



Rizzetta & Company

# **Triple Creek Community Development District**

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**Board of Supervisors' Meeting  
December 16, 2025**

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

**[www.triplecreekcdd.com](http://www.triplecreekcdd.com)**

## **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

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

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

12/9/2025

Call In # 321-754-9488    Conf ID: 218 707 368#

**TENTATIVE AGENDA**

**Dear Board Members:**

The regular meeting of the Board of Supervisors of Triple Creek Community Development District will be held on **Tuesday, December 16, 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 ..... USC
- C. Amenity Manager Report ..... Tab 3
- C. District Engineer
- D. District Counsel
  - 1. Discussion of Purchase and Sale Agreement ..... Tab 4
- E. District Manager Report ..... Tab 5

**4. BUSINESS ADMINISTRATION**

- A. Review of the Financial Statement for October 2025 ..... Tab 6
- B. Consideration of Operation and Maintenance Expenditures  
for October 2025 ..... Tab 7
- C. Consideration of the Board of Supervisors Meeting Minutes  
for October 21 and November 18, 2025, ..... Tab 8

**5. BUSINESS ITEMS**

- A. Discussion of HOA Collaboration
- B. Discussion of Reserve Study Proposal ..... Tab 9
- C. Discussion of Marquee Sign ..... Tab 10

**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

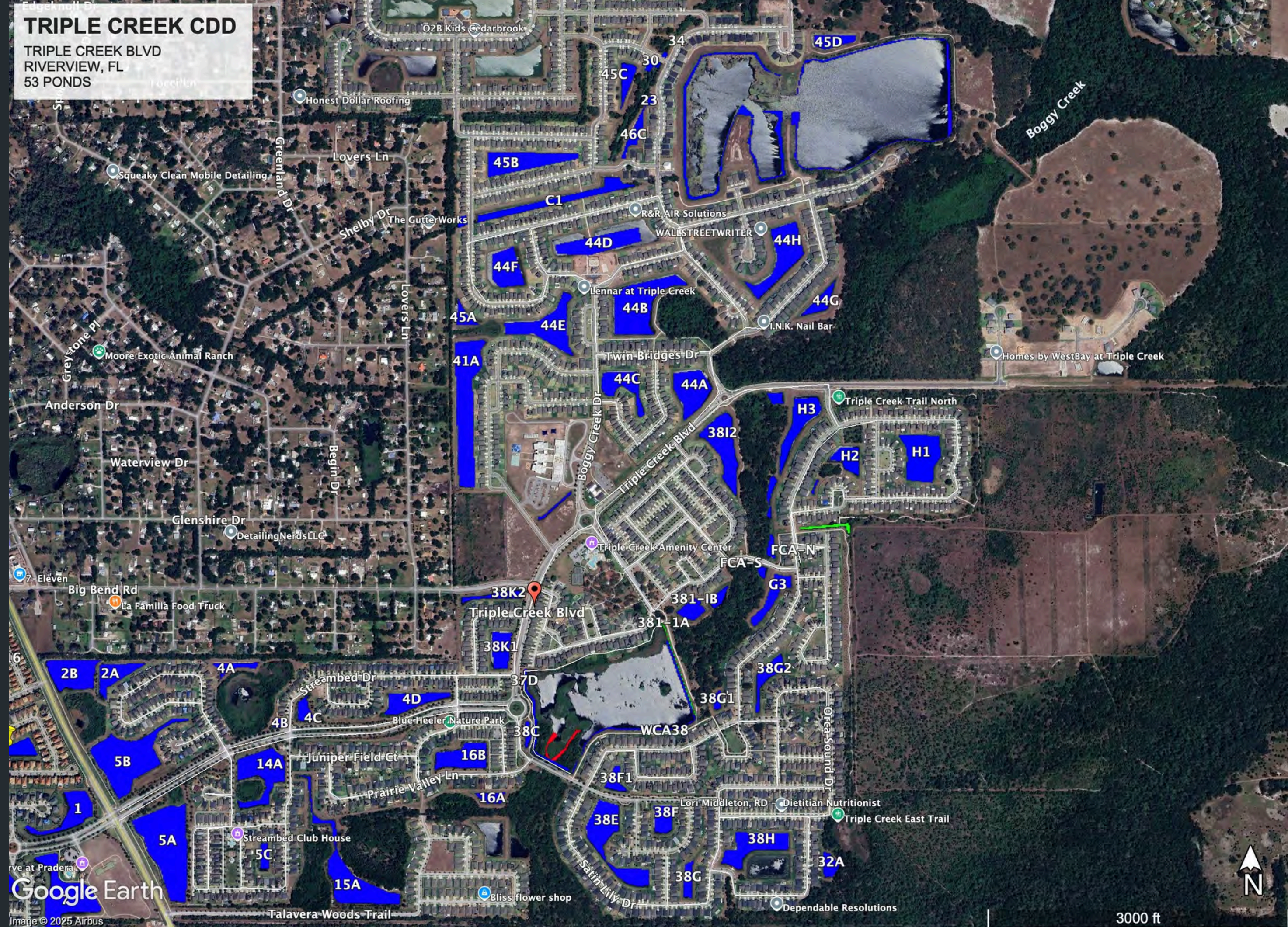






# TRIPLE CREEK CDD

TRIPLE CREEK BLVD  
RIVERVIEW, FL  
53 PONDS





Prepared for:

Prepared By: Devon Craig

## SUMMARY:

Hope everybody's Turkey was good. Pond temperatures are lowering daily and active growth is reducing as well. Pond treatments will continue to be aggressive during this time as the growth is not dormant. But as we transition into winter the ponds are looking good and are on track for a nice transition into the holiday season. We hope everyone's holidays are great.





Pond #44F Treated for Shoreline Vegetation.



Pond #41A Treated for Shoreline Vegetation.



Pond #45A Treated for Shoreline vegetation.

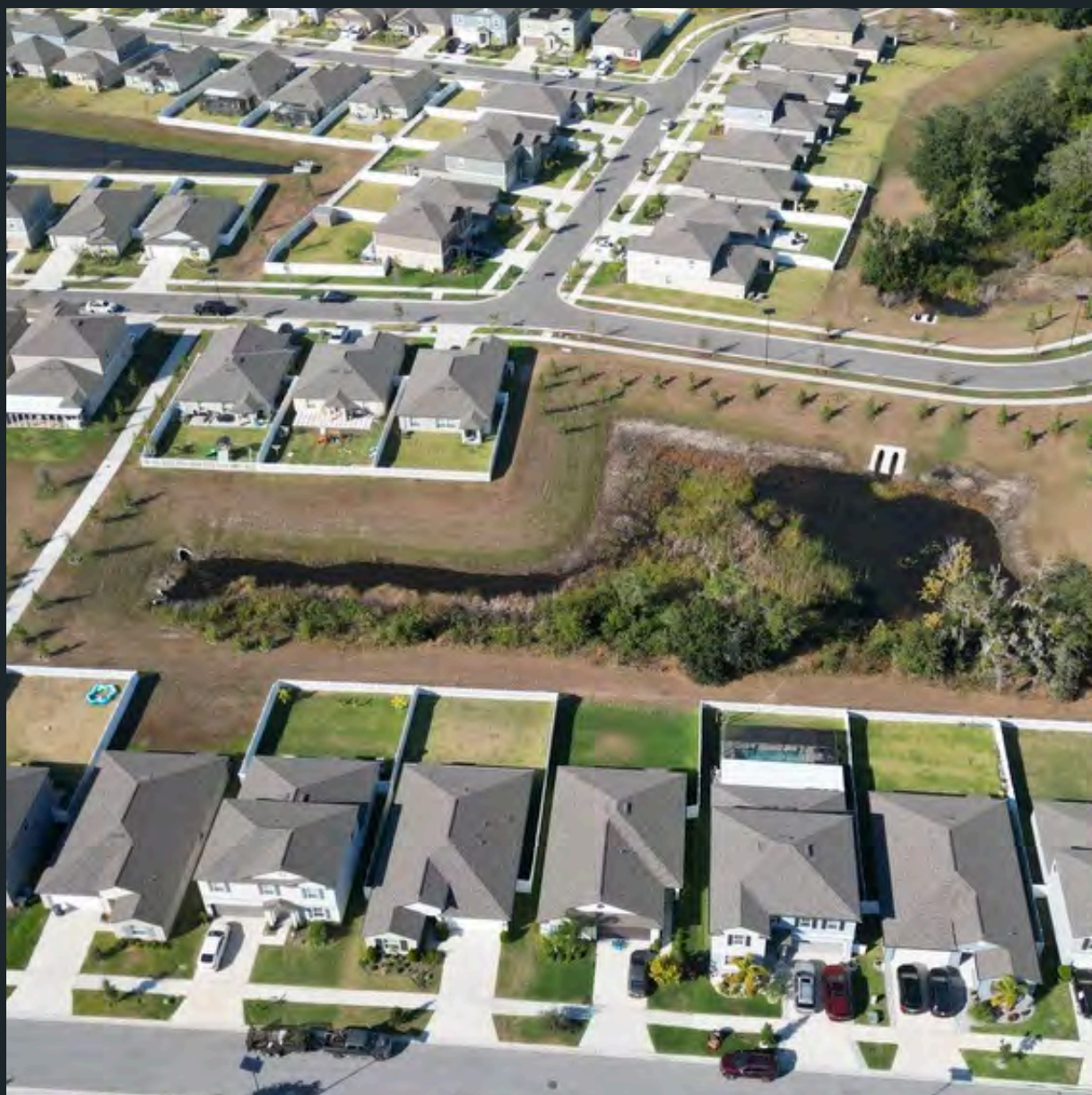




Pond #C1 Treated for Algae and Shoreline Vegetation.



Pond #45B Treated for Shoreline Vegetation.



Pond #C1 Treated for Shoreline Vegetation.





Pond #44C Treated for Algae and Shoreline Vegetation.



Pond #44D Treated for Shoreline Vegetation.



Pond # Treated for Hydrilla and Shoreline Vegetation.





Pond #H1 Treated for Algae and  
Shoreline Vegetation.



Pond #44B Treated for Shoreline  
Vegetation.



Pond #44A Treated for Shoreline  
Vegetation.





Pond #G3 Treated for Algae and Shoreline Vegetation.



Pond #H3 Treated for Spike rush and Shoreline Vegetation.



Pond #H2 Treated for Algae and Shoreline Vegetation.



Tab 2



Tab 3





Kelly Wilson, General Manager

## **Board Report – Tuesday, December 16, 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 – we are 100% completed.
- Brivo account updates – All resident access accounts must have images for reference. We will be reaching out to residents with step-by-step instructions on how to determine if they have images associated with their account. If resident images are not on file – residents must stop by the amenity office to take a quick picture for their account. Further details are coming soon.
- Improving Community Communication – Our weekly Newsletter updates delivered directly to resident's emails continue to show effectiveness with an average 70% open rate. Our enhanced communication method has benefited -
  - Event registrations.
  - Liability waivers.
  - Volunteer registrations.
  - Payments for various events & markets.
  - Surveys & voting abilities.
  - Important Community Updates & Developments.
  - Links to Resources.
  - By Appointment - Notary Services.
  - Residents are encouraged to email any/ all community concerns.
  - With more to come – Including SMS capabilities.



## Community Improvements / Updates:

- We received our new Hammock Club Pool Furniture – it looks amazing!!
- Concrete Cornhole game boards were delivered & set up at the Tripoli Pool area. We are currently determining the best way to manage the bags used to play the game.



- New trash cans were purchased & placed near the Neighborhood Center in the following areas -
  1. One at the mailboxes in front of Tripoli on Boggy Creek
  2. One behind the Tripoli Pool on the walking trail between the two ponds
  3. One at the corner of Bergstrom Bay and Woodsworth.
- Seven new benches will be installed in the north section of the community in January.
- Pressure washing will begin later January in designated areas.
- New gym flooring will be installed in both fitness centers in the upcoming weeks.

We are trying to schedule installation by the end of the year. The HC Fitness Center will be closed during the installation process for up to three days. Updates will be shared with residents once we have confirmed the dates.

- Six new yoga/ gym mats with a hanging stand will be added this month to the HC fitness center.
- The HC Lap Pool loose tiles will be repaired/ replaced – mid January. The lap pool will be closed for up to two weeks at that time. More details are coming soon.

## Holiday Amenity Office Hours:

December 24 / 10am – 3pm (Management Office Closed)

December 25 / CLOSED

December 31 / CLOSED

January 1 / CLOSED

**Kelly Wilson, General Manager, Triple Creek CDD**





# Security Services Proposal



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# Founder & Owner

Introducing our experienced and dedicated team leader.



30

## Years of Experience

In the Security and Investigative Industry

3

## States Licensed to Service

Florida, New York, Maine

John Scanlon, the owner of JCS Investigations, has an extensive background in the private investigation and security industry. He is committed to safeguarding communities with the support of his skilled team. His expertise encompasses private security, crime prevention, community safety, police science, and both mobile and site surveillance. Originally from New York, John has established his home in Brandon, Florida, where he is eager to assist in protecting your community and businesses from vandalism, burglaries, and trespassing.

We are prepared to serve you and appreciate the opportunity to contribute to a safer environment for your business or community. Through effective communication, dedication, and the collaboration of our teams, we are confident that this will be a productive and rewarding partnership.

The following proposal is designed for your review to familiarize you with our team's policies and training. It also includes an overview of our competitive pricing and the exceptional services we are excited to offer.



# Our Team



## Who We Are

We firmly believe that each team member plays a vital role in achieving success, and we extend this principle to our prospective security personnel.

As our organization also includes a team of private investigators, we thoroughly vet each candidate to ensure the integrity of our officers. We personally meet each potential employee in the field prior to hiring to evaluate qualities that cannot be captured on paper. Our success is driven by our highly motivated staff, who value and encourage open communication and, above all, foster trusting relationships.

JCS Investigations is a large security organization with extensive reach, serving various establishments, communities, events, and conventions throughout Florida. We maintain a close-knit team and are selective in choosing both our employees and contracts. Some have likened us to a Private Police Department due to the advanced technologies and equipment we provide.

We guarantee excellence from our enthusiastic team, dedicated to keeping you safe, secure, and thriving.

## The JCS Standard

### 1. Identification

All security officers must display their JCS ID and carry their Florida State-issued Security or "D" License at all times while on duty at any post or patrol.

### 2. Reporting

Our team is trained and required to file comprehensive reports on all incidents, access issues, and maintenance matters observed onsite.

### 3. Uniform

JCS uniforms are tailored to meet the regulations of our clients' facilities, as we represent both our company and yours. Uniforms must be clean, free from stains and excessive wrinkles, and paired with the appropriate uniform bottoms. Closed-toed shoes should be worn, free from any personal adornments.

### 4. Attitude

Each security officer at JCS Security Services is committed to maintaining a standard of excellence, demonstrating motivation and confidence in every situation, always with a positive demeanor.



# Licensing & Training

## How we prepare to best serve you

Our security officers are required to hold a valid Security License issued by the state of Florida, in accordance with the guidelines set by the Department of Agriculture. This includes additional licensing for our armed guards, specifically the Florida G License.

Each officer must complete a minimum of 40 hours of professional training provided by a security officer school or training facility licensed by the Florida Department of Agriculture and Consumer Services.

Our company expects more than the standard two-year renewal process dictated by Chapter 493. We conduct an annual assessment of our team members' mental and physical fortitude and their adherence to our company's standards. JCS Security Services also provides regular tactical training to ensure our team possesses the skills necessary to protect effectively and de-escalate conflicts.

Our team includes licensed Community Association Managers (CAMs) who train our officers on community expectations and maintenance standards. This enables them to effectively assist the Board and Management company in identifying maintenance needs. We strive to go above and beyond for our clients by offering this exceptional service.

Moreover, we engage in communication workshops to enhance our ability to defuse difficult or tense situations, foster problem-solving, and build a positive rapport with community members. We are committed to addressing complaints or concerns to serve and protect homes more efficiently, ensuring that our clients and their patrons feel at ease and satisfied with our services.



## JCS Investigations Licensing

Agency License A: 3000004

Agency License B: 3100293

Class D: All Officers

Class G: All Armed Officers



# Equipment & Technology

We heavily invest in ways to innovate the space we operate in



## ALPRs

On all patrol vehicles to make tracking vehicles tied with crimes easier



## Radar Speed Indicators

For placement onsite to slow down speeding



## Mobile Command Center

Our Central Monitoring Station



## Emergency Service Unit

First response for any health and safety emergencies onsite



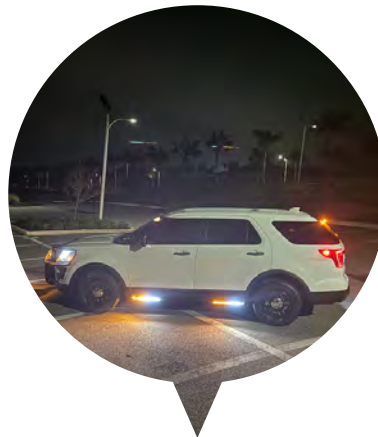
## Patrol Scooters

Used for patrols where onsite officers are present



## Light Towers

Utilized for events, disaster recovery and construction projects (\$125/day)



## Undercover Anti-Crime Vehicles

Unmarked/Ghost vehicles utilized to fight crime



## Bodycams

Worn by our patrol team for next level documentation



# Proposed Cost of Service

## Triple Creek CDD

Our onsite officers are all licensed, and trained in accordance with the policies outlined earlier in this proposal.

During our shifts you will receive security reports. These reports will include timestamps, detail of the incident, photos, bodycam footage (*if applicable*), and who the officer is responding.

Included in this scope are JCS marked and unmarked vehicles for the roving officer to patrol. If you provide JCS with access to your onsite security cameras, our live command center team will also monitor and dispatch when necessary for rapid response.

Service	Scope	Price
Onsite Roving Officer	Friday 4p-2a, Saturday 4p-2a, Sunday 4p-2a ( <i>Monday</i> ) \$25/hr; Vehicle Included	\$39,000 estimated annual cost
Onsite Roving Officer	<b>During school year:</b> Monday-Thursday 4p-3a (159 days total during 2026) Friday 4p - Monday 3a (117 days total during 2026) <b>During School Breaks (Summer &amp; Winter):</b> 24 hours, 7 days a week (89 days total for '26/'27 school yr) \$25/hr; Vehicle Included	\$154,650 estimated annual cost ( <i>Will vary with school calendar year to year</i> )
Onsite Roving Officer	24 hours, 7 days a week \$25/hr; Vehicle Included	\$219,000 Annually

Invoices are issued Net 30. Termination of contract is 30 days written notice for all parties

## Additional Included Services (if requested)

**Armed Officer:**  
Available at same rate

**Maintenance Reports:**  
In addition to our security and incident reporting, our team will complete maintenance reports as things are identified and provide to those on the approved distribution list

**Speed Radars:**  
Use of our Speed Radars. Help get a better control of speeding in your community

**Community Tipline:**  
Direct phone line and ticket submission form for community members to report security related issues directly to us

**License Plate Runs:**  
We will run reports on license plates caught in the community, or identified with ALPR cameras when connected with a crime



# Contact JCS Investigations



Email

**[Michael@myjcsservices.com](mailto:Michael@myjcsservices.com)**

Phone

**727-459-9457**





# Thank You!

We appreciate your consideration of JCS Investigations to protect your assets and needs

Exceptional Service



Committed to Quality and  
Satisfaction

Community Focused



Safety

Service Driven



Innovative Practices for a  
Better Future



Tab 4



## **PURCHASE AND SALE AGREEMENT**

**THIS PURCHASE AND SALE AGREEMENT** (this “**Agreement**”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 (the “**Effective Date**”) by and between **TC VENTURE 1, LLC**, a Delaware limited liability company, hereinafter referred to as “**Seller**”, and **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, together with its permitted successors and assigns hereinafter referred to as “**Purchaser**”.

### **WITNESSETH:**

**WHEREAS**, Seller owns certain land located in Hillsborough County, Florida, identified as a portion of Parcel Identification Number U-12-31-20-ZZZ-000003-14500.0, as shown on “Parcel D” on **Exhibit A** and as more particularly described in **Exhibit B**, both of which are attached hereto and made a part hereof, together with all improvements thereon and all rights and appurtenances thereto (the “**Property**”); and

**WHEREAS**, Seller agrees to sell, and Purchaser agrees to purchase, the Property under the terms and conditions outlined below.

**NOW, THEREFORE**, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants contained in this Agreement, Seller and Purchaser hereby agree as follows:

## **ARTICLE I**

### **TERMS**

**Section 1.01. Purchase Price (“Purchase Price”).** The Purchase Price of the Property shall be Five Hundred Seventy One Thousand Five Hundred Seven and 20/100 Dollars (\$571,507.20). At Closing (as hereinafter defined), the Purchase Price, less the Earnest Money (as hereinafter defined) credited to Purchaser, and subject to adjustments and prorations provided for herein, shall be paid by Purchaser to Seller in cash.

**Section 1.02. Earnest Money.** Within five (5) days after the Effective Date, Purchaser shall deposit with First American Title Insurance Company, as escrow agent (“**Escrow Agent**”), a deposit in the amount of One Thousand and 00/100 Dollars (\$1,000.00) (“**Earnest Money**”). Such Earnest Money shall be held and disbursed by Escrow Agent in accordance with the terms of this Agreement. If Purchaser does not elect to terminate this Agreement at the end of the Inspection Period (as hereinafter defined), as hereinafter provided, the Earnest Money, shall (except pursuant to Article VIII hereof) become non-refundable and shall belong to Seller and shall be delivered to Seller by Escrow Agent and shall be applied as a credit against the Purchase Price at Closing.



### **Section 1.03. Inspection Period.**

(a) Seller agrees that Purchaser shall have sixty (60) days from the Effective Date (the “**Inspection Period**”) within which to determine in Purchaser’s sole and absolute discretion whether the Property is feasible for Purchaser’s intended development and use.

(b) Prior to the expiration of the Inspection Period, Purchaser shall have the right to terminate this Agreement for any reason or for no reason by giving written notice to Seller, whereupon this Agreement shall terminate, the Earnest Money shall be promptly refunded by Escrow Agent and neither party shall have any further rights or responsibilities hereunder.

**Section 1.04. Operating Documents (“Operating Documents”).** On the Effective Date (the “**Delivery Date**”), Seller shall deliver to Purchaser any and all documents and information with respect to the Property that Seller has in its possession, including but not limited to the following:

(a) Copies of any deeds relating to the Property and any accompanying or related title work and/or title abstract(s);

(b) Copies of real property tax bills;

(c) Copies of any surveys with respect to the Property, including any topographical materials;

(d) Copies of any environmental audits, reports and data relating to the Property;

(e) Copies of any inspection reports, soil tests or geotechnical materials or reports relating to the Property;

(f) Copies of any permits, licenses, leases, contracts, agreements or similar documents pertaining to the Property;

(g) Copies of any appraisals;

(h) Copies of any development standards, covenants, restrictions, easements and the like affecting the Property or any adjoining property; and

(i) Copies of any traffic studies relating to the Property.

The Operating Documents (i) are intended only to include third-party reports and similar work product such as geotechnical reports, environmental reports, and surveys and expressly exclude all internal work product prepared by Seller, (ii) do not include any items deemed by Seller to be confidential, privileged, or proprietary, (iii) do not include any items that include financial analysis, modeling, or other projections of income and expenses, and (iv) will be delivered AS IS, subject to the terms and conditions of the preparer and without recourse and without any

representation or warranty by Seller of any kind, including without limitation as to the accuracy or completeness of any such Operating Documents.

**Section 1.05. Right to Enter.** From the Effective Date until Closing, Purchaser, its agents, representatives and contractors, shall have the right to enter upon the Property at reasonable times for any lawful purpose, including without limitation, to make investigations, surveys, tests and studies; provided however, that Purchaser shall not unreasonably interfere with the normal operation of the Property. After completing any such investigations, surveys, tests or studies, Purchaser shall restore and repair any damage caused by Purchaser's investigations to substantially the same condition that existed immediately prior to such investigation, survey, test or study. Purchaser will indemnify and hold Seller harmless from and against any and all claims and expenses arising from or out of Purchaser's entry on the Property, except to the extent any such claims and/or expenses result from the negligence or misconduct of Seller or its employees, licensees, lessees, invitees or agents. Prior to entering onto the Property, Purchaser, as well as any consultants or other third parties performing investigations, surveys, tests or studies of the Property, shall deliver to Seller certificates evidencing commercial general liability insurance coverage against injury (including death) and property damage with a limit of not less than 1,000,000.00 per occurrence and \$2,000,000 in the aggregate.

## **ARTICLE II**

### **CLOSING**

**Section 2.01.** The consummation of the transaction described herein (the "**Closing**") will be conducted by the Escrow Agent by overnight mail on or before the later to occur of (a) thirty (30) days after the expiration of the Inspection Period or (b) ten (10) days after satisfaction of all conditions to closing (the "**Closing Conditions**") set forth in Article VIII; provided, however, that the Closing shall occur no later the Closing Condition Deadline (the "**Closing Date**"), unless the parties mutually agree otherwise or this Agreement is terminated pursuant to its terms; provided, however, that the Closing may be extended in accordance with the terms of this Agreement. At Closing, Seller agrees to deliver to Purchaser: (i) a special warranty deed in recordable form conveying good and marketable fee simple title to the Property and containing the legal description identified on **Exhibit B**; (ii) evidence of Seller's authority required by Purchaser's title insurer; (iii) a "Certificate of Non-Foreign Status" affidavit; (iv) a commercially reasonable "Seller's Affidavit"; (v) a closing statement prepared by Escrow Agent. Purchaser and Seller agree to execute and deliver any and all other documents deemed reasonably necessary or desirable by said parties' respective attorneys and Purchaser's title insurer and lender to consummate this transaction; and (vi) a Notice of ROFO in recordable for as further set forth in Article XI. Any closing document requiring a legal description shall contain the legal description identified on **Exhibit B**.

## **ARTICLE III**

### **CLOSING COSTS AND PRORATIONS**

**Section 3.01.** Seller shall pay for State of Florida documentary stamp taxes, recording fees for the special warranty deed, normal and customary closing costs of Seller, fifty percent



(50%) of any escrow fee, all past due taxes and all rollback or deferred taxes. Purchaser shall pay fifty percent (50%) of any escrow fee, the title insurance premium and any cost of the Survey (as hereinafter defined). Each party shall pay its own attorney's fees. Real property ad valorem taxes, assessments and similar property taxes and charges (excluding personal property taxes and sales and use taxes), rents and utilities, shall be prorated between Seller and Purchaser as of the Closing Date. Seller shall be responsible for any and all personal property taxes, sales and use taxes and the like. If the current year's taxes are unknown then the taxes shall be prorated based on the previous year's taxes at Closing and adjusted later when the actual taxes are known. This adjustment shall survive the Closing.

## **ARTICLE IV**

### **BROKER**

**Section 4.01.** The parties represent and warrant to each other that there are no brokers or other persons owed any commission, finder's fee or other compensation respecting the transaction contemplated herein, and each agrees to indemnify and hold the other harmless from and against any and all claims for sales commissions or other similar compensation that may be asserted by any person or broker with respect to this transaction.

## **ARTICLE V**

### **TITLE**

**Section 5.01.** During the Inspection Period, Purchaser shall have the right (but not the obligation) to obtain, at its sole cost and expense, a current title insurance commitment ("**Title Commitment**"), and at Closing a title insurance policy pursuant thereto, issued by a licensed title insurance company committing to insure Purchaser's title to the Property in an insured amount equal to the Purchase Price, subject only to the Permitted Exceptions (as hereinafter defined). Purchaser shall have until the date that is fifteen (15) days prior to the end of the Inspection Period which to notify Seller of any objections or defects to title and/or the Survey ("**Title Defects**"). Within five (5) business days of receipt of Purchaser's notice of Title Defects, Seller shall provide written notice to Purchaser of those Title Defects it elects to cure and Seller shall have until Closing to cure said Title Defects. Any failure of Seller to provide such notice shall be deemed Seller's election to not cure any such Title Defects. Seller agrees to take such reasonable actions as necessary to satisfy all the B-1 requirements in the Title Commitment within its control and to satisfy, pay or bond-off at Closing from the sales proceeds or otherwise, (a) amounts secured by any mortgage lien or security interest encumbering the Property entered into by Seller; (b) all real estate taxes and assessments which are due and payable on or prior to the Closing (subject to pro-ratio adjustments as provided herein); and (c) any liquidated final non-appealable liens or judgments affecting all or any portion of the Property arising by or out of the actions of Seller (collectively, the "**Mandatory Removal Liens**"). If Seller elects or is deemed to have elected not to cure any or all Title Defects, Purchaser may, prior to the expiration of the Inspection Period:

- (a) Accept the Property with such Title Defects;

(b) Postpone Closing hereunder for a period specified by Purchaser, not to exceed fifteen (15) days, without the payment of additional earnest money or deposits, during which time said defects may be corrected by Seller and, if not then corrected, Purchaser may elect either (a) above or (c) below; or

(c) Declare this Agreement null and void and receive a refund of the Earnest Money and neither party shall have any further rights or claims against the other.

If Seller fails to cure any Mandatory Removal Liens, Purchaser may (i) cure any such Mandatory Removal Liens as may be cured by the payment of money and deduct the amount of such payments from the Purchase Price, or (ii) elect to terminate this Agreement and not proceed with Closing.

Any exceptions listed in the Title Commitment to which Purchaser has not timely objected shall be deemed to be “**Permitted Exceptions**”.

**Section 5.02.** Seller represents and warrants to Purchaser that Seller owns good and marketable title to the Property. Marketable title shall be determined according to the Title Standards adopted by authority of The Florida Bar and in accordance with Florida law.

## **ARTICLE VI**

### **SURVEY**

**Section 6.01.** During the Inspection Period, Purchaser may, as determined in its sole discretion, obtain a current boundary line survey of the Property, containing a legal description of the Property and containing such other information as Purchaser may desire, prepared and certified to by a licensed, registered surveyor of the State of Florida, all as may be acceptable to Purchaser (the “**Survey**”). The Survey shall be certified by the surveyor to Purchaser and Seller.

## **ARTICLE VII**

### **REPRESENTATIONS AND WARRANTIES**

**Section 7.01.** Subject to all matters disclosed in any document delivered by Seller to Purchaser at Closing or on any exhibit attached hereto, and subject to any information discovered by Purchaser or other information disclosed to Purchaser by Seller after the date hereof and prior to the Closing and any other information of which Purchaser has knowledge or is deemed to have obtained knowledge (all such matters being referred to herein as “**Exception Matters**”), Seller does hereby make the following express representations, warranties and covenants:

(a) Seller is the owner of good and marketable fee simple title to the Property, free and clear of all liens and encumbrances except (i) the lien of ad valorem taxes not yet due and payable, and (ii) the Permitted Exceptions.



(b) Intentionally deleted.<sup>1</sup>

(c) To Seller's actual knowledge, there is no default, or any event with the passage of time or giving of notice or both shall constitute a default, under any agreement and/or license affecting the Property.

(d) To Seller's actual knowledge, the Property is not currently subject to any environmental regulation, cause of action, obligation, directive, agreement or the like or any local, state or federal environmental law relating to any environmental matter, including, without limitation, the existence of any materials or substances designated as hazardous or toxic or otherwise harmful to health or the environment under any federal, state or local environmental laws and regulations ("**Hazardous Substance**"). To Seller's actual knowledge, no Hazardous Substance has been used, generated, stored, treated, released or disposed of on the Property or used, generated, stored, treated or disposed of on any adjacent property. Seller agrees to cooperate with any environmental investigation or study that Purchaser may make regarding the Property, including making available such information as Seller can provide concerning the history of the Property and all adjacent property. Should any Hazardous Substance be discovered on the Property prior to Closing, Purchaser, as its sole remedy, shall have the right to terminate this Agreement and have the Earnest Money refunded to Purchaser.

(e) There are no actions, suits or proceedings pending or, to Seller's actual knowledge, threatened against, by or affecting Seller or which affect title to the Property or which question the validity or enforceability of this Agreement or of any action taken by Seller under this Agreement, in any court or before any governmental authority, domestic or foreign.

(f) The execution of and entry into this Agreement, the execution and delivery of the documents and instruments to be executed and delivered by Seller on the Closing Date, and the performance by Seller of Seller's duties and obligations under this Agreement and of all other acts necessary and appropriate for the full consummation of the purchase and sale of the Property as contemplated by and provided for in this Agreement, are consistent with and not in violation of, and will not create any adverse condition under, any contract, agreement or other instrument to which Seller is a party or the Property is subject, any judicial order or judgment of any nature by which Seller is bound or the Property is subject, or the articles of incorporation or the bylaws or other organizational documents of Seller; and this Agreement, and the covenants and agreements of Seller under this Agreement, are the valid and binding obligations of Seller, enforceable in accordance with their terms.

(g) The person or persons signing this Agreement by or on behalf of Seller have the full power and authority to bind Seller to the terms of this Agreement without obtaining the consent of any other person, and there is no obstacle to the enforcement of

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<sup>1</sup> NTD – If Purchaser wants to keep provisions related to its intended use, such intended use will need to be specified.

this Agreement and the consummation of the transaction contemplated hereby by Seller at Closing.

(h) Seller will pay or cause to be paid promptly when due all city, state and county ad valorem taxes and similar taxes and assessments, all sewer and water charges and all other governmental charges levied or imposed upon or assessed against the Property between the Effective Date and the Closing Date, and will pay or cause to be paid all expenses incurred in the use, occupancy and operation of the Property between the Effective Date and the Closing Date.

(i) Except as set forth in the Title Commitment, the Property is not subject to any use, development or occupancy restrictions (except those imposed by applicable zoning laws), special taxes, assessments or utility "tap-in" fees (except those generally applicable throughout the tax district in which the Property is located), or charges or restrictions, whether arising by operation of law, unrecorded agreement, the passage of time or otherwise.

(j) To Seller's actual knowledge, the Property is not occupied, used or operated in violation of, is not otherwise in violation of, and Seller has received no notice of any violations or potential violation of, any zoning, building, health, environmental or other laws, codes, ordinances, regulations, orders or requirements of any federal, city, county, state or other governmental authority having jurisdiction thereof, or any private restrictive covenants affecting the Property.

(k) There are no pending, or, to Seller's actual knowledge, threatened or contemplated condemnation actions involving all or any portion of the Property or any interest therein; and, to the Seller's actual knowledge, there are no existing, proposed or contemplated plans to widen, modify or realign any public rights-of-way located adjacent to any portion of the Property.

(l) Except as set forth in the Title Commitment, access to the Property from streets and roads adjoining the Property is not limited or restricted.

(m) Between the date hereof and the Closing Date, Seller shall operate the Property in the ordinary course of business and shall maintain and repair the Property so that, on the Closing Date, the Property will be in substantially the same condition as it exists on the Effective Date, normal wear and tear excepted.

(n) Between the date hereof and the Closing Date, Seller shall not make or enter into any lease or other agreement for the use, occupancy or possession of all or any part of the Property without the prior written approval of Purchaser.

(o) To Seller's actual knowledge, all of the Operating Documents and any other information and data furnished by Seller to Purchaser with respect to the Property will be true, correct, and complete and not misleading.

Seller will not cause or permit any action to be taken which will cause any of the foregoing representations, warranties or covenants to be untrue or unperformed on the Closing



Date; and Seller will not cause or permit any action to be taken which will cause any of the conditions of Purchaser's obligations set forth in Article VIII below to be unsatisfied or unperformed on or as of the Closing Date.

Any reference in this Agreement to "knowledge" or "actual knowledge" of Seller, or the receipt of notices or other communications by Seller, shall be deemed to mean the actual knowledge of, or receipt of notice or communication by, Jim McGowan, and not any implied, imputed or constructive knowledge of such individual or of Seller, and without any independent investigation or inquiry having been made. Purchaser acknowledges and agrees that neither such party nor any other employee or agent of Seller shall have any duty or obligation under this Agreement or other law to make any affirmative investigation or inquiry of the matters covered by the foregoing provisions in order to determine the accuracy or truthfulness thereof.

**Section 7.02.** Purchaser does hereby make the following express representations and warranties:

(a) Any and all actions required by Purchaser to authorize the execution and delivery of this Agreement and the consummation of the transaction contemplated hereby have heretofore been taken, and this Agreement shall constitute a valid and binding agreement, enforceable against Purchaser in accordance with the terms hereof.

(b) Purchaser shall take, or cause to be taken, all actions necessary to cause the foregoing warranties and representations to remain, true and correct, in all respects, continuously from the Effective Date through the Closing Date, and shall refrain from taking any action which may cause, or threaten to cause, any such warranties and representations to become incorrect or untrue at any time during such period.

The representations and warranties contained in Sections 7.01 and 7.02 are made as of the Effective Date and shall be deemed to be remade on and as of the date of the Closing, and shall cease and terminate on the date that is six (6) calendar months after the Closing Date (the "Survival Period").

**Section 7.03.** Limitations Regarding Seller's Representations and Warranties.

(a) EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT OR IN THE DEED, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS, WHERE IS" BASIS AND "WITH ALL FAULTS, LIABILITIES, AND DEFECTS, LATENT OR OTHERWISE, KNOWN, DEEMED KNOWN OR UNKNOWN." SELLER HAS NOT MADE, DOES NOT MAKE, AND EXPRESSLY DISCLAIMS ANY AND ALL REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTEES OF ANY KIND OR CHARACTER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, WITH RESPECT TO THE PROPERTY, INCLUDING BUT NOT LIMITED TO: (I) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE PROPERTY (INCLUDING WATER, SOIL, AND GEOLOGY); AND (II) COMPLIANCE WITH ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS, RULES, REGULATIONS,

ORDERS, OR REQUIREMENTS, INCLUDING THE PRESENCE OF HAZARDOUS MATERIALS IN, ON, OR UNDER THE PROPERTY.

(b) Seller shall have no liability whatsoever to Purchaser with respect to any Exception Matters. If Purchaser obtains knowledge or is deemed to have obtained knowledge of any Exception Matters before the Closing, Purchaser shall consummate the acquisition of the Property subject thereto; provided, however, if Purchaser first obtains or is deemed to have obtained knowledge of any Exception Matters between the end of the Inspection Period and the Closing, which Exception Matters materially and adversely affect the value to Purchaser of the transactions contemplated by this Agreement, Purchaser may as its exclusive remedy terminate this Agreement and receive a refund of the Earnest Money upon written notice given within five (5) business days after Purchaser obtains or is deemed to have obtained such knowledge of any Exception Matters. Upon any such termination of this Agreement, neither party shall have any further rights or obligations hereunder except as expressly provided for herein. Purchaser agrees to inform Seller promptly in writing if it obtains knowledge that any representation or warranty of Seller is inaccurate in any material respect, or if it believes that Seller has failed to deliver to Purchaser any document or material which Seller is obligated to deliver hereunder.

(c) This Section 7.03 shall survive Closing and any earlier termination of this Agreement.

## **ARTICLE VIII**

### **CONDITIONS OF PURCHASER'S OBLIGATION**

**Section 8.01.** Notwithstanding any provision of this Agreement to the contrary, Purchaser's obligations hereunder are conditioned upon the following matters being satisfied and/or true and correct as of the Closing Date.

(a) There being no material adverse change in the condition of the Property, the title thereto or any other aspect thereof since the expiration of the Inspection Period;

(b) Seller shall not be in default of this Agreement and all warranties and representations of Seller shall be true, accurate and complete in all material respects as of the time made and as of the Closing;

(c) Intentionally deleted<sup>2</sup>; and

(d) Seller shall have provided to the Title Company all documents reasonably necessary for the Title Company to be unconditionally committed to issue, immediately following the recording of the Deed, a title policy, with liability in the amount of the Purchase Price, with extended coverage, insuring Purchaser's fee estate in the Premises subject only to (i) non-delinquent property taxes, (ii) the Permitted Exceptions, and (iii) any item voluntarily imposed by Purchaser at the Closing.

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<sup>2</sup> NTD – If Purchaser wants to keep provisions related to its intended use, such intended use will need to be specified



In the event any of the above conditions have not been met on and as of the Closing Date, Purchaser may either (1) elect to close the acquisition of the Property notwithstanding the lack of these conditions being met, (2) extend the Closing Date for up to forty-five (45) days after the expiration of the Inspection Period (the “**Closing Condition Deadline**”) to allow for the satisfaction of these conditions, or (3) terminate this Agreement whereupon the Earnest Money shall be forthwith refunded to Purchaser by Escrow Agent and neither party shall have any further rights or responsibilities hereunder. If the above conditions have not been met on and as of the Closing Condition Date, then Purchaser shall either elect to close the acquisition of the Property notwithstanding the lack of these conditions being met or terminate this Agreement whereupon the Earnest Money shall be forthwith refunded to Purchaser by Escrow Agent and neither party shall have any further rights or responsibilities hereunder. If Purchaser fails to make an election within five (5) business days of the Closing Condition Deadline, Purchaser shall be deemed to have elected to close the acquisition of the Property notwithstanding the lack of these conditions being met.

## **ARTICLE IX**

### **DEFAULT**

**Section 9.01.** (a) If Purchaser breaches this Agreement and such default remains uncured ten (10) days after Purchaser shall have received written notice thereof from Seller, and Seller has not breached this Agreement, then the Earnest Money shall be paid to Seller as complete liquidated damages, and Purchaser shall be relieved of all further obligations and liabilities under this Agreement. The right to receive and retain the Earnest Money as full liquidated damages is Seller’s sole remedy in the event of a default by Purchaser. Purchaser and Seller acknowledge that Seller’s damages would be difficult or impossible to ascertain and that the liquidated damages herein provided represent a good faith estimate of Seller’s probable damages resulting from Purchaser’s default and that the agreed upon liquidated damages are not punitive or penalties and are just, fair and reasonable.

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Seller’s Initials

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Purchaser’s Initials

(b) If Seller breaches this Agreement or if any representation or warranty made by Seller in this Agreement shall be false, untrue or incomplete and such default or breach remains uncured ten (10) days after Seller shall have received written notice thereof from Purchaser, and Purchaser has not breached this Agreement, then Purchaser, may, as its sole remedy hereunder, elect to either: (a) terminate this Agreement and be entitled to the immediate return of the Earnest Money as its sole and exclusive remedy and relief, (b) enforce specific performance of this Agreement, as its sole and exclusive remedy and relief, or (c) waive such default or breach by Seller and close the purchase, notwithstanding such default or breach by Seller. If, due to the intentional actions of Seller, the remedy of specific performance is unavailable, Purchaser shall be entitled to pursue any and all remedies available at law or equity against Seller; provided, however, in no event shall Purchaser be entitled to seek or obtain consequential, indirect or punitive damages. If Purchaser terminates this Agreement in accordance with this Section, then the parties shall have no further rights or obligations under this Agreement except for those provisions which expressly survive termination of this Agreement.

## ARTICLE X

### PROPERTY MATTERS

**Section 10.01.** Risk of loss resulting from any condemnation or eminent domain proceeding which is commenced or has been threatened prior to Closing, and risk of loss to the Property due to any other cause whatsoever, remains with Seller until Closing. If, prior to Closing, there shall occur any actual or threatened condemnation of a material portion of the Property, then Seller shall promptly notify Purchaser of same and Purchaser shall have the option of either (a) terminating this Agreement whereupon the Earnest Money shall be refunded to Purchaser and neither party shall have any further rights or obligations hereunder or (b) complete the Closing, in which event all condemnation proceeds collected by Seller prior to Closing shall be credited against the Purchase Price and, at Closing, Seller shall assign to Purchaser any and all condemnation proceeds that have not been paid at the time. As used in this Section 10.01 “**material portion**” shall mean a taking that materially adversely affects ingress and/or egress to the Property or a taking of more than 3% of the acreage of the Land.

## ARTICLE XI

### RIGHT OF FIRST OFFER TO PURCHASE

**Section 11.01 Right of First Offer to Purchase.** For a period of time commencing on the Effective Date and terminating nine (9) months thereafter (the “**ROFO Period**”), Seller hereby grants to Purchaser, its successors and assigns, the right to purchase the property identified as Parcels “A”, “B” and “C” on **Exhibit A** attached hereto on the follow terms and conditions (the “**Additional Property**”):

(a) If Seller elects to sell the Additional Property (or any portion thereof), to any third-party purchaser, Seller shall provide written notice to Purchaser of the terms and conditions upon which Seller would be willing to sell the Additional Property (or such portion of the Additional Property) (the “**Seller’s Notice**”). Seller’s Notice shall set forth the material economic terms and conditions (including, without limitation, a statement regarding whether the Additional Property (or such portion) will be sold free and clear of all deeds of trust, mortgages, or other similar instruments affecting the Additional Property) under which Seller is willing to sell the Additional Property (or such portion) to Purchaser (the “**Material Terms**”), but shall not constitute an agreement between the parties or an offer to sell such Additional Property. Seller agrees to bargain in good faith on any terms not stated in Seller’s Notice.

(b) Purchaser shall have thirty (30) days after receipt of Seller’s Notice (the “**Purchaser Response Period**”) to notify Seller in writing whether or not Purchaser desires to purchase the Additional Property on the terms stated in Seller’s Notice (the “**Purchaser’s Notice**”). If Purchaser notifies Seller of Purchaser’s desire to purchase the Additional Property within the Purchaser Response Period, Seller and Purchaser shall promptly enter into a purchase and sale agreement for the Additional Property on the Material Terms stated in Seller’s Notice.



(c) If: (i) Purchaser either: (A) elects not to purchase the Additional Property on the terms and conditions stated in Seller's Notice; or (B) fails to deliver Purchaser's Notice to Seller within the Purchaser Response Period; or (ii) if Purchaser delivers a Purchaser's Notice, but Seller and Purchaser fail to agree on and execute a purchase and sale agreement within thirty (30) days after the date of Seller's receipt of Purchaser's Notice, then Purchaser shall be deemed to have waived its right of first offer to purchase the Additional Property and Seller may proceed with the sale to a third party purchaser on the terms set forth in the Seller's Notice. Upon request of Seller, Purchaser shall promptly execute and deliver an executed recordable waiver of the right to purchase the Additional Property sold by Seller in compliance with the foregoing requirements (the "**ROFO Waiver**"); provided, however, that Purchaser will be required to deliver in escrow such properly executed ROFO Waiver to the title company or title agent performing the closing of the ROFO Property in advance of such closing to facilitate such closing. Any subsequent election by Seller to sell the Additional Property (or portion thereof) prior to the expiration of the ROFO Period shall require Seller to re-offer the Additional Property (or such portion) to Purchaser on the terms offered to such third party (the "**Seller's Revised Notice**") and the same procedures shall apply with respect to Seller's Revised Notice as are set forth above with respect to Seller's Notice.

(d) At Closing a Notice of ROFO shall be recorded evidencing the provisions of this Article XI. The provisions of this Article XI shall survive Closing and the delivery of the deed for a period of nine (9) months.

## **ARTICLE XII**

### **MISCELLANEOUS PROVISIONS**

**Section 12.01. Assignment.** Purchaser shall not have the right at any time to assign this Agreement to any entity controlled by members of Purchaser without Seller's prior consent, in its sole discretion. Upon such assignment and assumption of this Agreement by such assignee, Purchaser shall have no further liability hereunder.

**Section 12.02. Waiver.** The failure of any party to exercise any right hereunder, or to insist upon strict compliance by the other party, shall not constitute a waiver of either party's right to demand strict compliance with the terms and conditions of this Agreement.

**Section 12.03. Notice.** Any notice or payment required or permitted to be given hereunder shall be sufficient if hand delivered or sent by certified or registered mail, postage prepaid, with return receipt requested, telecopy or overnight delivery to the following addresses:

Purchaser:	Triple Creek Community Development District c/o Rizzetta & Company, Inc. 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 Attention: District Manager MONolan@rizzetta.com
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Copy to: Kutak Rock, LLP  
107 W. College Avenue  
Tallahassee, Florida 32301  
Attention: Lindsay C. Whelan, Esq.  
Lindsay.WheLAN@kutakrock.com

Seller: TC VENTURE 1, LLC  
7807 Baymeadows Drive East, Suite 205  
Jacksonville, Florida 32256  
Attention: Jim McGowan  
JMcGowan@greepointellc.com

Copy to: Driver, McAfee, Hawthorne & Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville, Florida 32202  
Attention: Maggie Howell Travis, Esq.  
mtravis@drivermcafee.com

Notice shall be deemed received by the party to whom it is sent, if hand delivered, upon delivery, if mailed, three (3) business days after deposit with the U.S. Postal Service, if emailed, upon receipt of confirmation of delivery, and if by overnight delivery, upon delivery.

**Section 12.04. Survival.** The provisions of this Agreement and all warranties, representations and covenants made herein, shall be merged into the documents executed by the parties at Closing and shall not survive Closing unless expressly stated otherwise.

**Section 12.05. Governing Law; Venue.** This Agreement shall be governed by and construed and enforced in accordance with the substantive, and not the conflict, laws of the State of Florida. Venue shall be in Hillsborough County, Florida.

**Section 12.06. Binding Effect.** This Agreement shall be fully binding on and enforceable against all parties hereto and their respective heirs, administrators, successors and assigns.

**Section 12.07. TIME IS OF THE ESSENCE OF THIS AGREEMENT.**

**Section 12.08. Severability.** If any part of any provision of this Agreement shall be invalid or unenforceable under applicable law, said part shall be ineffective to the extent of such invalidity only, without in any way affecting the remaining parts of said provisions or the remaining provisions of this Agreement.

**Section 12.09. Entire Agreement.** This Agreement constitutes the entire agreement of the parties with respect to the purchase and sale of the Property. This Agreement may not be changed orally, but only by an agreement in writing signed by both Seller and Purchaser.

**Section 12.10. Counterparts and Electronic Signatures.** This Amendment may be executed in counterparts, each of which shall be deemed to be an original, but all of which shall



constitute one and the same instrument. This Amendment may be executed by PDF or by using an e-signature or digital transaction management platform such as DocuSign® with the same force and effect as original signatures.

[Remainder of page intentionally left blank]

DRAFT

IN WITNESS WHEREOF, each of the parties hereto has signed and sealed this Agreement on the date shown below its signature.

**SELLER:**

**TC VENTURE 1, LLC**, a Delaware limited liability company

By: \_\_\_\_\_(SEAL)  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_, 2025

**PURCHASER:**

**TRIPLE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chairperson, Board of Supervisors  
Date: \_\_\_\_\_, 2025

Acknowledged and agreed to this  
\_\_\_\_ day of \_\_\_\_\_, 2025 by the  
Escrow Agent

First American Title Insurance Company

By \_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_



## EXHIBIT A

### IDENTIFICATION OF THE PROPERTY AND THE ADDITIONAL PROPERTY



## **EXHIBIT B**

### **LEGAL DESCRIPTION OF THE PROPERTY**

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.





Tab 5





Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** January 6 @ 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

December 16

# 2025

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#### FINANCIAL SUMMARY

10/31/2025

General Fund Cash & Investment Balance:	\$621,549
Reserve Fund Cash & Investment Balance:	\$1,189,026
Debt Service Fund Investment Balance:	\$5,211,736
<b>Total Cash and Investment Balances:</b>	<b>\$7,022,311</b>
<b>General Fund Expense Variance: \$33,656</b>	<b>Over Budget</b>

Tab 6





Rizzetta & Company

# **Triple Creek Community Development District**

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**Financial Statements  
(Unaudited)**

**October 31, 2025**

**Prepared by: Rizzetta & Company, Inc.**

**triplecreekcdd.com  
rizzetta.com**

**Triple Creek Community Development District**  
Balance Sheet  
As of 10/31/2025  
(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	202,238	0	0	2,513	204,751	0	0
Investments	419,311	1,189,026	5,211,736	2,650	6,822,723	0	0
Accounts Receivable	4,254,706	450,000	3,071,124	172,017	7,947,847	0	0
Refundable Deposits	131,887	0	0	0	131,888	0	0
Fixed Assets	0	0	0	0	0	63,595,516	0
Amount Available in Debt Service	0	0	0	0	0	0	8,282,860
Amount To Be Provided Debt Service	0	0	0	0	0	0	34,442,140
Total Assets	5,008,142	1,639,026	8,282,860	177,180	15,107,209	63,595,516	42,725,000
Liabilities							
Accounts Payable	282,575	0	0	2,505	285,080	0	0
Retainage Payable	0	0	0	172,017	172,018	0	0
Accrued Expenses	49,500	0	0	0	49,500	0	0
Other Current Liabilities	148	0	0	0	147	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	42,725,000
Deposits Payable	30,000	0	0	0	30,000	0	0
Total Liabilities	362,223	0	0	174,522	536,745	0	42,725,000
Fund Equity & Other Credits							
Beginning Fund Balance	841,590	1,184,759	5,200,471	160	7,226,981	0	0
Investment In General Fixed Assets	0	0	0	0	0	63,595,516	0
Net Change in Fund Balance	3,804,330	454,267	3,082,389	2,498	7,343,482	0	0
Total Fund Equity & Other Credits	4,645,920	1,639,026	8,282,860	2,658	14,570,463	63,595,516	0
Total Liabilities & Fund Equity	5,008,142	1,639,026	8,282,860	177,180	15,107,209	63,595,516	42,725,000



**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	1,532	1,532
Special Assessments				
Tax Roll	4,235,765	4,235,765	4,235,774	9
Other Misc. Revenues				
Clubhouse Rentals	0	0	1,688	1,688
Facilities Rentals	0	0	186	186
HOA Rental Revenue	0	0	93	93
Insurance Proceeds	0	0	40,606	40,606
<b>Total Revenues</b>	<b>4,235,765</b>	<b>4,235,765</b>	<b>4,279,879</b>	<b>44,114</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	18,000	1,500	800	700
<b>Total Legislative</b>	<b>18,000</b>	<b>1,500</b>	<b>800</b>	<b>700</b>
Financial & Administrative				
Accounting Services	19,706	1,642	1,642	0
Administrative Services	5,278	440	440	0
Arbitrage Rebate Calculation	1,800	0	0	0
Assessment Roll	5,737	5,737	5,737	0
Auditing Services	5,500	0	0	0
Bank Fees	1,500	125	164	(39)
Disclosure Report	11,000	917	916	0
District Engineer	35,000	2,916	12,455	(9,538)
District Management	21,797	1,817	2,843	(1,026)
Dues, Licenses & Fees	2,500	369	175	193
Financial & Revenue Collections	4,360	363	364	0
Legal Advertising	2,000	167	61	106
Miscellaneous Mailings	2,500	208	0	208
Public Officials Liability Insurance	4,785	4,785	3,566	1,219
Trustees Fees	29,500	15,000	17,000	(2,000)
Website Hosting, Maintenance, Backup & E	5,219	435	355	80
<b>Total Financial &amp; Administrative</b>	<b>158,182</b>	<b>34,921</b>	<b>45,718</b>	<b>(10,797)</b>
Legal Counsel				
District Counsel	65,000	5,416	5,000	417
<b>Total Legal Counsel</b>	<b>65,000</b>	<b>5,416</b>	<b>5,000</b>	<b>417</b>
Security Operations				
Security Monitoring Services	35,000	2,917	13,776	(10,860)
Security Services & Patrols	25,000	2,083	0	2,083
Security System Maintenance	25,000	2,084	0	2,084
<b>Total Security Operations</b>	<b>85,000</b>	<b>7,084</b>	<b>13,776</b>	<b>(6,693)</b>
Electric Utility Services				
Utility - Recreation Facilities	60,000	5,000	2,500	2,500
Utility - Street Lights	500,000	41,666	39,000	2,666

See Notes to Unaudited Financial Statements

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Utility Services	35,000	2,917	3,000	(83)
Total Electric Utility Services	595,000	49,583	44,500	5,083
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	12,500	1,042	308	733
Total Garbage/Solid Waste Control Services	12,500	1,042	308	733
Water-Sewer Combination Services				
Utility Services	28,000	2,333	1,733	602
Total Water-Sewer Combination Services	28,000	2,333	1,733	602
Stormwater Control				
Aquatic Maintenance	70,000	5,833	9,900	(4,067)
Lake/Pond Bank Maintenance & Repair	35,000	2,917	1,624	1,293
Midge Fly Treatments	40,000	3,333	6,550	(3,217)
Wetland Monitoring & Maintenance	50,000	4,167	0	4,167
Total Stormwater Control	195,000	16,250	18,074	(1,824)
Other Physical Environment				
Entry & Walls Maintenance & Repair	2,500	208	0	208
Fire Ant Treatment	15,000	1,250	0	1,250
General Liability Insurance	4,963	4,963	5,949	(986)
Holiday Decorations	37,000	20,000	0	20,000
Irrigation Maintenance & Repair	30,000	2,500	15,017	(12,518)
Landscape - Annuals/Flowers	20,000	1,667	0	1,667
Landscape - Mulch	200,000	16,667	0	16,666
Landscape Inspection Services	13,200	1,100	1,100	0
Landscape Maintenance	1,200,000	100,000	153,438	(53,437)
Landscape Replacement Plants, Shrubs, Tr	75,000	6,250	9,894	(3,644)
Property Insurance	50,000	50,000	47,603	2,397
Pump Station	22,120	1,843	5,769	(3,926)
Well & Pump Maintenance Contract	5,000	417	0	417
Total Other Physical Environment	1,674,783	206,865	238,770	(31,906)
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,500	208	0	208
Total Road & Street Facilities	2,500	208	0	208
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	3,000	250	0	250
Clubhouse Miscellaneous Expense	9,000	750	5,204	(4,454)
Computer Support, Maintenance & Repair	1,000	83	0	83
Dog Waste Station Supplies & Maintenance	30,000	2,500	4,084	(1,584)
Facility A/C & Heating Maintenance & Rep	7,500	625	1,240	(615)
Facility Supplies	25,000	2,084	2,221	(137)
Fitness Equipment Maintenance & Repair	7,500	625	1,440	(815)

See Notes to Unaudited Financial Statements

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 10/31/2025	Year To Date 10/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Furniture Repair & Replacement	25,000	2,083	0	2,084
GEM Car Maintenance	2,000	167	53	112
Lifeguard/Pool Monitors	150,000	12,500	0	12,500
Maintenance & Repairs	60,000	5,000	935	4,066
Management Contract	650,000	54,166	69,508	(15,341)
Office Supplies	12,000	1,000	1,485	(486)
Pedestrian Bridge/Boardwalk Maintenance	7,500	625	0	625
Pest Control	7,400	617	329	288
Playground Equipment & Maintenance	2,500	208	0	208
Pool Permits	1,500	0	0	0
Pool Repair & Maintenance	25,000	2,084	1,512	572
Pool Service Contract	100,000	8,333	11,270	(2,936)
Telephone, Internet, Cable	8,500	708	1,058	(350)
Trail/Bike Path Maintenance	3,000	250	0	250
Wildlife Management Services	14,400	1,200	1,200	0
Total Parks & Recreation	1,151,800	95,858	101,539	(5,680)
Contingency				
Miscellaneous Contingency	200,000	16,667	136	16,530
Special Events	50,000	4,167	5,196	(1,029)
Total Contingency	250,000	20,834	5,332	15,501
Total Expenditures	4,235,765	441,894	475,550	(33,656)
Total Excess of Revenues Over(Under) Expenditures	0	3,793,871	3,804,329	10,458
Fund Balance, Beginning of Period	0	0	841,591	841,590
Total Fund Balance, End of Period	0	3,793,871	4,645,920	852,048

See Notes to Unaudited Financial Statements



**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,267	4,267
Special Assessments				
Tax Roll	450,000	450,000	450,000	0
Total Revenues	<u>450,000</u>	<u>450,000</u>	<u>454,267</u>	<u>4,267</u>
Expenditures				
Contingency				
Capital Reserve	450,000	450,000	0	450,000
Total Contingency	<u>450,000</u>	<u>450,000</u>	<u>0</u>	<u>450,000</u>
Total Expenditures	<u>450,000</u>	<u>450,000</u>	<u>0</u>	<u>450,000</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>454,267</u>	<u>454,267</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,184,759</u>	<u>1,184,759</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,639,026</u>	<u>1,639,026</u>

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,309	1,309
Special Assessments				
Tax Roll	244,419	244,419	244,419	0
Total Revenues	<u>244,419</u>	<u>244,419</u>	<u>245,728</u>	<u>1,309</u>
Expenditures				
Debt Service				
Interest	169,419	169,419	0	169,419
Principal	75,000	75,000	0	75,000
Total Debt Service	<u>244,419</u>	<u>244,419</u>	<u>0</u>	<u>244,419</u>
Total Expenditures	<u>244,419</u>	<u>244,419</u>	<u>0</u>	<u>244,419</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>245,728</u>	<u>245,728</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>391,210</u>	<u>391,210</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>636,938</u>	<u>636,938</u>

See Notes to Unaudited Financial Statements

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,710	4,710
Special Assessments				
Tax Roll	712,362	712,362	712,362	0
<b>Total Revenues</b>	<u>712,362</u>	<u>712,362</u>	<u>717,072</u>	<u>4,710</u>
<b>Expenditures</b>				
Debt Service				
Interest	517,362	517,362	0	517,362
Principal	195,000	195,000	0	195,000
Total Debt Service	<u>712,362</u>	<u>712,362</u>	<u>0</u>	<u>712,362</u>
<b>Total Expenditures</b>	<u>712,362</u>	<u>712,362</u>	<u>0</u>	<u>712,362</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>717,072</u>	<u>717,072</u>
<b>penditures</b>				
<b>Total Other Financing Sources(Uses)</b>				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(5,454)	(5,454)
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>(5,454)</u>	<u>(5,454)</u>
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>(5,454)</u>	<u>(5,454)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>1,413,262</u>	<u>1,413,262</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>2,124,880</u>	<u>2,124,880</u>



**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,641	2,641
Special Assessments				
Tax Roll	490,584	490,584	490,584	0
Total Revenues	<u>490,584</u>	<u>490,584</u>	<u>493,225</u>	<u>2,641</u>
Expenditures				
Debt Service				
Interest	345,584	345,584	0	345,584
Principal	145,000	145,000	0	145,000
Total Debt Service	<u>490,584</u>	<u>490,584</u>	<u>0</u>	<u>490,584</u>
Total Expenditures	<u>490,584</u>	<u>490,584</u>	<u>0</u>	<u>490,584</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>493,225</u>	<u>493,225</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>849,498</u>	<u>849,498</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,342,723</u>	<u>1,342,723</u>

See Notes to Unaudited Financial Statements

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,560	3,560
Special Assessments				
Tax Roll	592,501	592,501	592,501	0
Total Revenues	<u>592,501</u>	<u>592,501</u>	<u>596,061</u>	<u>3,560</u>
Expenditures				
Debt Service				
Interest	402,501	402,501	0	402,501
Principal	190,000	190,000	0	190,000
Total Debt Service	<u>592,501</u>	<u>592,501</u>	<u>0</u>	<u>592,501</u>
Total Expenditures	<u>592,501</u>	<u>592,501</u>	<u>0</u>	<u>592,501</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>596,061</u>	<u>596,061</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,144,961</u>	<u>1,144,961</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,741,022</u>	<u>1,741,022</u>

See Notes to Unaudited Financial Statements

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,094	2,094
Special Assessments				
Tax Roll	470,101	470,101	470,101	0
<b>Total Revenues</b>	<u>470,101</u>	<u>470,101</u>	<u>472,195</u>	<u>2,094</u>
<b>Expenditures</b>				
Debt Service				
Interest	280,101	280,101	0	280,101
Principal	190,000	190,000	0	190,000
Total Debt Service	470,101	470,101	0	470,101
<b>Total Expenditures</b>	<u>470,101</u>	<u>470,101</u>	<u>0</u>	<u>470,101</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>472,195</u>	<u>472,195</u>
<b>penditures</b>				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>673,498</u>	<u>673,498</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>1,145,693</u>	<u>1,145,693</u>

See Notes to Unaudited Financial Statements



**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,960	1,960
Special Assessments				
Tax Roll	417,845	417,845	417,845	0
Total Revenues	<u>417,845</u>	<u>417,845</u>	<u>419,805</u>	<u>1,960</u>
Expenditures				
Debt Service				
Interest	247,845	247,845	0	247,845
Principal	170,000	170,000	0	170,000
Total Debt Service	<u>417,845</u>	<u>417,845</u>	<u>0</u>	<u>417,845</u>
Total Expenditures	<u>417,845</u>	<u>417,845</u>	<u>0</u>	<u>417,845</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>419,805</u>	<u>419,805</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>585,702</u>	<u>585,702</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,005,507</u>	<u>1,005,507</u>

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	443	443
Special Assessments				
Tax Roll	143,313	143,313	143,312	0
Total Revenues	<u>143,313</u>	<u>143,313</u>	<u>143,755</u>	<u>443</u>
Expenditures				
Debt Service				
Interest	108,313	108,313	0	108,312
Principal	35,000	35,000	0	35,000
Total Debt Service	<u>143,313</u>	<u>143,313</u>	<u>0</u>	<u>143,312</u>
Total Expenditures	<u>143,313</u>	<u>143,313</u>	<u>0</u>	<u>143,312</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>143,755</u>	<u>143,755</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>142,342</u>	<u>142,342</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>286,097</u>	<u>286,097</u>

See Notes to Unaudited Financial Statements

**Triple Creek Community Development District**  
Statement of Revenues and Expenditures  
As of 10/31/2025  
(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Fund Balance, Beginning of Period	0	0	13	13
Total Fund Balance, End of Period	0	0	13	13



535 Capital Projects Fund S2021B **Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2	2
Contributions & Donations from Private Sources				
Developer Contributions	0	0	2,505	2,505
Total Revenues	<u>0</u>	<u>0</u>	<u>2,507</u>	<u>2,507</u>
Expenditures				
Financial & Administrative				
Bank Fees	0	0	15	(15)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>15</u>	<u>(15)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>15</u>	<u>(15)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>2,492</u>	<u>2,492</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(1,991)</u>	<u>(1,991)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>501</u>	<u>501</u>

See Notes to Unaudited Financial Statements

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 10/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 10/31/2025 YTD Budget	Year To Date 10/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	6	6
Total Revenues	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>6</u>	<u>6</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>2,139</u>	<u>2,139</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,145</u>	<u>2,145</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>October 31, 2025</u>
FLCLASS	Average Monthly Yield 4.2333%	\$ 419,311
	<b>Total General Fund Investments</b>	<b>\$ 419,311</b>
FLCLASS	Average Monthly Yield 4.2333%	\$ 1,189,026
	<b>Total Reserve Fund Investments</b>	<b>\$ 1,189,026</b>
BNY Mellon Series 2012 Revenue	Federated Govt Oblig Tax MGD 636	\$ 104,793
BNY Mellon Series 2012 Reserve	Federated Govt Oblig Tax MGD 636	122,947
BNY Mellon Series 2012 Interest	Federated Govt Oblig Tax MGD 636	84,778
BNY Mellon Series 2012 Prepayment	Federated Govt Oblig Tax MGD 636	5,000
BNY Mellon Series 2012 Sinking Fund	Federated Govt Oblig Tax MGD 636	75,000
BNY Mellon Series 2017 Revenue A	Federated Govt Oblig Tax MGD 636	324,055
BNY Mellon Series 2017 Reserve A	Federated Govt Oblig Tax MGD 636	638,874
BNY Mellon Series 2017 Interest A	Federated Govt Oblig Tax MGD 636	254,581
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	195,000
BNY Mellon Series 2018 Revenue	Dreyfus Govt Sec CM Investor 610	176,806
BNY Mellon Series 2018 Reserve	Dreyfus Govt Sec CM Investor 610	363,594
BNY Mellon Series 2018 Interest	Dreyfus Govt Sec CM Investor 610	166,716
BNY Mellon Series 2018 Prepayment	Dreyfus Govt Sec CM Investor 610	24
BNY Mellon Series 2018 Sinking Fund	Dreyfus Govt Sec CM Investor 610	145,000
BNY Mellon Series 2019 Revenue A	Dreyfus Govt Sec CM Investor 610	195,139
BNY Mellon Series 2019 Revenue B	Dreyfus Govt Sec CM Investor 610	20,528
BNY Mellon Series 2019 Reserve A	Dreyfus Govt Sec CM Investor 610	589,631
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	200,350
BNY Mellon Series 2019 Interest B	Dreyfus Govt Sec CM Investor 610	928
BNY Mellon Series 2019 Prepayment A	Dreyfus Govt Sec CM Investor 610	5,000
BNY Mellon Series 2019 Prepayment B	Dreyfus Govt Sec CM Investor 610	564
BNY Mellon Series 2019 Sinking Fund A	Dreyfus Govt Sec CM Investor 610	120
BNY Mellon Series 2019 General B	Dreyfus Govt Sec CM Investor 610	5
BNY Mellon Series 2021 Revenue	Dreyfus Govt Sec CM Investor 610	112,492
BNY Mellon Series 2021 Reserve	Dreyfus Govt Sec CM Investor 610	235,038
BNY Mellon Series 2021 Interest	Dreyfus Govt Sec CM Investor 610	138,063
BNY Mellon Series 2021 Sinking Fund	Dreyfus Govt Sec CM Investor 610	190,000
BNY Mellon Series 2021B Revenue	Federated Govt Oblig Tax MGD INS 636	86,437
BNY Mellon Series 2021B Reserve	Federated Govt Oblig Tax MGD INS 636	208,885
BNY Mellon Series 2021B Interest	Federated Govt Oblig Tax MGD INS 636	122,341
BNY Mellon Series 2021B Sinking Fund	Federated Govt Oblig Tax MGD INS 636	170,000
BNY Mellon Series 2023 Revenue	Dreyfus Govt Sec CM Investor 610	16,683
BNY Mellon Series 2023 Reserve	Dreyfus Govt Sec CM Investor 610	71,879
BNY Mellon Series 2023 Interest	Dreyfus Govt Sec CM Investor 610	54,203
BNY Mellon Series 2023 Sinking Fund	Dreyfus Govt Sec CM Investor 610	19
	<b>Total Debt Service Fund Investments</b>	<b>\$ 5,211,736</b>



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

<b><u>Account</u></b>	<b><u>Investment</u></b>	<b><u>Balance as of October 31, 2025</u></b>
BNY Mellon Series 2021 Construction	Dreyfus Govt Sec CM Investor 610	\$ 12
BNY Mellon Series 2021B Construction	Federated Govt Oblig Tax MGD INS 636	493
BNY Mellon Series 2023 Construction	Dreyfus Govt Sec CM Investor 610	2,145
<b>Total Capital Projects Fund Investments</b>		<b><u>\$ 2,650</u></b>

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 10/01/2025 to 10/31/2025**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>535, 2816</b>							
	535-001	535 General Fund	Greenpointe, LLC	AR00002834	11510	09/15/2025	18,632.60
	535-001	535 General Fund	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	4,235,773.18
	535-001	535 General Fund	My Tennis Game	AR00002829	11510	09/15/2025	93.02
	535-001	535 General Fund	My Tennis Game	AR00002829	11510	09/15/2025	6.98
	535-001	535 General Fund	My Tennis Game	AR00003090	11510	10/25/2025	93.02
	535-001	535 General Fund	My Tennis Game	AR00003090	11510	10/25/2025	6.98
	535-001	535 General Fund	Triple Creek Home- owners Association, Inc.	AR00003092	11510	10/25/2025	93.02
	535-001	535 General Fund	Triple Creek Home- owners Association, Inc.	AR00003092	11510	10/25/2025	6.98
<b>Sum for 535, 2816</b>							<b>4,254,705.78</b>
<b>535, 2822</b>							
	535-005	535 Reserve Fund	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	450,000.00
<b>Sum for 535, 2822</b>							<b>450,000.00</b>
<b>535, 2824</b>							
	535-200	535 Debt Service Fund S2012	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	244,419.10
<b>Sum for 535, 2824</b>							<b>244,419.10</b>
<b>535, 2825</b>							
	535-201	535 Debt Service Fund S2017	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	712,361.72
<b>Sum for 535, 2825</b>							<b>712,361.72</b>
<b>535, 2826</b>							
	535-202	535 Debt Service Fund S2018	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	490,583.99
<b>Sum for 535, 2826</b>							<b>490,583.99</b>
<b>535, 2833</b>							
	535-203	535 Debt Service Fund S2019	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	592,500.85
<b>Sum for 535, 2833</b>							<b>592,500.85</b>
<b>535, 2835</b>							
	535-205	535 Debt Service Fund S2021	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	470,100.72
<b>Sum for 535, 2835</b>							<b>470,100.72</b>
<b>535, 2838</b>							
	535-206	535 Debt Service Fund S2021B	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	417,845.05
<b>Sum for 535, 2838</b>							<b>417,845.05</b>
<b>535, 2913</b>							
	535-207	535 Debt Service Fund S2023	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	143,312.55
<b>Sum for 535, 2913</b>							<b>143,312.55</b>
<b>535, 2914</b>							
	535-307	535 Capital Projects Fund S2023	TC Venture II, LLC	AR00002815	11510	08/31/2025	172,017.03
<b>Sum for 535, 2914</b>							<b>172,017.03</b>
<b>Sum for 535</b>							<b>7,947,846.79</b>
<b>Sum Total</b>							<b>7,947,846.79</b>

See Notes to Unaudited Financial Statements

**Triple Creek Community Development District**  
**Summary A/P Ledger**  
**From 10/01/2025 to 10/31/2025**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>535, 2816</b>					
535 General Fund	10/30/2025	Complete IT Corp	18260	Security Monitoring & Maintenance 11/25	4,222.00
535 General Fund	10/30/2025	Complete IT Corp	E53C41C1-0021	Security Monitoring & Maintenance 10/25	310.66
535 General Fund	10/30/2025	Complete IT Corp	18173	Security Monitoring & Maintenance 11/25	3,754.00
535 General Fund	10/30/2025	Cooper Pools Inc.	2025-1402	Streambed Maintenance 11/25	1,560.00
535 General Fund	10/30/2025	Cooper Pools Inc.	2025-1401	Streambed Maintenance 11/25	1,900.00
535 General Fund	10/27/2025	Cooper Pools Inc.	2025-1337	Pool Maintenance 10/25	715.00
535 General Fund	10/30/2025	Doodycalls of Parrish FL	INV-11028646202510	Dog Waste Station Supplies & Maintenance 11/25	3,021.50
535 General Fund	10/30/2025	Doodycalls of Parrish FL	I47703875	Dog Waste Supplies & Maintenance 11/25	560.00
535 General Fund	10/30/2025	FitRev, Inc.	36712	Preventative Maintenance 11/25	105.00
535 General Fund	10/30/2025	FitRev, Inc.	36729	Equipment Maintenance 11/25	264.99
535 General Fund	10/30/2025	FitRev, Inc.	36713	Equipment Maintenance 11/25	375.00
535 General Fund	10/30/2025	Frontier Florida, LLC	110425-81374100330	Phone, Internet & Cable Services 11/25	340.01
535 General Fund	10/13/2025	Frontier Florida, LLC	813-677-8570-061325	Phone, Internet & Cable Services 10/25	118.44
535 General Fund	10/30/2025	Half Associates, Inc	10153386	Engineering Services 10/25	12,454.87
535 General Fund	10/30/2025	Hillsborough County BOCC	102925-5901186305	Water-Sewer Services 10/25	993.34
535 General Fund	10/30/2025	Hillsborough County BOCC	102925-3725359470	Water-Sewer Services 10/25	409.94
535 General Fund	10/30/2025	Hillsborough County BOCC	110325-8992542002	Water-Sewer Services 10/25	328.86
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	367649	Irrigation Repair 11/25	4,804.19
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	367652	Irrigation Repair 11/25	1,908.71
535 General Fund	10/24/2025	Landscape Maintenance Professionals, Inc.	363151	Irrigation Repairs 10/25	624.90
535 General Fund	10/28/2025	Landscape Maintenance Professionals, Inc.	363648	Irrigation Repair 10/25	312.45
535 General Fund	10/01/2025	Landscape Maintenance Professionals, Inc.	360048	Landscape Maintenance 10/25	76,718.92
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	365933	Landscape Maintenance 11/25	76,718.92
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	364171	Landscape Replacement 10/25	3,800.00
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	364172	Landscape Replacement 10/25	531.60
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	364173	Landscape Replacement 10/25	2,475.00
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	357783	Irrigation Repair 09/25	630.49
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	367651	Irrigation Repair 11/25	765.33



**Triple Creek Community Development District**  
**Summary A/P Ledger**  
**From 10/01/2025 to 10/31/2025**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	367620	Landscape Replacement 11/25	957.90
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	367650	Irrigation Repair 11/25	1,310.00
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	357784	Irrigation Repair 09/25	1,922.71
535 General Fund	10/24/2025	Landscape Maintenance Professionals, Inc.	363152	Irrigation Repairs 10/25	75.90
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	357785	Irrigation Repair 09/25	233.24
535 General Fund	10/30/2025	Landscape Maintenance Professionals, Inc.	360240	Irrigation Repair 09/25	589.54
535 General Fund	10/30/2025	Nvirosect Pest Control Service, Inc.	377138	Pest Control 10/25	70.00
535 General Fund	10/30/2025	Nvirosect Pest Control Service, Inc.	375936	Pest Control 10/25	195.00
535 General Fund	10/30/2025	Nvirosect Pest Control Service, Inc.	377139	Pest Control 10/25	64.00
535 General Fund	10/30/2025	R&R Air Solutions, LLC	5584	HVAC Maintenance & Repair 10/25	275.00
535 General Fund	10/30/2025	R&R Air Solutions, LLC	5577	HVAC Maintenance & Repair 10/25	965.00
535 General Fund	10/30/2025	Rizzetta & Company, Inc.	INV0000104785	EE Recruiting, Enumerate, & Cell Phone 10/25	645.08
535 General Fund	10/30/2025	Rizzetta & Company, Inc.	INV0000104591	Personnel Reimbursement, Amenity Management & Oversight 11/25	17,220.93
535 General Fund	10/30/2025	Sitex Aquatics, LLC	10347-b	Midge Treatment 10/25	6,550.00
535 General Fund	10/30/2025	Sitex Aquatics, LLC	10435-b	Aquatic Maintenance 11/25	4,950.00
535 General Fund	10/30/2025	Sitex Aquatics, LLC	10435-b	Aquatic Maintenance 11/25	812.00
535 General Fund	09/30/2025	TECO	211033670772	09/25 Electric Services 09/25	125.01
535 General Fund	09/30/2025	TECO	TECO Summary 09/25	Monthly Electric Summary 09/25	2,532.06
535 General Fund	09/30/2025	TECO	211034284268	09/25 Electric Services 09/25	57.39
535 General Fund	09/30/2025	TECO	TECO Summary 09/25	Monthly Electric Summary 09/25	39,061.02
535 General Fund	09/30/2025	TECO	TECO Summary 09/25	Monthly Electric Summary 09/25	3,164.36
535 General Fund	10/30/2025	VGlobal Tech	7919	Website Compliance & Management 11/25	75.00
<b>Sum for 535, 2816</b>					<b>282,575.26</b>
<b>535, 2836</b>					
535 Capital Projects Fund S2021B	09/30/2025	Halff Associates, Inc	CUS 141-QR Halff Associates	CUS 141-QR S2021B	2,505.23
<b>Sum for 535, 2836</b>					<b>2,505.23</b>
<b>Sum for 535</b>					<b>285,080.49</b>
<b>Sum Total</b>					<b>285,080.49</b>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 10/31/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 7



# TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

[www.triplecreekcdd.org](http://www.triplecreekcdd.org)

## **Operation and Maintenance Expenditures October 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2025 through October 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$283,129.92**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

**Triple Creek Community Development District**  
Paid Operation & Maintenance Expenditures  
October 1, 2025 Through October 31, 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	300364	i7229	Pump Station Maintenance 10/25	\$ 4,759.06	10/27/2025
Ballenger Landcare, LLC	300353	379	Pump Station Maintenance & WUP Reading 10/25	\$ 1,010.00	10/20/2025
Chris's Septic Service, Inc.	300337	43893-7377	Pumped & Cleaned Lift Station 09/25	\$ 325.00	10/9/2025
Complete IT Corp	300348	17457	Key Fobs 08/25	\$ 355.25	10/17/2025
Complete IT Corp	300354	17878	Security Monitoring Equipment Repair/Replacement 10/25	\$ 3,754.00	10/20/2025
Complete IT Corp	300354	17966	Security Monitoring Equipment Repair/Replacement 10/25	\$ 1,425.00	10/20/2025
Complete IT Corp	300354	E53C41C1-0020	Monitoring System 09/25	\$ 310.66	10/20/2025
Cooper Pools Inc.	300355	2025-1231	Pool Maintenance 10/25	\$ 796.07	10/20/2025
Cooper Pools Inc.	300355	2025-1289	Monthly Pool Service 10/25	\$ 4,350.00	10/20/2025
Cooper Pools Inc.	300355	2025-1290	Streambed Monthly Service 10/25	\$ 1,900.00	10/20/2025
Cooper Pools Inc.	300355	2025-1291	Streambed Monthly Service 10/25	\$ 1,560.00	10/20/2025
Cooper Pools Inc.	300349	2025-1310	Stenner Pump 04/25	\$ 715.00	10/17/2025
Daniel Ott	300339	1031	Santa Special Event 12/25	\$ 650.00	10/14/2025

**Triple Creek Community Development District**  
Paid Operation & Maintenance Expenditures  
October 1, 2025 Through October 31, 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>
David Alan Stafford	20251016-2	DS093025	Board of Supervisors Meeting 09/30/25	\$ 200.00	10/16/2025
Doodycalls of Parrish FL	300365	INV-11028646202509	Pet Waste Station Services 09/25	\$ 3,202.00	10/27/2025
Egis Insurance Advisors, LLC	300338	29616	Policy#100125656 10/01/25 - 10/01/2026	\$ 57,118.00	10/9/2025
Eric McGinnis	300345	EM101425 Refund	Pool Deposit Refund 10/25	\$ 2,500.00	10/16/2025
FitRev, Inc.	300356	36310	Equipment Repair 10/25	\$ 414.59	10/20/2025
FitRev, Inc.	300366	36541	Equipment Repair 10/25	\$ 280.00	10/27/2025
Florida Department of Commerce	20251028-2	93103 ACH	Special District Fee for FY25-26	\$ 175.00	10/28/2025
Florida Department of Revenue	20251027-1	39-8016521260-7 09/25 ACH	39-8016521260-7 Sales & Use Tax 09/25	\$ 115.13	10/27/2025
Frontier Florida, LLC	20251008-2	813-677-8570-061325-5 09/25 ACH	Phone, Internet & Cable Services 09/25	\$ 118.13	10/8/2025
Frontier Florida, LLC	20251028-1	813-677-9974-082321-5 10/25 ACH	Phone, Internet & Cable Services 10/25	\$ 259.63	10/28/2025
Frontier Florida, LLC	20251029-1	813-741-0033-043014-5 10/25 ACH	Phone, Internet & Cable Services 10/25	\$ 340.01	10/29/2025
Gregory J White Jr	300359	1 Duo Band	Special Event - Duo Band 10/25	\$ 1,000.00	10/22/2025
Halff Associates, Inc	300333	10151145	Project 039611.001 Engineering Services 09/25	\$ 4,319.21	10/3/2025

**Triple Creek Community Development District**  
Paid Operation & Maintenance Expenditures  
October 1, 2025 Through October 31, 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>
Hillsborough County BOCC	20251021-2	3725359470 09/25 ACH	12586 Bergstrom Bay Dr 09/25	\$ 964.16	10/21/2025
Hillsborough County BOCC	20251021-1	5901186305 09/25 ACH	13013 Boggy Creek Dr 09/25	\$ 831.88	10/21/2025
Hillsborough County BOCC	20251021-3	8992542002 09/25 ACH	11920 Streambed Dr 09/25	\$ 264.37	10/21/2025
James Barthle II	20251016-3	JB093025	Board of Supervisors Meeting 09/30/25	\$ 200.00	10/16/2025
James Barthle II		JB102125	Board of Supervisors Meeting 10/21/25	\$ 200.00	10/27/2025
Jerry Richardson Trapper	300360	2077	Monthly Hog Removal Services 10/25	\$ 1,200.00	10/22/2025
Kutak Rock, LLP	300334	3627005	Legal Services 08/25	\$ 5,402.50	10/3/2025
Kutak Rock, LLP	300361	3641119	Legal Services 09/25	\$ 5,189.99	10/22/2025
Landscape Maintenance Professionals, Inc.	300357	358536	Landscape Maintenance 09/25	\$ 366.07	10/20/2025
Landscape Maintenance Professionals, Inc.	300350	358537	Landscape Maintenance 09/25	\$ 947.77	10/17/2025
Landscape Maintenance Professionals, Inc.	300350	358659	Landscape Maintenance 09/25	\$ 2,383.20	10/17/2025
Landscape Maintenance Professionals, Inc.	300362	362030	Irrigation Repairs 10/25	\$ 1,840.36	10/22/2025



**Triple Creek Community Development District**  
Paid Operation & Maintenance Expenditures  
October 1, 2025 Through October 31, 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.	300367	362873	Landscape Maintenance 10/25	\$ 1,165.00	10/27/2025
Landscape Maintenance Professionals, Inc.	300367	362874	Landscape Maintenance 10/25	\$ 964.32	10/27/2025
Marc A. Carlton	300342	MC093025	Board of Supervisors Meeting 09/30/25	\$ 200.00	10/15/2025
Marc A. Carlton	300368	MC102125	Board of Supervisors Meeting 10/21/25	\$ 200.00	10/27/2025
Nick Knows LLC	300369	TCCDD222	Outdoor Drinking Fountain Replacement 10/25	\$ 950.00	10/27/2025
Nvirotect Pest Control Service, Inc.	300351	373212	Pest Control Account #9501 09/25	\$ 195.00	10/17/2025
Nvirotect Pest Control Service, Inc.	300351	374378	Lake House - Pest Control Account #16923 09/25	\$ 70.00	10/17/2025
Nvirotect Pest Control Service, Inc.	300351	374382	Tripoli Pool House - Pest Control Account #16926 09/25	\$ 64.00	10/17/2025
Quality Custom Contracting	300370	203-4	Boardwalk Repair 10/25	\$ 800.00	10/27/2025
Rizzetta & Company, Inc.	300332	INV0000103520	Personnel Reimbursement 09/25	\$ 23,422.41	10/3/2025
Rizzetta & Company, Inc.	300335	INV0000103592	District Management Fees 10/25	\$ 7,510.17	10/9/2025
Rizzetta & Company, Inc.	300336	INV0000103705	Assessment Roll FY25/26	\$ 5,737.00	10/9/2025

**Triple Creek Community Development District**  
Paid Operation & Maintenance Expenditures  
October 1, 2025 Through October 31, 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>
Rizzetta & Company, Inc.	300341	INV0000103775	Personnel Reimbursement,	\$ 27,167.48	10/15/2025
Rizzetta & Company, Inc.	300372	INV0000103864	Amenity Management & EE Recruiting, Enumerate,	\$ 920.66	10/27/2025
Rizzetta & Company, Inc.	300373	INV0000104430	Office Supplies, Cell Phone, Personnel Reimbursement	\$ 23,553.59	10/31/2025
Shannon Lewis	20251016-1	SL093025	10/25 Board of Supervisors Meeting	\$ 200.00	10/16/2025
Shannon Lewis		SL102125	09/30/25 Board of Supervisors Meeting	\$ 200.00	10/27/2025
Sharkys Events and Inflatables	300343	38771925	10/21/25 Inflatables for Halloween 10/25	\$ 2,605.00	10/15/2025
Sitex Aquatics, LLC	300352	10234-b	Midge Fly & Mosquito Treatment	\$ 5,518.00	10/17/2025
Sitex Aquatics, LLC	300358	10320-b	09/25 Aquatic Maintenance 10/25	\$ 5,762.00	10/20/2025
Stephanie Anastasio	300344	SA093025	Board of Supervisors Meeting	\$ 200.00	10/15/2025
Stephanie Anastasio	300371	SA102125	09/30/25 Board of Supervisors Meeting	\$ 200.00	10/27/2025
TECO	20251009-2	211033670772 08/25	10/21/25 Electric Services 08/25	\$ 45.05	10/9/2025
TECO	20251009-1	ACH 211034284268 08/25	ACH Electric Services 08/25	\$ 58.10	10/9/2025

**Triple Creek Community Development District**  
Paid Operation & Maintenance Expenditures  
October 1, 2025 Through October 31, 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>
TECO	20251008-1	TECO Summary 08/25	Monthly Electric Summary 08/25	\$ 44,939.04	10/8/2025
The Home Depot Pro	20251030-1	ACH 535 101325-7375 ACH	Miscellaneous Supplies 09/25	\$ 1,395.32	10/30/2025
The Observer Group, Inc.	300363	25-03114H	Legal Advertising 10/25	\$ 61.25	10/22/2025
Titan Garage Flooring Solutions, LLC	300346	4655 Balance	Balance - Patio Floor 09/25	\$ 9,270.00	10/16/2025
Valley National Bank	20251028-3	CC093025-535 ACH	Credit Card Expenses 09/25	\$ 7,631.20	10/28/2025
VGlobal Tech	300347	7833	Web Maintenance - Community Care Sites 10/25	\$ 75.00	10/16/2025
Waste Management Inc. of Florida	300340	0191773-2206-2	Waste Disposal Services 10/25	\$ <u>308.29</u>	10/14/2025
<b>Total Report</b>				<b>\$ <u>283,129.92</u></b>	

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, October 21, 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	<b>Board Supervisor, Chairman</b>
Stephanie Anastacio	<b>Board Supervisor, Assistant Secretary</b>
Shannon Lewis	<b>Board Supervisor, Assistant Secretary</b>
James Barthle	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Matt O'Nolan	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Bennett Davenport	<b>District Counsel; Kutak Rock (via phone)</b>
Kyle Thornton	<b>District Engineer, Halff (via phone)</b>
Kelly Wilson	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>
Jennifer Ashley	<b>Assistant Manager, Rizzetta and Company, Inc.</b>
Thomas Giella	<b>Representative, Complete IT</b>

Audience	<b>Present</b>
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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 minutes being up to date on the website, tree plantings, and pond maintenance.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Sitex Aquatics Report and Proposals**

Discussion ensued regarding various pond related topics.

**B. Landscape Inspection Report and Responses**

The Board requested LMP provide maps of locations on each proposal going forward.

On a Motion by Mr. Carlton, seconded by Mr. Barthle, with all in favor, the Board authorized Supervisor Lewis to approve LMP proposals as presented, excluding Tripoli proposal, for the Triple Creek Community Development District.

**C. Amenity Manager Update**

Ms. Wilson presented her report to the Board and discussed clubs.

On a Motion by Mr. Carlton, seconded by Ms. Anastacio, with all in favor, the Board approved the pickleball club, for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Ms. Anastacio, with all in favor, the Board denied the Wellness Club, for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board denied the Vendor market, for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board approved the line dance club, for the Triple Creek Community Development District.

**D. District Engineer**

Mr. Thornton presented his report to the Board and discussed SWFWMD pond bank requirements.

The Board requested District Engineer have staff verify correct locations of tree plantings and authorized District Engineer to do pond bank survey on phase 1 ponds.

**E. District Manager Report**

Mr. O'Nolan reminded the Board of Supervisors that the next regular meeting is scheduled for Tuesday, November 18, 2025, at 6:00 p.m.

**F. District Counsel**

Mr. Davenport presented his report to the Board and discussed potential land acquisition. Mr. Davenport reported that the proposed acquisition and any improvements constructed thereon would be outside of the scope of the current master engineer's report and thus would require the District to re-validate in order to move forward.

Mr. Davenport also reported that his office was still waiting on confirmation on whether the threshold for certificates of occupancy for each relevant assessment area has been met.

**FOURTH ORDER OF BUSINESS****Review of the Financial Statement for August 2025**

The Board reviewed the Financial Statement for August 2025.

**FIFTH ORDER OF BUSINESS****Consideration of Operation and Maintenance Expenditures for September 2025**

The Board reviewed the Operation and Maintenance Expenditures for September 2025.

**SIXTH ORDER OF BUSINESS****Consideration of the Board of Supervisors Meeting Minutes for August 5 and August 26, 2025**

On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board approved the Operation and Maintenance Expenditures for September 2025 (\$295,225.31) and the minutes from the meeting held on September 9th and 30, 2025, as presented, for the Triple Creek Community Development District.

**SEVENTH ORDER OF BUSINESS****Discussion of Digital Kiosk**

The Board tabled the kiosk discussion to the November meeting.

**EIGHTH ORDER OF BUSINESS****Consideration of the MOR Sports Shade Proposal**

The Board tabled the Mor Sports proposal to November meeting.

**NINTH ORDER OF BUSINESS****Discussion of HOA Collaboration**

The HOA chair discussed leasing space in the Lakehouse.

The Board requested a breakdown of maintenance costs specifically related to Lakehouse.

**TENTH ORDER OF BUSINESS****Consideration of the Purchase and Sale Agreement**

This was tabled by the Board.

**ELEVENTH ORDER OF BUSINESS****Consideration of Resolution 2026-01, for the District's Intent to Reimburse Itself in**

**Connection with the Potential Issuance of  
Bond Proceeds.**

On a Motion by Ms. Anastacio, seconded by Mr. Barthle, with all in favor, the Board adopted Resolution 2026-01 for the District's intent to reimburse itself in connection with potential bond issuance if Bond Proceeds., for the Triple Creek Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Cooper Pools Proposal**

On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board approved the Cooper Pools Tile proposal, work to be done in January, for the Triple Creek Community Development District.

Mr. Giella with Complete IT went over his updates with the Board.

The Board requested having a closed security session at the November 18<sup>th</sup> Meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Comments**

Mr. Carlton requested adding the Redesignation of the Chair to the November 18<sup>th</sup> meeting.

**FOURTEENTH 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. Barthle, with all in favor, the Board adjourned the meeting at 8:27p.m. for the Triple Creek Community Development District.



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Secretary/Assistant Secretary

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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, November 18, 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	<b>Board Supervisor, Chairman</b>
David Stafford	<b>Board Supervisor, Vice Chairman</b>
Stephanie Anastacio	<b>Board Supervisor, Assistant Secretary</b>
Shannon Lewis	<b>Board Supervisor, Assistant Secretary</b>
James Barthle	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Matt O'Nolan	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
John Fowler	<b>Landscape Inspection, Rizzetta &amp; Company, Inc.</b>
Kyle Thornton	<b>District Engineer, Halff (via phone)</b>
Kelly Wilson	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>
Jennifer Ashley	<b>Assistant Manager, Rizzetta and Company, Inc.</b>
Paula Means	<b>Representative, LMP</b>
Bert Smith	<b>Representative, Sitex Aquatics</b>
Thomas Giella	<b>Representative, Compete IT</b>
Ryan Dugan	<b>District Counsel, Kutak Rock LLP (via phone)</b>

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

The Board heard comments on pond 44b, kids running around on scooters, recent plantings dying in new phase and concerns on LMP completing items on landscaping report.

**THIRD ORDER OF BUSINESS****Staff Reports****A. Sitex Aquatics Report and Proposals**

Mr. Smith presented his report to the Board.

**B. Landscape Inspection Report and Responses**

Mr. Fowler presented his report with the Board.

On a Motion by Ms. Anastacio, seconded by Mr. Carlton, with all in favor, the Board approved Natural Solutions mulch proposal #1005 in the amount of \$140,437.50, for the Triple Creek Community Development District.

On a Motion by Mr. Barthle, seconded by Mr. Carlton, with all in favor, the Board approved LMP proposal #365822 for playground mulch at Hammock Club and Streambed in the amount of \$10,115.00, for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Ms. Lewis with all in favor, the Board approved the winter annuals proposal #372038 in the amount of \$5,684.00, for the Triple Creek Community Development District.

The Board requested LMP provide a tree replacement plan with map and bring back proposals for the January 27th meeting.

**C. Amenity Manager Update**

Ms. Wilson presented her report to the Board and discussed flooring options.

On a Motion by Mr. Stafford, seconded by Mr. Carlton, with all in favor, the Board approved NTE \$20,192.51 for flooring, for the Triple Creek Community Development District.

On a Motion by Ms. Lewis, seconded by Mr. Carlton, with all in favor, the Board approved the Streambed Girl Scouts book library and piano recital to be put on through the Social Club not CDD, for the Triple Creek Community Development District.

Supervisor Carlton will meet with HOA and share CDD Lakehouse potential lease.

**D. District Engineer**

Mr. Thornton presented his report to the Board.

**E. District Manager Report**

Mr. O’Nolan reminded the Board of Supervisors that the next regular meeting is scheduled for Tuesday, December 16, 2025, at 6:00 p.m.

**F. District Counsel**

Mr. Dugan presented his report to the Board.

**FOURTH ORDER OF BUSINESS**

**Review of the Financial Statement for September 2025**

The Board reviewed the Financial Statement for September 2025.

**FIFTH ORDER OF BUSINESS**

**Discussion of Digital Kiosk**

This item was not addressed by the Board.

**SIXTH ORDER OF BUSINESS**

**Consideration of the MOR Sports Shade Proposal**

This item was not addressed by the Board.

**SEVENTH ORDER OF BUSINESS**

**Discussion of SWFWMD Re-Certification**

Discussion ensued regarding SWFWMD re certification.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Adopting the Amended Budget for FY 24-25**

On a Motion by Ms. Lewis, seconded by Ms. Anastacio, with all in favor, the Board adopted Resolution 2026-02 Adopting the Amended Budget for FY 2024-2025, for the Triple Creek Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-03, Designation of Chair**

On a Motion by Ms. Lewis, seconded by Ms. Anastacio, with all in favor, the Board adopted Resolution 2026-03, Designation of Chair with no changes, for the Triple Creek Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives for FY 24-25**



On a Motion by Ms. Lewis, seconded by Ms. Anastacio, with all in favor, the Board approved that they met the FY 2024-2025 Goals and Objectives, for the Triple Creek Community Development District.

**ELEVENTH ORDER OF BUSINESS****Consideration of Purchase and Sale Agreement**

The Board tabled the purchase and sale agreement to the December 16 meeting.

The Board directed DE to work with BOS to create a traffic and speeding mitigation map. DE to present to county once complied.

On a Motion by Mr. Carlton, seconded by Mr. Barthle, with all in favor, the Board approved the Lakehouse Complete IT proposal pending draft from counsel, for the Triple Creek Community Development District.

**TWELFTH ORDER OF BUSINESS****Closed Security Session**

The Board entered the closed security session.

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

Ms. Lewis asked that the mark on the bridge opposite Dorado be investigated.

**FOURTEENTH 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. Barthle, with all in favor, the Board adjourned the meeting at 8:52 p.m. for the Triple Creek Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

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Tab 9



**November 21, 2025**

Triple Creek CDD  
c/o Rizzetta and Company  
2700 S Faulkenberg Rd, Suite 2745  
Riverview, FL 33578

RE: Reserve Study Update with Site Inspection  
Triple Creek CDD  
13013 Boggy Creek Drive  
Riverview, FL 33579

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a reserve study update with site inspection and recommendations for Triple Creek CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Triple Creek CDD commenced operations in May 2007. The community started home construction in 2012 and the construction has been gradual up to current times. The community is comprised of single family homes. There will be 2,314 owners at build-out. The community has three pool areas, three clubhouses, and sport courts that are the main amenities to the community. The CDD consists of 1,176.19 acres and is located in Riverview, Hillsborough County, Florida. After a review of plats, aerials, and county records, we recommend the following reserve items to be included in the report:

- **Entry Areas and Monuments**
- **Clubhouses (3)**
- **Pool Areas and Equipment (3)**
- **Parking Areas**
- **Tennis Courts (2)**
- **Basketball Court**
- **Gazebos/Pavilions**
- **Stormwater Drainage**
- **Retention Ponds**
- **Sidewalks/Trails/Bridges**
- **Fencing**
- **Playgrounds**
- **Dog Park**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.





## Scope of Service

Our scope of service for a reserve study update with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



## Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at [www.reservestudyfl.com](http://www.reservestudyfl.com) and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



## **Experience**

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

### **Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida**

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

### **Heritage Harbour South CDD, Bradenton, Florida**

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

### **Venetian CDD, Venice, FL**

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

### **Riverwood CDD, Port Charlotte, FL**

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, reclaimed water system, sewer system (and plant), and stormwater drainage.

### **Two Creeks CDD, Middleburg, FL**

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



## Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

**Reserve Study Update with Site Inspection (Level-2)**

**\$6,000**

We will provide you with electronic copies of the report. Payment will be due at the first submission of the report. The report will be completed within eight weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi  
Florida General Contractor #CGC-019465  
State-Certified General Appraiser RZ110

Steven Swartz, RS  
Reserve Specialist Designation No. 214  
State-Certified General Appraiser RZ3479

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Accepted by Signature:

\_\_\_\_\_  
Date

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Accepted by Printed Name:



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