT OF BEGINNING**.

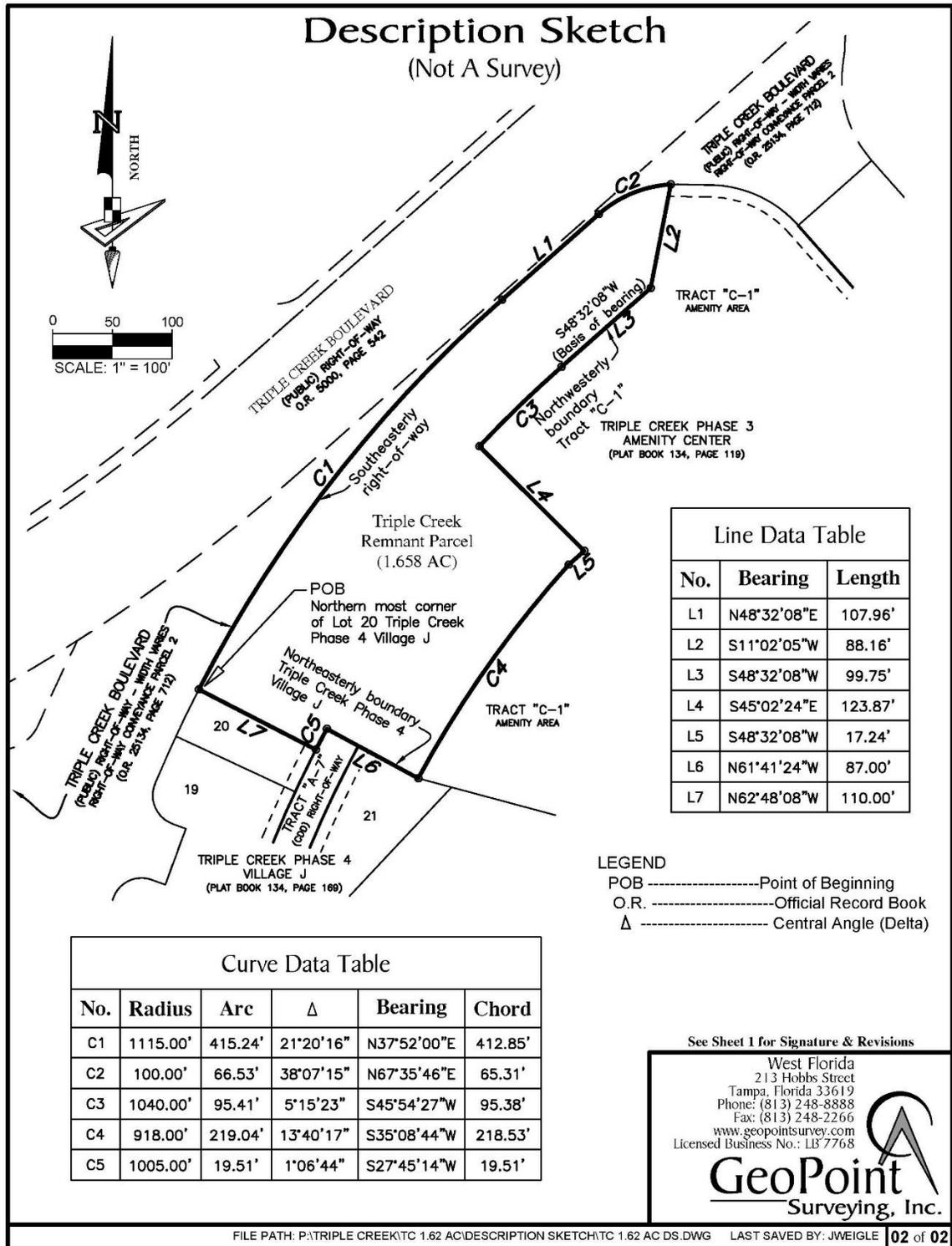
Containing 1.658 acres.

NOTES:

1. Bearings shown hereon are based on the record plat of TRIPLE CREEK PHASE 3 AMENITY CENTER. More specifically the Northeast boundary thereof as being S 48°32'08" W.
2. This document has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246
3. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

	Digitally signed by John D. Weigle	JOB #: 69336-4-TCV.4.01		West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768 	
	Date: 2024.04.05 11:01:33 -04'00'	DRAWN: JDW	DATE: 04/04/24		CHECKED: bc
	John D. Weigle LS5246	Prepared For: TC VENTURE 1 LLC			
		Revisions			
		DATE	DESCRIPTION	DRAWN	
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Akerman LLP
50 North Laura Street
Suite 3100
Jacksonville, FL 32202-3646

Invoice Date: September 23, 2025

Triple Creek Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attention: District Manager

Client Name: TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
Matter Name: Reimbursement Intent Resolution for Triple Creek Community Development District
Land Acquisition
Matter No.: 00249072

INVOICE

Fee for professional services rendered for matter referenced above as bond counsel.

Fees	\$2,000.00
TOTAL	\$2,000.00

*To ensure proper credit to the above account, please indicate matter no. 00249072
and return remittance sheet with payment in US funds.*

Wired funds accepted:
Akerman LLP Operating Account
c/o Truist Bank, Charlotte, N.C.
ABA Number: 061000104
Account Number: 0215-252207533
Reference: #00249072
IRS EIN 59-3117860

RESOLUTION NO. 2026-01

A RESOLUTION EXPRESSING THE INTENT OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT TO ISSUE TAX-EXEMPT OBLIGATIONS IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$[11,000,000] TO REIMBURSE THE DISTRICT FOR AMOUNTS ADVANCED BY THE DISTRICT TO ACQUIRE CERTAIN LAND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Triple Creek Community Development District (the “District”) desires to finance the acquisition of certain land, consisting of four parcels of vacant commercial land located within the District and more particularly described in Exhibit A attached hereto (collectively, the “Land”), for use by the District in one or more capital projects serving recreational, administrative or other public purposes of the District benefiting the residents of the District (collectively, the “Project”); and

WHEREAS, the District intends to finance or refinance all or a portion of the costs of the acquisition, design, engineering, permitting, development construction, installation and equipping of the Project, with the proceeds of bonds to be issued in the future, the interest on which is intended to be excludable from gross income of the holders thereof for federal income tax purposes (the “Tax Exempt Financing”); and

WHEREAS, the District may initially pay certain costs of the Project with funds other than proceeds of the Tax Exempt Financing (the “Advanced Funds”) and then reimburse itself for such expenditures with the proceeds of the Tax Exempt Financing; and

WHEREAS, the District desires to set forth such official intent in this resolution for the purposes satisfying United States Treasury Regulations Section 1.150-2(e).

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

SECTION 1. AUTHORITY. This Resolution is adopted pursuant to Chapter 190, Florida Statutes, and other applicable provisions of law (collectively, the “Act”).

SECTION 2. FINDINGS. The Board of Supervisors of the District hereby finds, determines and declares as follows:

A. The District is authorized under law, including, without limitation, the Act, to issue the Tax Exempt Financing for the valid public purpose of paying the costs of the Project, including the acquisition of the Land.

B. The District intends to finance or refinance certain of the costs of the acquisition, design, engineering, permitting, development construction, installation and equipping

of the Project, including without limitation the acquisition of the Land, with the proceeds of its Tax Exempt Financing to be issued in the future.

C. The District expects to pay certain costs of the acquisition of the Land with Advanced Funds before the issuance of the Tax Exempt Financing.

SECTION 3. EXPRESSION OF INTENT. The District reasonably expects to use the proceeds of the Tax Exempt Financing to reimburse itself for all expenditures described herein made with the Advanced Funds. This Resolution is a declaration of the official intent of the District in that regard, within the meaning of United States Treasury Regulations Section 1.150-2(e).

SECTION 4. MAXIMUM AMOUNT OF REIMBURSEMENT OBLIGATIONS. The maximum principal amount of the Tax Exempt Financing for the Project reasonably expected to be issued to reimburse the District for the cost of the acquisition of the Land is \$11,000,000.

SECTION 5. FURTHER ACTION. The officers and employees of the District are hereby authorized to do all acts and things required of them by this Resolution for the full, punctual and complete performance of all the terms, covenants and agreements contained herein or necessary or convenient to the issuance of the Tax Exempt Financing as provided herein.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

(SEAL)

Chair, Board of Supervisors

ATTEST:

Secretary

Adopted: _____, 2025

Exhibit A

The Land

Address	SE. Triple Creek Blvd Riverview, Hillsborough County, Florida 33579
Property Type	Commercial Land
Owner of Record	TC Venture 1, LLC
Tax ID	077693-0000 (Parent Parcel), 077693-0000 (Parent Parcel), 077693-0000 (Parent Parcel) and 077693-0000
Legal Description	See addenda
Land Area	12.71 acres; 553,560 SF
Land Area (Usable)	12.71 acres; 553,560 SF
Parcel A	3.06 acres; 133,206 SF
Parcel B	4.37 acres; 190,227 SF
Parcel C	3.63 acres; 157,905 SF
Parcel D	1.66 acres; 72,222 SF

(See attached.)

Tab 11



Cooper Pools Inc DBA
 Cooper Pools Remodeling
 4850 Allen Rd PMB 13
 Zephyrhills, FL 33541

info@cooperpoolsinc.com
 www.cooperpoolsinc.com
 License No. CPC1459240

QUOTE No. 295

Order No.
 Valid for 30 days

Triple Creek CDD

13013 Boggy Creek Drive
 Riverview, FL,33579

Site: 13013 Boggy Creek Drive Riverview

Site Contact:

Salesperson: Michael Goodrich

Date: 10/17/2025

7190 - Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
Commercial Drain Pool	1.00	\$1,295.00	\$1,295.00
Remove , Repair , install New swim lane tile	3.00	\$1,650.00	\$4,950.00
Commercial Tile	1.00	\$1,010.00	\$1,010.00
Commercial Chemical Start Up	1.00	\$600.00	\$600.00
Sub-Total ex Tax			\$7,855.00
Tax			\$0.00
Total inc Tax			\$7,855.00

DISCLOSURE STATEMENT

- I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
- I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
- I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
- I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially