



Rizzetta & Company

# Triple Creek Community Development District

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**Board of Supervisors' Meeting  
May 16, 2023**

**District Office:  
2700 S. Falkenburg Rd. Suite 2745  
Riverview, Florida 33578  
813.533.2950**

[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>	Alex Garces Marc Carlton Shannon Lewis David Stafford Elizabeth Rosado	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Taylor Nielsen	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lindsay Whelan	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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May 8, 2023

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

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of Triple Creek Community Development District will be held on **Tuesday, May 16, 2023 at 6:00 p.m.** at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
  - A. Sitex Aquatics Report ..... Tab 1
  - B. Landscape Inspection Report and Responses ..... Tab 2
  - C. LMP Report
    1. Consideration of LMP Proposals ..... Tab 3
  - C. Clubhouse Manager Report ..... Tab 4
  - D. District Counsel
  - E. District Engineer
  - F. District Manager
    1. Review of District Manager Report ..... Tab 5
    2. Review of Financial Statement ..... Tab 6
- 4. BUSINESS ITEMS**
  - A. Review of Amenity Rules..... Tab 7
  - B. Consideration of Amenity Management Addendum ..... Tab 8
  - C. Review of Club Application..... Tab 9
  - D. Consideration of Juneteenth Event Request ..... Tab 10
  - E. Consideration of Vending Machine Proposals ..... Tab 11
  - F. Presentation of Annual Audit Financial Report ..... Tab 12
  - G. Adoption of Resolution 2023-07, Approving FY 23-24 Proposed Budget and Setting Public Hearing ..... Tab 13
  - H. Consideration of Agreement Regarding Acquisition of Villages N&P Landscaping and Irrigation Improvements..... Tab 14
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 18, 2023..... Tab 15
  - B. Consideration of the Minutes of the Budget Workshop held on May 2, 2023..... Tab 16
  - C. Consideration of Operation and Maintenance Expenditures for April 2023 ..... Tab 17
- 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.

Very truly yours,

*Taylor Nielsen*

Taylor Nielsen  
District Manager



# Tab 1



# MONTHLY REPORT

MAY 1, 2023



# TRIPLE CREEK

**Inspection Date:**

April 27, 2023

**Prepared For:**

Taylor Nielsen

**Prepared By:**

Devon Craig

Field Operations Manager

P: 941.201.7287

E: [dcraig@sitexaquatics.com](mailto:dcraig@sitexaquatics.com)

## SUMMARY:

All ponds have been treated this month. Water levels continue to drop and in some cases are going dry. Algae blooms and submerged growth are increasing during these conditions. Dye has been applied as needed to prevent blooms. Applications continue on WCA 38 to knock down released islands from the hurricane. Progress is being made and continues to improve. All mosquito and larvacide services were performed this cycle as well.



**TRIPLE CREEK CDD**  
TRIPLE CREEK BLVD  
RIVERVIEW, FL 33579  
47 PONDS  
6/2022





2B.



2A.



5B.



4A.



4C.



5B.



5C.



4D.





**16B.**



**16A.**



**WCA38.**



**38F1.**



**38E.**



**38F.**



**38H.**



**32A.**





# POND TREATMENTS

2B: Was treated for shoreline vegetation.

2A: Was treated for Algae and shoreline vegetation.

5B: Was treated for shoreline vegetation.

4A: Was treated for shoreline vegetation and Algae.

4C: Was treated for Algae and shoreline vegetation.

5B: Was treated for Shoreline vegetation.

5C: Was treated for shoreline vegetation and Algae.

4D: Was treated for Algae and shoreline vegetation.

16B: Was treated for Algae and shoreline vegetation.

16A: Was treated for shoreline vegetation.

WCA38: Was treated for shoreline vegetation.

38F1: Was treated for Spike rush and shoreline vegetation.

38E: Was treated for shoreline vegetation.

# POND TREATMENTS

38F: Was treated for shoreline vegetation.

38H: Was treated for shoreline vegetation.

32A: Was Treated for Algae and shoreline vegetation.



## **Tab 2**

# TRIPLE CREEK

## FIELD INSPECTION REPORT



April 20th, 2023  
Rizzetta & Company  
John Fowler – Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, Streambed Dr, Triple Creek Blvd.

## General Updates, Recent & Upcoming Maintenance Events

- ❑ Mulching is almost completed.
- ❑ LMP has started the weekly mowing event.
- ❑ Loropetalum and Crotons seem to be declining throughout the district. Please diagnose and treat these species.

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

1. Remove the Spanish Moss off the trees just North of the first set of Bismark Palms North of Triple Creek Blvd. on Balm Riverview Rd.
2. Diagnose and treat two declining Magnolia Trees on the North ROW berm on Triple Creek Blvd between Balm Riverview Rd. and Royal Pines. (Pic. 2)
3. Tip prune the dead flowering structures on the Ornamental Grasses on Triple Creek Blvd.
4. Treat or hand pull weeds in the Juniper 'Parsoni' on the West most median on Triple Creek Blvd. in front of the monument.
5. Push back the lower vegetation along the preserve area on Royal Pines across the street from Night Jasmine Cove.
6. Treat the grassy weeds in the bed under the Loropetalum on Night Jasmine Cove.
7. **Remove the dead fronds on the Ribbon Palms within the pool fence at the amenity center on Streambed.**
8. **Check the irrigation for possible hot spots on Streambed in front of the amenity entrance.**
9. There are a couple stressed turf areas from high foot traffic by the gazebo at the Streambed Park.
10. Remove two Brazilian Pepper Trees within the Mexican Petunia at the gazebo at Streambed Park on the Lake Monroe Pl. side.
11. Remove the fruiting structures out of the Pygmy Date Palms at the gazebo at the Streambed Park.
12. **Check the irrigation between the sidewalk and road in front of the gazebo at the Streambed Park on Youngdale Pl. side.**
13. There are a few large weeds that need to be pulled behind the South berm on Triple Creek Blvd. and Royal Pines intersection.
14. Check if a couple Oleander on Triple Creek Blvd. median are alive by Streambed.





# Triple Creek Blvd, Dorado Shores

15. There appears to be a small dead or declining tree behind the Firebush on the South ROW of Triple Creek Blvd. on the Eastside of Royal Pines intersection. Recommend removal and no replacement. (Pic. 15)



16. Ornamental Grasses are encroaching and growing within the Jasmine on the South ROW berm on Triple Creek Blvd. between Streambed and Blue Heeler. Please separated the species.

17. Remove sucker growth on the Hong Kong Orchids on the South ROW berm of Triple Creek Blvd. between Streambed and Blue Heeler.

18. Remove Brazilian Pepper tree growing within the declining Viburnum on Blue Heeler Trail South of Triple Creek Blvd.

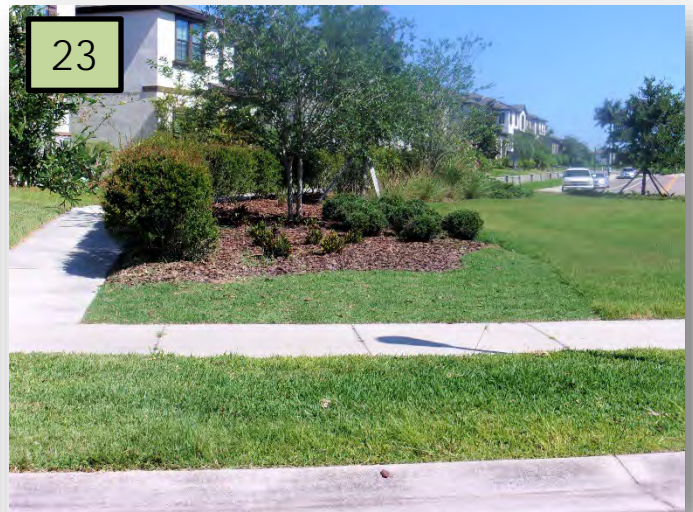
19. Diagnose and treat a declining Loropetalum at the parking lot of Bay Estuary.

20. Check the irrigation for coverage and time at the parking lot of Bay Estuary where there appears to be hot spots.

21. Remove the grassy weeds growing within the Juniper 'Parsoni' at the parking lot of Bay Estuary.

22. Treat the weeds in the beds on the corner of Prairie Valley Ln. and Dorado Shores Ave.

23. New turf has been installed on Prairie Valley Ln. It looks healthy and establishing nicely. (Pic. 23)



24. I am recommending that turf be installed as the above picture #23 to the corner of Prairie Valley Ln. and Dorado Shores intersection that is void of plant material. (Pic. 24)



25. Annuals are starting to burn out on the roundabout triangles at the Dorado Shores Triple Creek Blvd. intersection. Just asking we plant annuals that will last a minimum of 3 to 4 months.

26. Treat the grassy weeds growing within the Jasmine 'Minima' at the roundabout of Dorado Shores and Triple Creek Blvd.

27. Treat all the Oleander on Dorado Shores ROWs. They are infested with caterpillars.



# Wildflower Meadow, Satin Lily

28. Remove a couple dead Loropetalum on North ROW of Dorado Shores Blvd. across the street from Nimble Minke Pl.

29. Suggesting we try a different species of shrubs instead of the 'Mammy' Croton that continue to fail on North ROW of Dorado Shores Blvd. across the street from Nimble Minke Pl. (Pic. 29)



30. Raise the low hanging Oak limb on Baby Belle before the first house on the Westside coming from Satin Lily.

31. Diagnose and treat the Loropetalum that appear to be in decline on the walk path between Orca Sound and Satin Lily.

32. Tip prune the dead fruiting structures out of the Ornamental Grasses on Satin Lily across the street from the mailbox kiosk near Wildflower Meadow Park.

33. Check the irrigation for coverage for a couple areas that appear to be hotspots between the road and sidewalk at Wildflower Meadow Park. (Pic. 33>)

34. Raise the Oak Canopy that has grown over the sidewalk at the Wildflower Meadow Park that is very low and could potentially hit a walking pedestrian. This is near the Satin Lily intersection.

35. There is a low broken limb on a Red Maple tree that needs to be removed at Wildflower Meadow Park.

36. Just noting during this inspection there is a car parked on the turf of the Park on Jeter Creek.

37. Check the irrigation for coverage and time for the park on Majestic Garden Ln. The rest of the areas from the downed pump are recovering but this park is not. Is the irrigation working properly here?

38. Treat the broadleaf turf weeds on the Southeast end of Wildflower Meadow Dr. at the park area.

39. Treat large broad leaf weeds in the turf at the Tidal Flats Loop park. I see no signs of the weeds starting to die off.

40. LMP needs to make sure mulch is included for some of the newer sections next application. Mulch was not installed at the Glendora Ridge Roundabout or the trees lining the street on Triple Creek Blvd. from Glendora Ridge roundabout to Boggy Creek roundabout.

41. Dead palm fronds that need removal on the ROW of Noelani Way.

42. Diagnose and treat the declining 'Mammy' Croton on the East ROW of Noelani Way.



# Amenity Center, Boggy Creek North

43. Treat the turf weeds at the park on Fruitville Way and Pennybrook Dr.

**44. Dead hanging palm fronds on the Washington Palms on Hammock Park Dr. that need to be removed between Wildflower Meadow Dr. and Fruitville Way. When will this be completed?**

45. Check the irrigation for a possible hot spot in the turf at the end of Crested Iris Way park.

46. Treat the Dollarweed in the turf at the park of Zolo Springs Cir. (Pic. 46)



47. Treat the turf weeds between the sidewalk and the road on Shumard Way.

48. Remove one dead shrub at the park of Sessile Shore Lp.

49. Check the irrigation for coverage and time for the areas that are possible hot spots at the park on Aberforth Cir.

50. Cut back the Cardboard palms that are growing through the fence at the amenity center of Boggy Creek.

51. Treat the weeds in the bed at Campion Rose Lp. Park.

52. Treat the turf weeds in front of the amenity center along Triple Creek Blvd.

53. Diagnose and treat the declining 'Nora Grant' Ixora in the clubhouse parking lot.

54. Turf on Boggy Creek in front of the dog park is thin. May need to install turf here if it will not fill in and recover.

55. Treat the weeds on the ROW of Boggy Creek North of Triple Creek Blvd.

56. There is a dead Washington Palm on Boggy Creek and Tannencrest North of Triple Creek Blvd. Is this still under warranty? If not LMP will need to submit a proposal for a new one. (Pic. 56)



57. Check the irrigation for coverage and time at the mailbox kiosk park on Tortoise Shell Pl.

58. Remove a small dead tree on the corner of Boggy Creek Dr. and Tripoli Ave. (Pic. 58>)

59. Check the irrigation for hot spots at the park on Mangrove Forest Dr.

60. There appears to be a dead Magnolia at the park of Mangrove Forest Dr. Is this under warranty? If not LMP will need to provide a proposal for replacement. (Pic. 60>)

61. There is a corner in need of new turf that appears to have been continually ran over while under construction at the park of Mangrove Forest Dr. (Pic. 61>)





# Boggy Creek North

<58



63. Pin down the tree bubblers that are sticking out of the ground on Big Bend Rd.

64. The Magnolia Trees on the berm behind the houses that you can see on Big Bend Rd. continue to look in rough shape. The Cypress Trees look great. What can be done to improve the health of the Magnolia trees?

<60&61



62. Area of turf that needs to be replaced at the park of Flamenco Dr. and Tannencrest Dr. now that this area has been completed with construction. Will this be installed by the developer? If not LMP will need to provide a proposal to fill in. (Pic. 62)

62



# Proposals

1. LMP to provide a proposal to trim back the overgrowth coming onto the turf on Streambed Dr. on the East ROW just South of Juniper Field Ct. (Pic. 1)



2. LMP to provide a proposal to install Zoysia on the corner intersection of Prairie Valley Ln. and Dorado Shores to fill in a large bare area void of plant material. (Pic. 2)



3. LMP to provide a proposal to install a different species of shrubs instead of the 'Mammy' Croton that continue to fail on North ROW of Dorado Shores Blvd. across the street from Nimble Minke Pl. (Pic. 3>)





## **Tab 3**



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

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

Date	3/15/2023
Estimate #	82293
LMP REPRESENTATIVE	
DM-TS	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
<p>Proposal provides for aeration services four (4) times per season for all zoysia and bermuda turf areas within the community.</p> <p>This also includes Villages N and P. Services to be performed in April, June, August, and October. Purpose of service is to relieve soil compaction, improve water penetration and drainage, increase and improve nutrient uptake, improved root development, and overall improved soil conditions providing better balance of air, water, particles, and nutrients that make up our soils.</p> <p>All work includes clean-up, removal, and disposal of debris generated during the course of work.</p> <p>Price reflected is the total for all occurrences and will be billed upon completion of each service at the unit price shown.</p>			
Aeration	4	3,487.50	13,950.00

<b>TOTAL</b>	<b>\$13,950.00</b>
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**TERMS AND CONDITIONS:**

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

DATE



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

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

Date	4/26/2023
Estimate #	83088
LMP REPRESENTATIVE	
PM	
PO #	
Work Order #	

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DESCRIPTION	QTY	COST	TOTAL
Installation of Summer annuals at Candy Cane round-a-bout and Streambed Pool. Does not include entry still under construction. All work includes, clean-up, removal, and disposal of debris generated during the course of work.			
Annuals - Summer Mix 4" Pot	1,600	2.25	3,600.00

<b>TOTAL</b>	<b>\$3,600.00</b>
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**TERMS AND CONDITIONS:**

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

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OWNER / AGENT

DATE

# Tab 4



## **AMENITY MANAGER REPORT**

**Date of Meeting:** Tuesday, May 16th

**Submitted by:** Steven Giovanniello

### **OPERATIONS:**

- **Maintenance projects**
  - Hammock Club Fitness Center/SB Workout Room deep clean (May 2023)
  - Hammock Club/Streambed Clubhouse Deep Clean (May 2023)
  - Paint touch-up projects | 1<sup>st</sup> Project MON 5/8 | Hammock Club Entryway
  - Electrician Options (Companies/Resident Referral)
- Vending Machine Proposals
- Doody Calls | Start Date FRI 5/26
- Marcs Security | Start Date MON 5/8
- Solicitation Sign Removal
- NABR Network has been rebranded as Enumerate Engage
- O&M Strategy and Standard Operating Procedures Implementation (Ongoing)
- Vesta Site Inspection APR/MAY 2023
- Contacting [triplecreekclub@gmail.com](mailto:triplecreekclub@gmail.com) (amenity/community concerns, community events, amenity access, clubhouse rentals, maintenance requests)

### **NABR:**

- 1440 accounts CREATED (UP 23 from the last Board Meeting on 4/18)
- 765 accounts ACTIVE (UP 30 from the last Board Meeting on 4/18)
- Events Calendar (CDD, Social Club, Resident Club, Private Rentals) on NABR

### **STAFFING:**

- NEW Facility Attendant, Melissa Hill, started on FRI 5/5
- Pool Monitor/New Hire Orientation on SAT 5/13
- Security Officer on-site 7 days a week starting on MON 5/8

### **EVENT UPDATE:**

- 2023 Events for CDD, Social Club, and collaborations have been tentatively scheduled.
- Memorial Day Picnic Event | Monday, May 29th
- Pool Party Saturdays (Every other Saturday, starting June 3<sup>rd</sup>-Labor Day)

# Tab 5



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** June 20, 2023 @ 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

May 16

2023

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**FINANCIAL SUMMARY**

**3/31/2023**

General Fund Cash & Investment Balance:	\$1,740,837
Reserve Fund Cash & Investment Balance:	\$736,131
Debt Service Fund Investment Balance:	\$6,449,612
<b>Total Cash and Investment Balances:</b>	<b>\$8,986,580</b>

**General Fund Expense Variance: \$237,706 under budget**

## **Tab 6**





Rizzetta & Company

# **Triple Creek Community Development District**

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**Financial Statements  
(Unaudited)**

**March 31, 2023**

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

[triplecreekcdd.com](http://triplecreekcdd.com)  
[rizzetta.com](http://rizzetta.com)

**Triple Creek Community Development District**

Balance Sheet

As of 03/31/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>							
Cash In Bank	1,740,837	0	76,729	0	1,817,566	0	0
Investments	0	796,131	6,449,612	1,013,196	8,258,938	0	0
Accounts Receivable	271,088	0	339,228	953,329	1,563,645	0	0
Prepaid Expenses	3,500	0	0	0	3,500	0	0
Refundable Deposits	17,054	0	0	0	17,055	0	0
Due From Other	46	0	0	0	45	0	0
Fixed Assets	0	0	0	0	0	55,495,043	0
Amount Available in Debt Service	0	0	0	0	0	0	6,865,545
Amount To Be Provided Debt Service	0	0	0	0	0	0	37,652,083
<b>Total Assets</b>	<b>2,032,525</b>	<b>796,131</b>	<b>6,865,569</b>	<b>1,966,525</b>	<b>11,660,749</b>	<b>55,495,043</b>	<b>44,517,628</b>
<b>Liabilities</b>							
Accounts Payable	35,126	0	0	0	35,126	0	0
Retainage Payable	0	0	0	456,464	456,464	0	0
Accrued Expenses	48,215	0	0	0	48,215	0	0
Due To Other	17,123	0	24	0	17,147	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	44,485,000
Lease Payable	0	0	0	0	0	0	32,628
Deposits Payable	3,050	0	0	0	3,050	0	0
<b>Total Liabilities</b>	<b>103,514</b>	<b>0</b>	<b>24</b>	<b>456,464</b>	<b>560,002</b>	<b>0</b>	<b>44,517,628</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	413,261	553,358	4,748,805	1,951,289	7,666,714	0	0
Investment In General Fixed Assets	0	0	0	0	0	55,495,043	0
Net Change in Fund Balance	1,515,749	242,773	2,116,740	(441,229)	3,434,033	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>1,929,010</b>	<b>796,131</b>	<b>6,865,545</b>	<b>1,510,060</b>	<b>11,100,747</b>	<b>55,495,043</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>2,032,525</b>	<b>796,131</b>	<b>6,865,569</b>	<b>1,966,525</b>	<b>11,660,749</b>	<b>55,495,043</b>	<b>44,517,628</b>

See Notes to Unaudited Financial Statements

## Triple Creek Community Development District

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	03/31/2023	03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Special Assessments				
Tax Roll	2,546,238	2,546,238	2,563,954	(17,716)
Off Roll	34,853	34,853	34,853	0
Other Misc. Revenues				
Facility Rentals	0	0	2,465	(2,465)
Miscellaneous Revenue	0	0	2,630	(2,630)
HOA Rental Revenue	0	0	558	(558)
<b>Total Revenues</b>	<b>2,581,091</b>	<b>2,581,091</b>	<b>2,604,460</b>	<b>(23,369)</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	14,000	7,000	5,800	1,200
<b>Total Legislative</b>	<b>14,000</b>	<b>7,000</b>	<b>5,800</b>	<b>1,200</b>
Financial & Administrative				
Administrative Services	4,692	2,346	2,346	0
District Management	19,380	9,690	9,690	0
District Engineer	30,000	15,000	9,478	5,523
Disclosure Report	15,000	7,500	10,000	(2,500)
Trustees Fees	42,000	42,000	24,225	17,775
Assessment Roll	5,100	5,100	5,100	0
Financial & Revenue Collections	3,876	1,938	1,938	0
Accounting Services	17,519	8,760	8,760	(1)
Auditing Services	4,000	0	0	0
Arbitrage Rebate Calculation	1,800	900	450	450
Public Officials Liability Insurance	3,391	3,391	3,038	353
Legal Advertising	8,500	4,250	766	3,484
Miscellaneous Mailings	1,500	750	0	750
Bank Fees	1,500	750	612	138
Dues, Licenses & Fees	175	175	225	(50)
Website Hosting, Maintenance, Backup & Email	3,315	1,657	2,961	(1,304)
<b>Total Financial &amp; Administrative</b>	<b>161,748</b>	<b>104,207</b>	<b>79,589</b>	<b>24,618</b>
Legal Counsel				
District Counsel	65,000	32,500	12,119	20,381
<b>Total Legal Counsel</b>	<b>65,000</b>	<b>32,500</b>	<b>12,119</b>	<b>20,381</b>
Security Operations				
Security Monitoring Services	12,000	6,000	6,000	0
Off Duty Deputy	20,000	10,000	0	10,000

See Notes to Unaudited Financial Statements

## Triple Creek Community Development District

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Security System Maintenance & Repair	10,000	5,000	4,497	503
Total Security Operations	42,000	21,000	10,497	10,503
Electric Utility Services				
Utility Services	25,000	12,500	6,807	5,694
Utility - Recreation Facilities	40,000	20,000	16,889	3,110
Utility - Street Lights	325,000	162,500	150,083	12,418
Total Electric Utility Services	390,000	195,000	173,779	21,222
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	6,600	3,300	3,194	106
Total Garbage/Solid Waste Control Services	6,600	3,300	3,194	106
Water-Sewer Combination Services				
Utility Services	15,000	7,500	5,714	1,785
Total Water-Sewer Combination Services	15,000	7,500	5,714	1,785
Stormwater Control				
Aquatic Maintenance	59,340	29,670	29,700	(30)
Lake/Pond Bank Maintenance & Repair	15,000	7,500	4,200	3,300
Wetland Monitoring & Maintenance	12,000	6,000	0	6,000
Midge Fly Treatments	49,662	24,831	11,036	13,795
Total Stormwater Control	136,002	68,001	44,936	23,065
Other Physical Environment				
Property Insurance	20,348	20,348	18,716	1,632
General Liability Insurance	3,730	3,730	3,341	389
Entry & Walls Maintenance & Repair	2,500	1,250	0	1,250
Landscape Maintenance	780,000	390,000	434,655	(44,655)
Irrigation Maintenance & Repair	30,000	15,000	9,656	5,344
Landscape Replacement Plants, Shrubs, Trees	60,000	30,000	7,821	22,180
Landscape Inspection Services	9,600	4,800	4,800	0
Landscape - Annuals/Flowers	40,000	20,000	6,750	13,250
Fire Ant Treatment	25,000	12,500	0	12,500
Holiday Decorations	30,000	15,000	30,000	(15,000)
Landscape - Mulch	175,000	87,500	7,776	79,724
Pump Station	15,000	7,500	6,060	1,440
Total Other Physical Environment	1,191,178	607,628	529,575	78,054
Road & Street Facilities				
Sidewalk Maintenance & Repair	5,000	2,500	0	2,500
Total Road & Street Facilities	5,000	2,500	0	2,500

See Notes to Unaudited Financial Statements

## Triple Creek Community Development District

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Parks &amp; Recreation</b>				
Management Contract	317,763	158,881	112,554	46,327
Telephone, Internet, Cable	7,500	3,750	3,712	38
Pool Permits	1,000	1,000	0	1,000
GEM Car Maintenance	2,000	1,000	556	444
Pest Control	7,400	3,700	2,222	1,478
Furniture Repair & Replacement	5,000	2,500	15,589	(13,089)
Facility Supplies	3,000	1,500	4,073	(2,573)
Facility A/C & Heating Maintenance & Repair	5,000	2,501	1,350	1,150
Pool Service Contract	30,600	15,300	16,762	(1,462)
Playground Equipment & Maintenance	2,500	1,249	0	1,250
Maintenance & Repairs	30,000	15,000	16,827	(1,827)
Clubhouse Janitorial Services	6,000	3,000	836	2,164
Computer Support, Maintenance & Repair	1,000	500	0	500
Pool Repair & Maintenance	5,000	2,500	482	2,018
Wildlife Management Services	16,800	8,400	8,385	15
Clubhouse Miscellaneous Expense	7,000	3,500	4,038	(538)
Trail/Bike Path Maintenance	3,000	1,500	0	1,500
Athletic Court/Field/Playground Maintenance & Repair	1,000	500	16	484
Dog Waste Station Supplies & Maintenance	17,000	8,500	3,099	5,400
Fitness Equipment Maintenance & Repair	8,000	4,000	3,021	979
Fitness Equipment Lease Payment	25,500	12,750	13,806	(1,055)
Office Supplies	5,000	2,501	3,592	(1,092)
Pedestrian Bridge/Boardwalk Maintenance	7,500	3,750	0	3,750
<b>Total Parks &amp; Recreation</b>	<b>514,563</b>	<b>257,782</b>	<b>210,920</b>	<b>46,861</b>
<b>Contingency</b>				
Special Events	10,000	4,999	8,897	(3,898)
Miscellaneous Contingency	30,000	15,000	3,691	11,309
<b>Total Contingency</b>	<b>40,000</b>	<b>19,999</b>	<b>12,588</b>	<b>7,411</b>
<b>Total Expenditures</b>	<b>2,581,091</b>	<b>1,326,417</b>	<b>1,088,711</b>	<b>237,706</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>1,254,674</b>	<b>1,515,749</b>	<b>(261,075)</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>413,261</b>	<b>(413,262)</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>1,254,674</b>	<b>1,929,010</b>	<b>(674,337)</b>

See Notes to Unaudited Financial Statements

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	03/31/2023	03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	3,537	(3,537)
Special Assessments				
Tax Roll	244,150	244,150	244,150	0
<b>Total Revenues</b>	<u>244,150</u>	<u>244,150</u>	<u>247,687</u>	<u>(3,537)</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	244,150	244,150	4,915	239,236
Total Contingency	244,150	244,150	4,915	239,236
<b>Total Expenditures</b>	<u>244,150</u>	<u>244,150</u>	<u>4,915</u>	<u>239,236</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>242,772</u>	<u>(242,772)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>553,359</u>	<u>(553,359)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>796,131</u>	<u>(796,131)</u>

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,599	(4,599)
Special Assessments				
Tax Roll	245,195	245,195	247,257	(2,062)
<b>Total Revenues</b>	<u>245,195</u>	<u>245,195</u>	<u>251,856</u>	<u>(6,661)</u>
<b>Expenditures</b>				
Debt Service				
Interest	185,195	185,195	91,091	94,105
Principal	60,000	60,000	60,000	0
<b>Total Debt Service</b>	<u>245,195</u>	<u>245,195</u>	<u>151,091</u>	<u>94,105</u>
<b>Total Expenditures</b>	<u>245,195</u>	<u>245,195</u>	<u>151,091</u>	<u>94,105</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>100,765</u>	<u>(100,765)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>329,237</u>	<u>(329,237)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>430,002</u>	<u>(430,002)</u>

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	17,031	(17,031)
Special Assessments				
Tax Roll	713,734	713,734	718,352	(4,618)
Total Revenues	<u>713,734</u>	<u>713,734</u>	<u>735,383</u>	<u>(21,649)</u>
<b>Expenditures</b>				
Debt Service				
Interest	548,734	548,734	268,647	280,086
Principal	165,000	165,000	175,000	(10,000)
Total Debt Service	<u>713,734</u>	<u>713,734</u>	<u>443,647</u>	<u>270,086</u>
Total Expenditures	<u>713,734</u>	<u>713,734</u>	<u>443,647</u>	<u>270,086</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>291,736</u>	<u>(291,736)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,174,262</u>	<u>(1,174,262)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,465,998</u>	<u>(1,465,998)</u>



**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	9,406	(9,406)
Special Assessments				
Tax Roll	490,584	490,584	494,709	(4,125)
<b>Total Revenues</b>	<u>490,584</u>	<u>490,584</u>	<u>504,115</u>	<u>(13,531)</u>
<b>Expenditures</b>				
Debt Service				
Interest	355,584	355,584	175,805	179,779
Principal	135,000	135,000	140,000	(5,000)
<b>Total Debt Service</b>	<u>490,584</u>	<u>490,584</u>	<u>315,805</u>	<u>174,779</u>
<b>Total Expenditures</b>	<u>490,584</u>	<u>490,584</u>	<u>315,805</u>	<u>174,779</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>188,310</u>	<u>(188,310)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>717,376</u>	<u>(717,376)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>905,686</u>	<u>(905,686)</u>

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2023	03/31/2023	03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	19,537	(19,537)
Special Assessments				
Tax Roll	592,501	592,501	597,483	(4,982)
Off Roll	99,010	99,010	66,802	32,208
Prepayments	0	0	1,074,504	(1,074,503)
Total Revenues	<u>691,511</u>	<u>691,511</u>	<u>1,758,326</u>	<u>(1,066,814)</u>
<b>Expenditures</b>				
Debt Service				
Interest	521,511	521,511	259,472	262,039
Principal	170,000	170,000	225,000	(55,000)
Total Debt Service	<u>691,511</u>	<u>691,511</u>	<u>484,472</u>	<u>207,039</u>
Total Expenditures	<u>691,511</u>	<u>691,511</u>	<u>484,472</u>	<u>207,039</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>1,273,854</u>	<u>(1,273,854)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	55	(55)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>55</u>	<u>(55)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,435,662</u>	<u>(1,435,662)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>2,709,571</u>	<u>(2,709,571)</u>

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	6,764	(6,764)
Special Assessments				
Tax Roll	470,101	470,101	470,277	(176)
<b>Total Revenues</b>	<u>470,101</u>	<u>470,101</u>	<u>477,041</u>	<u>(6,940)</u>
<b>Expenditures</b>				
Debt Service				
Interest	290,101	290,101	144,875	145,225
Principal	180,000	180,000	180,000	0
<b>Total Debt Service</b>	<u>470,101</u>	<u>470,101</u>	<u>324,875</u>	<u>145,225</u>
<b>Total Expenditures</b>	<u>470,101</u>	<u>470,101</u>	<u>324,875</u>	<u>145,225</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>152,166</u>	<u>(152,166)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>566,047</u>	<u>(566,047)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>718,213</u>	<u>(718,213)</u>

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	5,496	(5,496)
Special Assessments				
Off Roll	417,884	417,884	418,200	(315)
<b>Total Revenues</b>	<u>417,884</u>	<u>417,884</u>	<u>423,696</u>	<u>(5,811)</u>
<b>Expenditures</b>				
Debt Service				
Interest	232,884	232,884	128,456	104,428
Principal	185,000	185,000	185,000	0
<b>Total Debt Service</b>	<u>417,884</u>	<u>417,884</u>	<u>313,456</u>	<u>104,428</u>
<b>Total Expenditures</b>	<u>417,884</u>	<u>417,884</u>	<u>313,456</u>	<u>104,428</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>110,240</u>	<u>(110,240)</u>
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(386)	386
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>(386)</u>	<u>386</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>526,220</u>	<u>(526,220)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>636,074</u>	<u>(636,074)</u>

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	55	(55)
Total Revenues	<u>0</u>	<u>0</u>	<u>55</u>	<u>(55)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>55</u>	<u>(55)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(55)	55
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(55)</u>	<u>55</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	17,578	(17,578)
<b>Total Revenues</b>	<u>0</u>	<u>0</u>	<u>17,578</u>	<u>(17,578)</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	0	41,401	(41,400)
Total Other Physical Environment	0	0	41,401	(41,400)
<b>Total Expenditures</b>	<u>0</u>	<u>0</u>	<u>41,401</u>	<u>(41,400)</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>(23,823)</u>	<u>23,823</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>1,035,363</u>	<u>(1,035,363)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>1,011,540</u>	<u>(1,011,540)</u>

**Triple Creek Community Development District**

## Statement of Revenues and Expenditures

As of 03/31/2023

(In Whole Numbers)

	Year Ending 09/30/2023	Through 03/31/2023	Year To Date 03/31/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	610	(610)
Contributions & Donations from Private Sources				
Developer Contributions	0	0	1,601,240	(1,601,240)
<b>Total Revenues</b>	<u>0</u>	<u>0</u>	<u>1,601,850</u>	<u>(1,601,850)</u>
<b>Expenditures</b>				
Other Physical Environment				
Improvements Other Than Buildings	0	0	2,019,641	(2,019,641)
Total Other Physical Environment	0	0	2,019,641	(2,019,641)
<b>Total Expenditures</b>	<u>0</u>	<u>0</u>	<u>2,019,641</u>	<u>(2,019,641)</u>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<u>0</u>	<u>0</u>	<u>(417,791)</u>	<u>417,791</u>
<b>Total Other Financing Sources(Uses)</b>				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	386	(386)
<b>Total Other Financing Sources(Uses)</b>	<u>0</u>	<u>0</u>	<u>386</u>	<u>(386)</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>915,926</u>	<u>(915,926)</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>498,521</u>	<u>(498,521)</u>

**Triple Creek Community Development District**  
**Investment Summary**  
**March 31, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>March 31, 2023</u>
FLCLASS	Average Monthly Yield 4.8159%	\$ 796,131
<b>Total Reserve Fund Investments</b>		<b><u>\$ 796,131</u></b>
BNY Mellon Series 2012 Revenue	Federated Govt Oblig Tax MGD 636	\$ 281,602
BNY Mellon Series 2012 Reserve	Federated Govt Oblig Tax MGD 636	123,372
BNY Mellon Series 2012 Interest	Federated Govt Oblig Tax MGD 636	179
BNY Mellon Series 2012 Prepayment	Federated Govt Oblig Tax MGD 636	1,898
BNY Mellon Series 2012 Sinking Fund	Federated Govt Oblig Tax MGD 636	118
BNY Mellon Series 2017 Revenue A	Federated Govt Oblig Tax MGD 636	761,571
BNY Mellon Series 2017 Reserve A	Federated Govt Oblig Tax MGD 636	637,234
BNY Mellon Series 2017 Interest A	Federated Govt Oblig Tax MGD 636	520
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	329
BNY Mellon Series 2018 Revenue	Dreyfus Govt Sec CM Investor 610	494,968
BNY Mellon Series 2018 Reserve	Dreyfus Govt Sec CM Investor 610	364,455
BNY Mellon Series 2018 Interest	Dreyfus Govt Sec CM Investor 610	322
BNY Mellon Series 2018 Prepayment	Dreyfus Govt Sec CM Investor 610	9
BNY Mellon Series 2018 Sinking Fund	Dreyfus Govt Sec CM Investor 610	247
BNY Mellon Series 2018 General	Dreyfus Govt Sec CM Investor 610	1
BNY Mellon Series 2019 Revenue A	Dreyfus Govt Sec CM Investor 610	597,627
BNY Mellon Series 2019 Revenue B	Dreyfus Govt Sec CM Investor 610	86,726
BNY Mellon Series 2019 Reserve A	Dreyfus Govt Sec CM Investor 610	590,431
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	386
BNY Mellon Series 2019 Interest B	Dreyfus Govt Sec CM Investor 610	106
BNY Mellon Series 2019 Prepayment B	Dreyfus Govt Sec CM Investor 610	1,162,329
BNY Mellon Series 2019 General A	Dreyfus Govt Sec CM Investor 610	1,090
BNY Mellon Series 2019 General B	Dreyfus Govt Sec CM Investor 610	1,866
BNY Mellon Series 2021 Revenue	Dreyfus Govt Sec CM Investor 610	438,804
BNY Mellon Series 2021 Reserve	Dreyfus Govt Sec CM Investor 610	235,038
BNY Mellon Series 2021 Interest	Dreyfus Govt Sec CM Investor 610	265
BNY Mellon Series 2021 Sinking Fund	Dreyfus Govt Sec CM Investor 610	330
BNY Mellon Series 2021B Revenue	Federated Govt Oblig Tax MGD INS 636	322,014
BNY Mellon Series 2021B Reserve	Federated Govt Oblig Tax MGD INS 636	208,884
BNY Mellon Series 2021B Interest	Federated Govt Oblig Tax MGD INS 636	264
BNY Mellon Series 2021B Sinking Fund	Federated Govt Oblig Tax MGD INS 636	364
<b>Total Debt Service Fund Investments</b>		<b><u>\$ 6,449,612</u></b>
BNY Mellon Series 2021 Construction	Federated Govt Oblig Tax MGD INS 636	\$ 1,011,540
BNY Mellon Series 2021B Construction	Federated Govt Oblig Tax MGD INS 636	1,656
<b>Total Capital Projects Fund Investments</b>		<b><u>\$ 1,013,196</u></b>



**Triple Creek Community Development District**  
**Summary A/R Ledger**  
**From 02/01/2023 to 02/28/2023**

Fund ID	Fund Name	Customer name	Document number	Date created	Balance Due	AR Account
<b>535, 2816</b>						
535-001	535 General Fund	Hillsborough County Tax Collector	AR00000320	10/1/2022	259,847.43	12110
535-001	535 General Fund	TC Venture I, LLC	AR00000422	10/1/2022	3,329.25	12109
535-001	535 General Fund	TC Venture I, LLC	AR00000424	10/1/2022	762.49	12109
535-001	535 General Fund	Lennar Homes LLC	AR00000434	10/1/2022	7,048.66	12109
535-001	535 General Fund	Triple Creek Homeowners Association, Inc.	AR00000837	3/10/2023	100.00	11510
<b>Sum for 535, 2816</b>					<b>271,087.83</b>	
<b>535, 2824</b>						
535-200	535 Debt Service Fund S2012	Hillsborough County Tax Collector	AR00000320	10/1/2022	22,833.11	12110
<b>Sum for 535, 2824</b>					<b>22,833.11</b>	
<b>535, 2825</b>						
535-201	535 Debt Service Fund S2017	Hillsborough County Tax Collector	AR00000320	10/1/2022	66,336.75	12110
<b>Sum for 535, 2825</b>					<b>66,336.75</b>	
<b>535, 2826</b>						
535-202	535 Debt Service Fund S2018	Hillsborough County Tax Collector	AR00000320	10/1/2022	45,684.29	12110
<b>Sum for 535, 2826</b>					<b>45,684.29</b>	
<b>535, 2833</b>						
535-203	535 Debt Service Fund S2019	Hillsborough County Tax Collector	AR00000320	10/1/2022	55,175.01	12110
535-203	535 Debt Service Fund S2019	Homes by Westbay, LLC	AR00000427	10/1/2022	872.21	12109

**See Notes to Unaudited Financial Statements**

**Triple Creek Community Development District**  
**Summary A/R Ledger**  
**From 02/01/2023 to 02/28/2023**

Fund ID	Fund Name	Customer name	Document number	Date created	Balance Due	AR Account
<b>Sum for 535, 2833</b>					<b>56,047.22</b>	
<b>535, 2835</b>						
535-205	535 Debt Service Fund S2021	Hillsborough County Tax Collector	AR00000320	10/1/2022	43,776.84	12110
<b>Sum for 535, 2835</b>					<b>43,776.84</b>	
<b>535, 2838</b>						
535-206	Fund S2021B	Lennar Homes LLC	AR00000434	10/1/2022	104,550.00	12109
<b>Sum for 535, 2838</b>					<b>104,550.00</b>	
<b>535, 2836</b>						
535-306	Projects Fund S2021B	TC Venture II, LLC	AR00000869	2/28/2023	506,499.07	11510
535-306	Projects Fund S2021B	TC Venture II, LLC	AR00000869	3/31/2023	446,829.86	11510
<b>Sum for 535, 2836</b>					<b>953,328.93</b>	
<b>Sum for 535</b>					<b>1,563,644.97</b>	

**Triple Creek Community Development District  
Summary A/P Ledger  
From 03/1/2023 to 03/31/2023**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>535, 2816</b>					
535 General Fund	03/21/2023	David Alan Stafford	DS032123	Board of Supervisors Meeting 03/21/23	200.00
535 General Fund	03/21/2023	Elizabeth Rosado	ER032123	Board of Supervisors Meeting 03/21/23	200.00
535 General Fund	03/22/2023	EZ Mulch, Inc.	7517	Mulch Installation 03/23	7,776.00
535 General Fund	03/31/2023	Florida Department of Revenue	Sales Tax 39-8016521260-7 03/23	Sales Tax 03/23	13.96
535 General Fund	03/21/2023	George Alexander Garces Sr.	GAG032123	Board of Supervisors Meeting 03/21/23	200.00
535 General Fund	03/31/2023	Halff Associates, Inc	10093623	District Engineering Services 03/23	1,813.75
535 General Fund	03/31/2023	Hillsborough County BOCC	8992542002 03/23	11920 Streambed Dr 03/23	244.44
535 General Fund	03/29/2023	Hillsborough County BOCC	5901186305 03/23	13013 BOGGY CREEK DR 03/23	739.24
535 General Fund	03/01/2023	Innersync Studio, Ltd	21041	Website and Compliance Annual Services 2023	1,515.00
535 General Fund	03/01/2023	Landscape Maintenance Professionals, Inc.	168586	Addendum #3 Landscape Maintenance 06/22	662.50
535 General Fund	03/30/2023	Landscape Maintenance Professionals, Inc.	174872	Irrigation Maintenance 03/23	189.50
535 General Fund	03/29/2023	Landscape Maintenance Professionals, Inc.	174868	Plant Replacement 03/23	3,043.25
535 General Fund	03/11/2023	Landscape Maintenance Professionals, Inc.	174887	Install Podocarpus Near Pool Equipment 03/23	1,174.20
535 General Fund	03/01/2023	Landscape Maintenance Professionals, Inc.	174972	Monthly Ground Maintenance Addendum #4 03/23	2,132.00
535 General Fund	03/11/2023	Landscape Maintenance Professionals, Inc.	174880	Tree Removal 03/23	1,575.00
535 General Fund	03/11/2023	Landscape Maintenance Professionals, Inc.	174879	Tree Trim/Prune 03/23	1,800.00
535 General Fund	03/11/2023	Landscape Maintenance Professionals, Inc.	174881	Wax Myrtle Clean-Up at Retention Pond 03/23	3,600.00
535 General Fund	03/21/2023	Marc A. Carlton	MC032123	Board of Supervisors Meeting 03/21/23	200.00
535 General Fund	03/22/2023	Nvirosect Pest Control Service, Inc.	290061	Pest Control 03/23	195.00
535 General Fund	03/27/2023	Pathward, National Association	202799	Property Tax 03/23	1,105.01
535 General Fund	03/31/2023	Payne Air Conditioning & Heating, Inc.	C41985	Preventative Maintenance 03/23	135.00
535 General Fund	03/29/2023	Securiteam, Inc.	16652	(100) Key Fobs 03/23	641.00
535 General Fund	03/09/2023	Shannon Lewis	SL032123	Board of Supervisors Meeting 03/21/23	200.00
535 General Fund	03/01/2023	Times Publishing Company	0000260539 12/11/22	Legal Advertising ACCT:107021 12/22	365.00
535 General Fund	03/01/2023	Vesta Property Services, Inc.	404475	Various Supplies 11/22	112.50
535 General Fund	03/01/2023	Vesta Property Services, Inc.	404475	Various Supplies 11/22	1,889.79
535 General Fund	03/01/2023	Vesta Property Services, Inc.	404475	Various Supplies 11/22	795.85
535 General Fund	03/01/2023	Vesta Property Services, Inc.	404475	Various Supplies 11/22	139.99

**Triple Creek Community Development District**

**Summary A/P Ledger**

**From 03/1/2023 to 03/31/2023**

535 General Fund	03/01/2023	Vesta Property Services, Inc.	404475	Various Supplies 11/22	1,113.30
535 General Fund	03/01/2023	Vesta Property Services, Inc.	404475	Various Supplies 11/22	336.58
535 General Fund	03/01/2023	Vesta Property Services, Inc.	404475	Various Supplies 11/22	239.89
535 General Fund	03/01/2023	Vesta Property Services, Inc.	404475	Various Supplies 11/22	622.38
535 General Fund	03/01/2023	Vesta Property Services, Inc.	404475	Various Supplies 11/22	155.83
<b>Sum for 535, 2816</b>					<b>35,125.96</b>
<b>Sum for 535</b>					<b>35,125.96</b>
<b>Sum Total</b>					<b>35,125.96</b>

**TRIPLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2021**

**Construction Account Activity Through March 31, 2023**

<b>Inflows:</b>	<b>Debt Proceeds</b>	\$	7,954,372.00
	<b>Underwriter's Discount</b>		168,700.00
	<b>Total Inflows:</b>		8,123,072.00
	<b>Interest Earnings</b>		22,563.47
	<b>Transfer from S2017B Trust Accounts</b>		852,847.30
	<b>Total Inflows:</b>	\$	8,998,482.77

**Outflows:**

Requisition Date	Requisition Number	Contractor	Amount	Status as of 03/31/23
01/31/21	COI	Hopping Green & Sams	\$ (45,000.00)	Cleared
01/31/21	COI	Gray Robinson	(45,000.00)	Cleared
01/31/21	COI	Feldman & Mahoney	(10,000.00)	Cleared
01/31/21	COI	Rizzetta & Company	(20,000.00)	Cleared
01/31/21	COI	BNY Mellon	(7,500.00)	Cleared
03/31/21	COI	Akerman LLP	(40,000.00)	Cleared
03/31/21	COI	Imagemaster	(1,750.00)	Cleared
03/31/21	COI	Scarola Associates	(5,000.00)	Cleared
		<b>Total COI Expenses:</b>	<b>(174,250.00)</b>	
2/18/2021	1-NP	Genesis Halff	(15,246.50)	Cleared
2/18/2021	2-NP	The Kearney Companies, LLC	(159,377.70)	Cleared
3/23/2021	3-NP	Genesis Halff	(6,419.38)	Cleared
3/23/2021	4-NP	Hopping Green & Sams	(3,001.50)	Cleared
3/23/2021	5-NP	The Kearney Companies, LLC	(477,681.28)	Cleared
3/23/2021	6-NP	Scarola Associates	(2,029.48)	Cleared
4/15/2021	7-NP	Atlantic TNG	(16,563.00)	Cleared
4/15/2021	8-NP	Genesis Halff	(1,500.00)	Cleared
4/15/2021	9-NP	The Kearney Companies, LLC	(1,037,266.93)	Cleared
4/27/2021	10-NP	Halff Associates, Inc.	(2,083.75)	Cleared
4/27/2021	11-NP	Hopping Green & Sams	(604.00)	Cleared
5/19/2021	12-NP	Atlantic TNG	(91,018.00)	Cleared
5/19/2021	13-NP	Core and Main	(184,002.90)	Cleared
5/19/2021	14-NP	Ferguson Waterworks	(237,232.50)	Cleared
5/19/2021	15-NP	Halff Associates, Inc.	(5,299.06)	Cleared
5/19/2021	16-NP	The Kearney Companies, LLC	(144,082.00)	Cleared
5/19/2021	17-NP	The Kearney Companies, LLC	(683,833.80)	Cleared
5/7/2021	18-NP	The Kearney Companies, LLC	(202,929.90)	Cleared
6/23/2021	19-NP	Atlantic TNG	(60,589.00)	Cleared
6/23/2021	20-NP	Core and Main	(27,751.54)	Cleared
6/23/2021	21-NP	Ferguson Waterworks	(99,634.00)	Cleared
6/23/2021	22-NP	Florida Soil Cement Co., LLC	(270,393.16)	Cleared
6/23/2021	23-NP	Halff Associates, Inc.	(1,859.70)	Cleared

**TRIPLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2021**

**Construction Account Activity Through March 31, 2023**

6/23/2021	24-NP	Hopping Green & Sams	(322.00)	Cleared
6/23/2021	25-NP	The Kearney Companies, LLC	(739,560.76)	Cleared
6/23/2021	26-NP	Landscape Maintenance Professionals, Inc.	(64,766.00)	Cleared
8/9/2021	27-NP	Atlantic TNG	(22,810.00)	Cleared
8/9/2021	28-NP	Core and Main	(4,013.50)	Cleared
8/9/2021	29-NP	Ferguson Waterworks	(91,738.98)	Cleared
8/9/2021	30-NP	Florida Soil Cement Co., LLC	(19,495.70)	Cleared
8/9/2021	31-NP	Halff Associates, Inc.	(16,377.48)	Cleared
8/9/2021	32-NP	Hopping Green & Sams	(585.00)	Cleared
8/9/2021	33-NP	The Kearney Companies, LLC	(145,207.11)	Cleared
8/9/2021	34-NP	The Kearney Companies, LLC	(538,168.48)	Cleared
8/9/2021	35-NP	The Kearney Companies, LLC	(366,453.26)	Cleared
8/9/2021	36-NP	Landscape Maintenance Professionals, Inc.	(13,267.91)	Cleared
9/27/2021	37-NP	Atlantic TNG	(524.00)	Cleared
9/27/2021	38-NP	Ferguson Waterworks	(11,346.93)	Cleared
9/27/2021	39-NP	Florida Soil Cement Co., LLC	(20,232.10)	Cleared
9/27/2021	40-NP	Halff Associates, Inc.	(7,238.33)	Cleared
9/27/2021	41-NP	Hopping Green & Sams	(56.00)	Cleared
9/27/2021	42-NP	The Kearney Companies, LLC	(167,624.03)	Cleared
9/27/2021	43-NP	Landscape Maintenance Professionals, Inc.	(42,895.40)	Cleared
10/29/2021	44-NP	Halff Associates, Inc.	(2,981.54)	Cleared
10/29/2021	45-NP	The Kearney Companies, LLC	(231,664.79)	Cleared
10/31/2021	46-NP	Florida Soil Cement Co., LLC	(32,949.69)	Cleared
10/31/2021	47-NP	Halff Associates, Inc.	(21,196.73)	Cleared
10/31/2021	48-NP	The Kearney Companies, LLC	(18,681.30)	Cleared
2/28/2022	49-NP	Ferguson Waterworks	(87,052.16)	Cleared
2/28/2022	53-NP	The Kearney Companies, LLC	(64,759.85)	Cleared
2/28/2022	51-NP	The Kearney Companies, LLC	(18,265.59)	Cleared
2/28/2022	52-NP	Florida Soil Cement Co., LLC	(170,340.60)	Cleared
3/31/2022	53-NP	The Kearney Companies, LLC	(18,421.98)	Cleared
4/30/2022	54-NP	The Kearney Companies, LLC	(30,720.28)	Cleared
4/30/2022	55-NP	Halff Associates, Inc.	(45,921.93)	Cleared
6/30/2022	60-NP	Halff Associates, Inc.	(79,287.03)	Cleared
6/30/2022	61-NP	The Kearney Companies, LLC	(11,100.00)	Cleared
7/31/2022	62-NP	Halff Associates, Inc.	(15,605.43)	Cleared
7/31/2022	63-NP	The Kearney Companies, LLC	(239,604.21)	Cleared
9/30/2022	64-NP	Halff Associates, Inc.	(6,163.88)	Cleared
9/30/2022	65-NP	Kutak Rock, LLP	(1,192.23)	Cleared
9/30/2022	66-NP	Triple Creek CDD Reimbursement	(322,520.54)	Cleared
9/30/2022	67-NP	Halff Associates, Inc.	(13,404.04)	Cleared
9/30/2022	68-NP	Kutak Rock, LLP	(696.00)	Cleared
9/30/2022	69-NP	Halff Associates, Inc.	(2,838.28)	Cleared
9/30/2022	70-NP	The Kearney Companies, LLC	(335,680.83)	Cleared
11/30/2022	71-NP	Halff Associates, Inc.	(468.33)	Cleared
11/30/2022	72-NP	Landscape Maintenance Professionals, Inc.	(4,157.60)	Cleared
11/30/2022	73-NP	Steadfast Contractors Alliance, LLC	(21,500.00)	Cleared
1/31/2023	74-NP	Halff Associates, Inc.	(9,448.05)	Cleared
1/31/2023	75-NP	Kutak Rock, LLP	(971.47)	Cleared



**TRIPLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2021**

**Construction Account Activity Through March 31, 2023**

2/28/2023	76-NP	Halff Associates, Inc.	(930.26)	Cleared
2/28/2023	77-NP	Kutak Rock, LLP	(171.00)	Cleared
3/13/2023	78-NP	Halff Associates, Inc.	(915.57)	Cleared

**Total Villages N&P:** (7,812,693.24)

**Total Construction Requisitions and COI:** (7,986,943.24)

**Total Outflows:** (7,986,943.24)

**Series 2021 Construction Fund Balance at March 31, 2023**

**\$ 1,011,539.53**

**TRIPLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2021B**

**Construction Account Activity Through March 31, 2023**

<b>Inflows:</b>	<b>Debt Proceeds</b>	\$	7,383,041.42
	<b>Underwriter's Discount</b>		151,200.00
			<b>Total Inflows:</b> 7,534,241.42
	<b>Interest Earnings</b>		9,562.01
	<b>Transfer from Reserve</b>		1,180.63
			<b>Total Inflows:</b> \$ 7,544,984.06

**Outflows:**

Requisition Date	Requisition Number	Contractor	Amount	Status as of 03/31/23
12/31/22	COI	Underwriter Discount	\$ (151,200.00)	Cleared
12/31/22	COI	Kutak Rock	(32,855.50)	Cleared
12/31/22	COI	Gray Robinson	(45,000.00)	Cleared
12/31/22	COI	Feldman & Mahoney	(10,000.00)	Cleared
12/31/22	COI	Rizzetta & Company	(20,000.00)	Cleared
12/31/22	COI	BNY Mellon	(6,000.00)	Cleared
12/31/22	COI	Akerman LLP		
12/31/22	COI	Imagemaster	(1,750.00)	Cleared
5/31/2022	CR 6	Hopping Green & Sams	(12,144.50)	Cleared
		<b>Total COI Expenses:</b>	<b>(278,950.00)</b>	
2/28/2022	CR 1	The Kearney Companies, LLC	(276,751.97)	Cleared
3/31/2022	CR 2	The Kearney Companies, LLC	(511,454.80)	Cleared
3/31/2022	CR 3	The Kearney Companies, LLC	(776,491.85)	Cleared
4/30/2022	CR 4	The Kearney Companies, LLC	(754,312.22)	Cleared
4/30/2022	CR 5	Half Associates, Inc.	(222,357.70)	Cleared
6/30/2022	CR 10	Atlantic TNG, LLC	(49,610.00)	Cleared
6/30/2022	CR 11	Core and Main	(700.00)	Cleared
6/30/2022	CR 12	Half Associates, Inc.	(74,035.96)	Cleared
6/30/2022	CR 13	The Kearney Companies, LLC	(1,067,117.70)	Cleared
6/30/2022	CR 14	The Kearney Companies, LLC	(610,692.70)	Cleared
6/30/2022	CR 15	Kutak Rock, LLP	(1,469.00)	Cleared
7/31/2022	CR 16	Half Associates, Inc.	(3,517.00)	Cleared
7/31/2022	CR 17	Atlantic TNG, LLC	(51,522.00)	Cleared
7/31/2022	CR 18	Ferguson Waterworks	(83,925.71)	Cleared
7/31/2022	CR 19	Half Associates, Inc.	(16,746.20)	Cleared
7/31/2022	CR 20	The Kearney Companies, LLC	(1,456,782.50)	Cleared
9/30/2022	CR 21	Atlantic TNG, LLC	(45,825.00)	Cleared
9/30/2022	CR 22	Ferguson Waterworks	(426,733.96)	Cleared
9/30/2022	CR 23	Florida Soil Cement Co., LLC	(164,717.96)	Cleared
9/30/2022	CR 24	Half Associates, Inc.	(34,558.66)	Cleared
9/30/2022	CR 25	The Kearney Companies, LLC	(585,821.26)	Cleared

**TRIPLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2021B**

**Construction Account Activity Through March 31, 2023**

9/30/2022	CR 26	Kutak Rock, LLP	(783.00)	Cleared
9/30/2022	CR 27	Triple Creek CDD Reimbursement	(48,450.53)	Cleared
<b>Total Construction Requisitions:</b>			<u>(7,264,377.68)</u>	

**Total Construction Requisitions and COI:** (7,543,327.68)

**Total Outflows:** (7,543,327.68)

**Series 2021B Construction Fund Balance at March 31, 2023** \$ 1,656.38

**TRIPLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT  
S2021B CONSTRUCTION CUSTODY ACCOUNT**

**Construction Account Activity Through March 31, 2023**

<b>Inflows:</b>	<b>Developer Contributions</b>	<b>\$</b>	<b>3,687,017.80</b>
	<b>Accounts Receivable</b>		<b>953,328.93</b>
	<b>Total Inflows:</b>		<b><u>4,640,346.73</u></b>

**Outflows:**

<b>Requisition Date</b>	<b>Requisition Number</b>	<b>Contractor</b>	<b>Amount</b>	<b>Status as of 03/31/23</b>
9/30/2022	CUS 1-QOR	Atlantic TNG, LLC	\$ (98,426.00)	Cleared
9/30/2022	CUS 2-QOR	Ferguson Waterworks	(205,958.27)	Cleared
9/30/2022	CUS 3-QOR	Florida Soil Cement Co., LLC	(225,182.36)	Cleared
9/30/2022	CUS 4-QOR	Halff Associates, Inc.	(11,386.44)	Cleared
9/30/2022	CUS 5-QOR	The Kearney Companies, LLC	(521,896.65)	Cleared
9/30/2022	CUS 6-QOR	The Kearney Companies, LLC	(675,980.01)	Cleared
9/30/2022	CUS 7-QOR	Kutak Rock LLP	(4,101.00)	Cleared
10/31/2022	CUS 8-QOR	Triple Creek CDD - Reimbursement	(1,494.00)	Cleared
10/31/2022	CUS 9-QOR	Ferguson Waterworks	(1,958.72)	Cleared
10/31/2022	CUS 10-QOR	Florida Soil Cement Co., LLC	(73,081.18)	Cleared
10/31/2022	CUS 11-QOR	Halff Associates, Inc.	(20,490.24)	Cleared
10/31/2022	CUS 12-QOR	The Kearney Companies, LLC	(868,083.57)	Cleared
11/30/2022	CUS 13-QOR	Atlantic TNG, LLC	(2,235.00)	Cleared
11/30/2022	CUS 14-QOR	Ferguson Waterworks	(8,288.32)	Cleared
11/30/2022	CUS 15-QOR	Florida Soil Cement Co., LLC	(236,588.93)	Cleared
11/30/2022	CUS 16-QOR	Halff Associates, Inc.	(38,182.65)	Cleared
11/30/2022	CUS 17-QOR	The Kearney Companies, LLC	(63,038.26)	Cleared
11/30/2022	CUS 18-QOR	The Kearney Companies, LLC	(82,843.08)	Cleared
11/30/2022	CUS 19-QOR	Kutak Rock LLP	(904.00)	Cleared
1/31/2023	CUS 20-QOR	Halff Associates, Inc.	(32,082.27)	Cleared
1/31/2023	CUS 21-QOR	Halff Associates, Inc.	(17,952.36)	Cleared
2/28/2023	CUS 22-QOR	Atlantic TNG, LLC	(30,487.00)	Cleared
2/28/2023	CUS 23-QOR	Florida Soil Cement Co., LLC	(44,401.50)	Cleared
2/28/2023	CUS 24-QOR	The Kearney Companies, LLC	(140,859.11)	Cleared
2/28/2023	CUS 25-QOR	The Kearney Companies, LLC	(280,698.74)	Cleared
2/28/2023	CUS 26-QOR	Kutak Rock LLP	(418.14)	Cleared

<b>Total Construction Requisitions:</b>	<b>(3,687,017.80)</b>
<b>Retainage Payable:</b>	<b>(456,464.44)</b>
<b>Total Outflows:</b>	<b><u>(4,143,482.24)</u></b>

**Series 2021B Construction Fund Balance at March 31, 2023** **\$ 496,864.49**

<b>Outstanding Contracts, net of Retainage:</b>	
The Kearney Companies	<b>\$ <u>4,551,665.53</u></b>
<b>Contract Subtotal</b>	<b><u>4,551,665.53</u></b>

**Committed Funds to be Contributed by Developer: \$ 4,054,801.04**

**Triple Creek Community Development District**  
**Notes to Unaudited Financial Statements**  
**March 31, 2023**

**Balance Sheet**

1. Trust statement activity has been recorded through 03/31/23.
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 FY22-23 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.
- 5.

**Summary A/R Ledger – Subsequent Collections**

6. General Fund – Payment for Invoice #AR00000422 in the amount of \$3,329.25 was received in April 2023.
7. General Fund – Payment for Invoice #AR00000320 in the amount of \$236,278.93 was received in April 2023.
8. Debt Service Fund 200 – Payment for Invoice #AR00000320 in the amount of \$20,762.12 was received in April 2023.
9. Debt Service Fund 201 – Payment for Invoice #AR00000320 in the amount of \$60,319.90 was received in April 2023.
10. Debt Service Fund 202 – Payment for Invoice #AR00000320 in the amount of \$41,540.66 was received in April 2023.
11. Debt Service Fund 203 – Payment for Invoice #AR00000320 in the amount of \$50,170.57 was received in April 2023.
12. Debt Service Fund 205 – Payment for Invoice #AR00000320 in the amount of \$39,806.22 was received in April 2023.

# Tab 7

**TRIPLE CREEK**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**POLICIES AND RULES FOR ALL  
AMENITY FACILITIES**

**Adopted on March 18, 2014**  
**Last Amended January 17, 2023**  
**DRAFT Redline 5/16/23 BOS Meeting**

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



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## I. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **II. ANNUAL USER FEE STRUCTURE**

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

## **III. FACILITY ACCESS CARDS**

Two (2) Facility Access Cards will to be issued with the purchase of a residential unit in the District or when an Annual User Fee is paid in full; additional cards will be provided for family members sixteen (16) years of age and older at a cost of \$25.00 each. There is a \$25.00 charge to replace any lost or stolen cards. Should a Homeowner assign membership privileges to a Renter, that Renter will be required to purchase access cards at a cost of \$25.00 each which shall only be valid during the term of the lease. An Access Card issued to a Renter will expire on the same date the lease expires, unless notice of the lease renewal is provided to the District. All Patrons will be required to sign an Amenity Facilities registration form upon receiving their access card as a condition of accessing the Amenity Facility.

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

## **IV. HOMEOWNER ASSIGNMENT & RENTER’S PRIVILEGES**

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

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<sup>1</sup> The Annual User Fee was last revised on June 13, 2022.

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

## **V. DAMAGE TO PROPERTY OR PERSONAL INJURY**

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

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

## **VI. GENERAL AMENITY FACILITY USAGE POLICY**

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

***Emergencies:*** Call 911. After contacting 911, all emergencies and injuries occurring on the Amenity Facilities must be reported to the office of the District Manager (813)-533-2950

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

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

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

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

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

10. Smoking, including vaping and electronic cigarettes, is not permitted anywhere in the Amenity Facilities, except in designated areas.
11. Patrons must present their Access Cards when requested by staff at any Amenity Facility.
12. Disregard for any Policies or Rules may result in expulsion from the facility and/or loss of Amenity Center privileges in accordance with the procedures set forth herein.
13. Patrons and their Guests shall treat all staff members with courtesy and respect.
14. Golf carts, off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Facility Amenities within District unless they are owned by the District.
15. Skateboarding and scooters are not allowed on any Amenity Facilities.
16. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved by the Amenity Manager.
17. The Amenity Facilities shall not be used for commercial purposes without written permission from the Amenity Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation. Notwithstanding the foregoing, each homebuilder entity owning undeveloped property or residential lots within the District may rent a portion(s) of the Amenity Center one (1) time per quarter in accordance with Article XVII herein in order to hold sales and other events which directly relate to its sale of residential lots within the District.
18. Firearms or any other weapons are not permitted in any of the Amenity Facilities.
19. The Amenity Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Amenity Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events and programs, and children's programs, social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Amenity Manager will be required to compensate the District accordingly.
20. There is no trespassing allowed in all designated wetland conservation and/or mitigation areas located on District property. Trespasser will be reported to the local authorities.
21. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.

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

## **VII. GENERAL POLICIES FOR ALL POOLS**

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

**General:**

1. There shall be posted signage as follows:



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

2. Radios, tape players, CD players, MP3 players and televisions, and the like are not permitted unless they are personal units equipped with headphones.
3. Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health, except at the Streambed Pool as provided herein. During the posted hours Patrons swim at your own risk while adhering to swimming pool policies. Any person swimming during non-posted swimming hours may be suspended from using the Amenity Facilities.
4. Showers are required before entering the pools.
5. Glass containers are not permitted in the pool area.
6. No jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.
7. If lightning or thunder is detected the pool will close for thirty (30) minutes and Patrons and Guests will be asked to leave the pool area.
8. Diving is strictly prohibited at all pools, with the exception of Swim Team competitions pre-approved by the Board of Supervisors.
9. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
10. Proper swim attire must be worn in the pool; no jeans or cutoffs will be allowed.
11. No food (including chewing gum) is permitted in the pool or on the pool deck area. Food is only allowed under the covered area where the tables are located.
12. The changing of diapers or clothes is not allowed in the pool area or on the tables.
13. No one shall pollute or contaminate the pool. If contamination occurs, the pool will be closed for such time as necessary to comply with Health codes and the water will be shocked with chlorine to kill the bacteria. Anyone who does pollute or contaminate the pool is liable for any costs incurred in treating and reopening the pool and will be subject to suspension of privileges.
14. Remote controlled water craft are not allowed in the pool area.
15. Pool entrances must be kept clear at all times.
16. No swinging on ladders, fences, or railings is allowed.
17. Pool furniture is not to be removed from the pool area.

18. Chemicals used in the pool may affect certain hair or fabric colors. The District is not responsible for these effects.
19. The Amenity Staff reserves the right to authorize all programs and activities, with regard to the number of Guest participants, equipment, supplies, usage, etc., conducted at the pool, including Swim Lessons, Aquatic/Recreational Programs and Home Owner's Association Sponsored Events.

## **VIII. AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY**

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

## **IX. FECES POLICY**

In an effort to avoid contamination:

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

## **X. POOL SLIDE POLICY**

1. Use at your own risk.

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

## **XI. NIGHT SWIMMING POLICY**

**Hours:** The Streambed Pool is available for night swimming on Fridays and Saturdays from dusk until 11 PM.

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

**Guest Policy:** No Guests are permitted.

### **General:**

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

## **XII. ADA POOL CHAIR POLICY**

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

## **XIII. FITNESS CENTER POLICY**

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

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

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

**General:**

1. Food (including chewing gum) is not permitted within the Fitness Centers. Beverages, however, are permitted in the Fitness Centers if contained in non-breakable containers with screw top or sealed lids.
2. Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times in the Fitness Centers. Appropriate clothing includes t-shirts, tank tops, shorts (no jeans), and/or sweat suits (no swimsuits).
3. Each individual is responsible for wiping off fitness equipment after use.
4. Hand chalk is not permitted to be used in the Fitness Centers.
5. Music is not permitted unless it is by a personal unit equipped with headphones.
6. Weights or other fitness equipment may not be removed from the Fitness Centers.
7. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
8. Please replace weights to their proper location after use.
9. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights.
10. Any fitness program operated, established, and run by Amenity Staff shall have priority over other users of the Fitness Centers.
11. Please be courteous and do not use cell phones or personal devices while occupying fitness equipment.

## **XIV. PLAYGROUND POLICY**

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

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

**General:**

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

3. Glass containers are prohibited.

## **XV. FISHING AND BOATING POLICY**

1. Swimming, boating, fishing, use of personal flotation devices, or other active use of any waterway located within or adjacent to the District is prohibited.
2. Boats or watercraft of any kind are not permitted within any waterways located within or adjacent to the District with the exception of normal and customary maintenance of such waterways.

## **XVI. DOG PARK POLICY**

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

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

### **General:**

1. Dog Park is unattended. Persons using the park do so at their own risk. Owners must control their dog at all times.
2. Only dogs of Patrons are permitted to use the Dog Park. Limit two (2) dogs per Patron per visit. Guests may not bring dogs.
3. Dogs that have been declared dangerous or aggressive are prohibited.
4. All Patrons must have proof of their dog's current rabies vaccination and license.
5. Strollers are not allowed in the Dog Park.
6. Puppies under four months old are not permitted in the Dog Park.
7. Only dogs under 40 lbs. are allowed in the small dog park.
8. Dogs in heat are not allowed.
9. Patrons must pick up after their dog and dispose of feces properly.
10. Dogs must be on a leash when entering and exiting the Dog Park. Patrons must carry a leash for each dog while inside the dog area and the dogs must be under voice command at all times.
11. Dogs are required to wear a basic flat buckle collar or harness with identification tags at

all times. No spiked or pronged dog collars are allowed.

12. Animals other than dogs are prohibited.
13. Leaving dogs unattended is prohibited. All Patrons must remain in the Dog Park with their dog at all times.
14. Dogs that bark persistently, are a nuisance, or are annoying or provoking other dogs or persons must leave the Dog Park.
15. Dogs are not permitted to dig within the Dog Park. Any holes must be filled by Patrons.
16. Climbing on or over the fence is not permitted as well as dogs jumping from one side to the other inside the Dog Park.
17. No food (dog or human), or raw hides allowed in the Dog Park. Patrons must use caution when bringing dog toys to the park since fights could erupt.
18. No glass containers are allowed in the Dog Park.
19. The CDD staff has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special events, or for the public's safety and/or health.

## **XVII. SPORTS COURTS POLICY**

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

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

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

### **General:**

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

## **XVIII. BUSINESS CENTER POLICY**

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

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

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

**General:**

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

## **XVIV. FACILITY RENTAL POLICIES FOR STREAMBED & HAMMOCK CLUB AMENITY CENTERS**

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

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

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

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

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

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

**Available Facilities:** The Streambed Clubhouse Room, Hammock Club Meeting Room and Hammock Club Veranda, Outside Deck, and Kitchen Area are available for private rental. ~~for up to a maximum of eight (8) total hours for a full term rental or four (4) total hours for a half term rental, including set up and post event cleanup.~~

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

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

- Ensure you are present for the duration of the rental.
- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, table tops, chairs and sink area.
- Replace garbage liner.
- Clean out and wipe down the refrigerator, microwave, oven, and all cabinets and appliances used.
- Clean any windows, doors, and mirrors in the rented room.
- Sweep and mop floor.
- Ensure that no damage has occurred to the Amenity Center and its property.
- Remove food from refrigerator at Hammock Club.

**General:**

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

Each organization, group or individual reserving the use of an Amenity Facility (or any part thereof) agrees to indemnify and hold harmless the District, the owners of the Amenity Facility and the owner's officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District.



## **XV. SUSPENSION AND TERMINATION OF ACCESS RULE**

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

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

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

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

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

off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons is likely endangered;

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

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

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

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

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

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

**8. Initial Suspension from Amenities.** The District Manager, Amenity Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Amenities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's Policies and Rules violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter

shall be sent to the adults at the address within the community where the minor resides.

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

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

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

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

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

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

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

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

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

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

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

## **XVI. INDEMNIFICATION**

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

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

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

# EXHIBIT A

Permitted Flotation Devices





## EXHIBIT B

### Not Permitted Floatation Devices



\*Remove Unicorn Photo





# Tab 8

**SECOND AMENDEMENT TO AGREEMENT BETWEEN TRIPLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT AND VESTA PROPERTY SERVICES,  
INC. FOR AMENITY MANAGEMENT SERVICES**

This **Second Amendment** (the “Second Amendment”) is made and entered into as of this 18th day of April 2023, by and between:

**Triple Creek Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address c/o District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”), and

**Vesta Property Services, Inc.**, a Florida corporation with offices located at 245 Riverside Avenue, #300, Jacksonville, Florida 32202 (the “Contractor” and, together with the District, the “Parties”).

**RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the Parties previously entered into that certain *Agreement between Triple Creek Community Development District and Vesta Property Services, Inc. for Amenity Management Services*, dated November 1, 2021, (the “Agreement”); and

**WHEREAS**, Section 18 of the Agreement provides that the Parties may amend the Agreement when such amendment is in writing and authorized by both Parties; and

**WHEREAS**, the Parties now desire to amend the Agreement as set forth in more detail below.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated as a material part of this Second Amendment.

**SECTION 2. AMENDMENT OF AGREEMENT.** The Agreement is hereby amended to provide for the following requirements:

- A.** The Contractor agrees to timely submit invoices to the District according to Section 4(b) of the Agreement. Failure to do so will result in the Contractor waiving their right to payment of those invoices.

- B. The Contractor agrees to timely bill vendors within forty-five (45) days of an expense or service performed. Should Contractor fail to do so the Contractor shall be responsible for the expense or costs associated with the services performed and ineligible to claim reimbursement from the District.

**SECTION 3. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Second Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable.

**SECTION 4. AUTHORIZATION.** The execution of this Second Amendment has been duly authorized by the appropriate body or official of the Parties, both Parties have complied with all the requirements of law, and both the Parties have full power and authority to comply with the terms and provisions of this Second Amendment.

**SECTION 5. EXECUTION IN COUNTERPARTS.** This Second Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**IN WITNESS WHEREOF,** the Parties execute this Second Amendment the day and year Second written above.

Attest:

**TRIPLE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairman/Vice-Chairman, Board of Supervisors

**VESTA PROPERTY SERVICES, INC.**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

Print: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Witness

# Tab 9

**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Resident Clubs – Application**

Resident Clubs are an enhancement to the residents of the Triple Creek Community Development District (“District”). Clubs at the District are designed to help residents and paid users (together, “Resident(s)”, which shall have the same meaning as the term “Patron(s)” as defined in the District’s Policies Regarding District Amenity Facilities (the “District’s Policies”)) to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. Clubs should encourage their members to fully participate and enjoy the diverse programs and facilities within the District that make life here so enjoyable and rewarding. All Clubs are required to complete the following form in order to receive the benefits offered.

Starting a Club is a three-step process:

- A. Complete the form below and return it to the General Manager’s Office, as noted below.
- B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.
- C. If approved, the District will communicate such approval or the reason for denial and next steps.

1. Proposed Club name: Triple Creek Girl Scout Troop 33340

2. Name of club leader/main contact: Stacy Keller

3. Address of club leader/main contact: 12957 Satin Lily Dr, Riverview

Phone Number (1) 815-863-3205 Phone Number (2): \_\_\_\_\_

Email address: staceyk@hotmail.com

4. Is this a Resident Club as defined above? YES

5. Please tell us about your club. For example, what kind of activities/functions does your club plan to host? (Please attach additional pages as necessary.)

We'll be a multi-level troop from daisies to cadets. Clubs will meet to discuss events, team building & work on merit badges

6. When, including how often, will your Club meet? (Date/Time/Frequency) The club will meet 2x a month for 1 hour and will have a leader meeting 1x a month for 1 hour

7. Where do you anticipate your Club will want to meet? Hammock Club Streambed or Common Green Spaces

8. The targeted audience for the Club is: Girls aged 5 to 18

9. Please mark which categories are applicable to the Club or Interest Group:

- Arts & Crafts
- Community
- Culture
- Education



Social

Recreation & Leisure

Sports & Athletics

Other

10. If a similar club already exists within the District, what distinguishes your club? Closed Girl Scout troop is in Brandon. This group will be mainly for community residents.

11. How will you recruit members and encourage participation in Club activities? Via our Facebook group & eventual use of NABR

12. Will you be collecting dues or managing any funds associated with Club activities?

Yes  No

13. Who will be responsible for the management and protection of the Club's financial funds?

Joey Kater

14. Is any person compensated, in any form, for their involvement or leadership of the Club? This includes clubs for fitness related or sports related activities.

Yes  No

15. How will the Club and its activities be promoted? (Please list): within our community Facebook Groups as well as NABR

16. Do you currently have any proposed advertising and/or logo? (If yes, please attach sample.)

Yes  No Not yet but can send the Girl Scout Logo

17. Please list the contact information of at least one other District resident (Club member) who may be an alternate leader in your absence or departure.

Name: Elizabeth Rosado

Address: 12943 Wildflower Meadow  
Riverview FL 33579

Phone Number: 813-760-5849 Email Address:

elizabethrosado627@gmail.com

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

---

18. Did you read and understand the rules applying to your Club, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Club that the Club will follow and abide by such rules and Amenity Policies?

Yes     No



**Authority and Disclaimer**

The Triple Creek Community Development District ("***District***") reserves the right to grant or reasonably deny a request for a Club. The Club Leader, as well as Club events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Club at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Club Leader(s) lack of standing with the District, unreasonable actions of the club leader, violation of policies or rules, action arising from member(s) concerns, etc. The District reserves the right, but not the obligation, in its sole and absolute discretion, to grant incentives for volunteerism or to Clubs - including financial support, material support, facility use privileges, either with or without charge, priority for facility use and administrative and technical support and will do so on an equitable and fair basis. All Clubs and their respective members are solely responsible for the financial management of funds, maintenance, repair and safe operation of the Club, the members and the equipment provided or otherwise obtained by the Club, as well as for the safety of members and others participating in Club activities or using the facilities. The District reserves the right, without further approval or compensation, to include Club activities, photographs of activities and members, etc., for marketing, promotional and educational purposes.

The Club, its leader and its members hereby agree to defend, indemnify and hold harmless the Triple Creek Community Development District and its respective officers, agents, employees and contractors, from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the club, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Club's use of the District's facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Club, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or any other statute or law.

**The undersigned does hereby agree to these policies and acknowledges the disclaimer set forth above:**

Name: Jocely Keller Address: 12957 Satin Lily Dr, Riverview FL 33579  
Print Name: Jocely Keller Phone #: 813-863-3205

Please return application to:

Triple Creek Community Development District  
c/o Taylor Nielsen, District Manager  
Rizzetta & Company, Inc.  
9428 Camden Field Parkway  
Riverview, FL 33578  
(813) 533-2950

# Tab 10

**From:** [nkechi a](#)  
**To:** [Taylor Nielsen](#)  
**Cc:** [Elizabeth Shelby](#); [tycodner17@gmail.com](mailto:tycodner17@gmail.com); [Devona Foster Pierre](#); [Angela Massey-Hill](#)  
**Subject:** [EXTERNAL]Triple Creek's Juneteenth Celebration  
**Date:** Tuesday, April 25, 2023 7:22:22 PM  
**Attachments:** [539355b78a714c6e903a7b768f345d1e.png](#)

**NOTICE: This email originated from outside of the organization.**

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

Hello Taylor,

We are excited about the 3rd Annual Triple Creek Juneteenth Celebration scheduled for Saturday, June 17th, 2023. Juneteenth is FINALLY a National Holiday and we're so excited to continue to teach our kids and the community about our history, American history. Moreover, we have a group of residents who have volunteered their time to make this event a spectacular day for all to remember.

#### **History of Juneteenth:**

Juneteenth celebrates the end of Slavery and Emancipation of Slaves in Texas! Originating in Galveston, Texas, Juneteenth commemorates the anniversary date of the June 19, 1865 announcement by Union Army General Gordon Granger, proclaiming freedom from slavery in Texas – two (2) years after Lincoln's Emancipation Proclamation. Juneteenth is a combination of the words "June" and "nineteenth" -- also known as Freedom Day, Jubilee Day, Liberation Day and Emancipation Day.

Lincoln's Emancipation Proclamation (January 1, 1863) officially outlawed slavery in Texas and the other states in rebellion against the Union almost two and a half years earlier. Enforcement of the Proclamation generally relied on the advance of Union Troops. Texas, being the most remote of the Slave states had a "low presence" of Union Troop as the Civil War ended; thus, enforcement in Texas had been slow and inconsistent before Granger's arrival and announcement.

Although Juneteenth generally celebrates the end of slavery in the United States, it was still legal and practiced in two Union border states (Delaware and Kentucky) until ratification of the Thirteenth Amendment to the Constitution (January 31, 1865) abolishing chattel slavery nationwide in December.

#### **Continuing the Celebration**

In past years the event was held at the Streambed gazebo and grass area. Each year community participation has increased and holding the event at Streambed is a challenge as parking is limited. To prepare for increased participation we're moving the activities to the Hammock Club gazebo and park area as suggested at the CDD meeting on April 18, 2023. The Juneteenth Triple Creek Committee has funded most of the cost the past two years coupled with some funding from the CDD.

As we're planning a larger crowd, we're needing assistance with the following:

- Reserving the Hammock Club area to incorporate the gazebo, grassy areas
- Pest control called out three days prior to the event
- Accessing electrical outlets other than the gazebo for the bounce house and DJ connectivity
- Accessing tables and chairs from either Streambed or Hammock Clubhouses for activities for children and rest areas for senior citizens
- Reserving parking East of the park (between the clubhouse and dog park) for food trucks and vendors who have larger items to transport. We're aware vendors will need a million-dollar insurance policy; thus, the food truck vendors will be complying as well as other vendors.
- Accessing children gaming items from either Streambed or Hammock Clubhouses to include jump ropes, hula-hoops, sidewalk chalk, Corn Hole game board with bean bags, bubbles, cones/markers for games
- Approval from the Triple Creek CDD to assist with funding the event (see the below proposed



budget)

### Juneteenth 2023 Budget

Supplies	Expense	Additional Details
Directional Signage	\$ 150.00	12 signs needed to direct traffic
DJ	\$ 250.00	
Bounce House	\$ 250.00	
Face Painting	\$ 250.00	
Gift Cards	\$ 100.00	(10) \$10.00 Gift Cards for Prizes
Hydration Station	\$ 200.00	Water, ice, juice, and first aid kit
Snacks	\$ 200.00	Variety pack potato chips, fruit snack, chips
Printing - Flyers	\$ 100.00	
<b>Total</b>	<b>\$ 1,500.00</b>	

***Activities for the day include:***

- Face Painting
- Bounce House (non-water)
- Games for children and adults
- Food Trucks
- Vendors
- Art Gallery
- DJ
- Dance Performances
- Raffle (gift cards)

**SEE FLYER ATTACHMENT**

Nkechi M. Ezeanya, M.Ed.

# Tab 11

Family & Friends Vending

# Triple Creek Club

Triple Creek Club

April 08, 2023

- \* 10-14 Days Delivery
- \* Calorie List
- \* Report on Sales
- \* 10% of Sales  
Monthly / Quarterly

Proposal By: Gerald Snell

Proposal For: Triple Creek Club

# Cover Letter

Dear Steven: Family & Friends vending is pleased to present a proposal to fulfill all of your vending machine needs. We understand that you are interested in providing high quality, low cost, improved food and beverage choices to your employees and guests and have designed our proposal to meet those needs. If you have any questions or would like to discuss additional options, please feel free to contact me.

Sincerely,

Family & Friends Vending

snell.gerald92@gmail.com

305 934-1322

# Commission

**Commission:**

To be discussed and negotiated, if any.



# Customer Service

Customer Service: All of the customer service listed below is free to you! We are happy to consider modifications that you suggest.

## **Routine Beverage & Snack Service** including snack and beverage filled:

- at least once per week.
- when less than 20% of snack or beverage slots are full
- according to the schedule you request

**Installation:** We install equipment that you select from the list we provided in this proposal at no cost to you and at a time and day that you approve.

## **Maintenance:** Maintenance Services include:

- cleaning
- verifying mechanisms work properly
- replacement of malfunctioning parts
- we monitor power to equipment, inventory & vending functionality remotely, 24-7, 365 days/year

Frequency: We perform maintenance as follows:

- each time our technician fills a machine
- at least twice per month

## **Issue Management**



General Complaint/Change Management Resolution Process: Should you require any changes to beverage or snack selections or become aware of equipment issues, please notify us immediately by contacting us at [snell.gerald92@gmail.com](mailto:snell.gerald92@gmail.com) and/or 305 934-1322.

Automatic Refunds: Because we monitor equipment we provide to you remotely, we know when your users do not receive the items they pay for and can issue refunds in real-time as issues arise.

### **Our Qualifications and Background**

We are confident in our ability to provide the services we have proposed to you and have designed this proposal to provide unique value to you:

- **No Cost Vending** - We can take care of all of your self-service snack and beverage needs at no cost to you. We'll fill your modern, no-hassle vending machines with a customized selection of beverages and snacks.
- **Employees Ready to Serve You** - Our employees are trained to recognize and solve equipment problems quickly.
- **Modern Technology** - Our equipment uses the latest technology. We monitor vending performance remotely 24/7, 365 days per year.
- **Selection** - We offer a wide variety of snacks and beverages. With traditional and healthy beverage and snack options, you can satisfy your diverse preferences.



# Snack Products

Name	Type	Price
Baby Ruth	snack	\$1.50
Baby Ruth	snack	\$1.50
Butterfringer	snack	\$1.00
Butterfringer	snack	\$1.00
Cheetos	snack	\$1.50
Cheetos	snack	\$1.50
Cheez-its	snack	\$1.50
Cheez-its	snack	\$1.50
Chex Mix	snack	\$1.50
Chex Mix	snack	\$1.50
Clif Bars	snack	\$2.00
Clif Bars	snack	\$2.00
Doritos	snack	\$1.25
Doritos	snack	\$1.25
Funyuns	snack	\$1.50
Funyuns	snack	\$1.50
Honey Buns	snack	\$2.00
Honey Buns	snack	\$2.00
Kind Nut Bar	snack	\$2.00
Kind Nut Bar	snack	\$2.00
Lay's Potato Chips	snack	\$2.00
Lay's Potato Chips	snack	\$2.00
Milk Duds	snack	\$2.00
Milk Duds	snack	\$2.00
Miss Vickey's BBQ Chips	snack	\$2.00
Miss Vickey's BBQ Chips	snack	\$2.00
Miss Vickey's Jalapeño Chips	snack	\$2.00
Miss Vickey's Jalapeño Chips	snack	\$2.00
Miss Vickey's Salt & Vinegar Chips	snack	\$2.00
Miss Vickey's Salt & Vinegar Chips	snack	\$2.00
Nature Valley Granola Bars	snack	\$2.00
Nature Valley Granola Bars	snack	\$2.00
Nutella & GO	snack	\$2.00
Nutella & GO	snack	\$2.00
Oreos	snack	\$2.00
Oreos	snack	\$2.00



Name	Type	Price
Peanut M&M's	snack	\$2.00
Peanut M&M's	snack	\$2.00
Planters Peanuts	snack	\$2.00
Planters Peanuts	snack	\$2.00
Planters Trail Mix	snack	\$2.00
Planters Trail Mix	snack	\$2.00
Pop-Tarts	snack	\$2.00
Pop-Tarts	snack	\$2.00
Reese's Peanut Butter Cups	snack	\$1.50
Reese's Peanut Butter Cups	snack	\$1.50
Rice Krispie Treat	snack	\$1.00
Rice Krispie Treat	snack	\$1.00
Skinny Pop Popcorn	snack	\$2.00
Skinny Pop Popcorn	snack	\$2.00
Snickers Bars	snack	\$1.00
Snickers Bars	snack	\$1.00
Snyders Pretzels	snack	\$2.00
Snyders Pretzels	snack	\$2.00
Starburst	snack	\$1.50
Starburst	snack	\$1.50
Sun Chips	snack	\$1.50
Sun Chips	snack	\$1.50
Takis	snack	\$2.00
Takis	snack	\$2.00
Twix	snack	\$1.00
Twix	snack	\$1.00
Welch's Fruit Snacks	snack	\$2.00
Welch's Fruit Snacks	snack	\$2.00



# Beverage Products

Name	Type	Price
Aquafina Bottled Water	beverage	\$1.50
Aquafina Bottled Water	beverage	\$1.50
Bubbly Can	beverage	\$1.00
Bubbly Can	beverage	\$1.00
Coke 20oz	beverage	\$2.00
Coke 20oz	beverage	\$2.00
Coke Can	beverage	\$1.00
Coke Can	beverage	\$1.00
Diet Coke 20oz	beverage	\$2.00
Diet Coke 20oz	beverage	\$2.00
Diet Coke Can	beverage	\$1.00
Diet Coke Can	beverage	\$1.00
Diet Pepsi 20oz	beverage	\$2.00
Diet Pepsi 20oz	beverage	\$2.00
Diet Pepsi Can	beverage	\$1.00
Diet Pepsi Can	beverage	\$1.00
Dr Pepper 20oz	beverage	\$2.00
Dr Pepper 20oz	beverage	\$2.00
Dr Pepper Can	beverage	\$1.00
Dr Pepper Can	beverage	\$1.00
Gatorade	beverage	\$2.00
Gatorade	beverage	\$2.00
Honest Tea	beverage	\$3.00
Honest Tea	beverage	\$3.00
La Croix Can	beverage	\$1.00
La Croix Can	beverage	\$1.00
Lipton Tea	beverage	\$2.00
Lipton Tea	beverage	\$2.00
Minute Made Lemonade	beverage	\$2.00
Minute Made Lemonade	beverage	\$2.00
Monster	beverage	\$3.00
Monster	beverage	\$3.00
Pepsi 20oz	beverage	\$2.00
Pepsi 20oz	beverage	\$2.00
Pepsi Can	beverage	\$1.00
Pepsi Can	beverage	\$1.00

Name	Type	Price
Powerade	beverage	\$2.00
Powerade	beverage	\$2.00
Redbull	beverage	\$3.00
Redbull	beverage	\$3.00
Starbucks Cold Coffee	beverage	\$3.00
Starbucks Cold Coffee	beverage	\$3.00
Vitamin Water	beverage	\$2.00
Vitamin Water	beverage	\$2.00



## Healthy Options for Vending

Protein Bars : Luna Bars , Clif Bars, etc.

Dried fruit

Trail mix

Granola Bars

Apple Chips, PopChips, Baked chips, Veggie Chips

Jerky

Popcorn

Pretzels

Cookies

Gum

Service Match A La Carte

(PH) 813-446-3226  
vjeanpies@gmail.com

March 12, 2023



# PROPOSAL

## Placement of Single Beverage Vending, Snack Vending, or Combo Vending Machines

Prepared for: Triple Creek CDD

Prepared by: Vladimir Jean-Pierre  
Owner, Service Match a La Carte



## DESCRIPTION

Service Match a La carte Services has already been installed in the Triple Creek Community for more than a year already and has seen exponential interest since this inception.

We believe you'll be pleased and excited by what we can continue to offer your community.





We can offer your organization the following benefits:

- **Non-Limited snacks and drinks Selections** – Your Patrons and employees can take advantage of Multi selection snacks and beverages instead of the same thing day in and out. within reason we will take in request for beverages residents would love to have stocked in the Machine already placed in the Hammock Club.
- **Recyclable packaging** – We try to adhere to our environment by selecting items that use Recyclable Materials.
- **Cash or cashless purchasing** – For greater flexibility, our machines will be outfitted with Cashless card reader. A combination of both is best. (Some businesses like the cashless feature due to their surroundings) Debit cards are becoming increasingly popular among all ages.
- **Choice of products** – Alternatively, we will stock machines with a wide variety of items based on what we see Already works in your establishment. within reason we will take in request for beverages residents would love to have stocked in the Vending Machines, snack and beverages.
- **Tiered Payments** – a predetermined placement fee paid every month, or a percentage of revenue from the products sold. Gross Sales per Month  
**Fixed Location:** \$80.  
**Revenue Sharing:** Revenue Sharing is a Fluctuating plan due to profits on sales. Offering: 6.5% profit sharing on Gross Sales per month. Excluding any promotions. For ease of bookkeeping, reliable income, and to avoid any possible conflict of interest, most Organizations choose the predetermined placement fee option.

In summary, choosing Service Match a La Carte to supply your vending needs snacks and drinks is a win-win situation. No limit to choices, excellent service, and extra revenue stream for your community—what's not to like?





When considering placement of a vending machine, you naturally want to know how much space is required. See the measurements below.

### **Machine Dimensions and Weights**

Non-refrigerated Snack Machine – 40 inches wide, 62 inches high, 36 inches deep, approximately 749 lbs empty.

Refrigerated Drink Machine – 43 inches wide, 72 inches high, 43 inches deep, approximately 590 lbs empty

Combination Snack/Drink Machine - 34 inches wide, 73 inches high, 28.5 inches deep, approximately 705 lbs empty

### **Methods for Determination of Footprint**

To allow for electrical plugs and air circulation, machines must be placed no closer than 4 inches to back wall. Machines may be placed in multiple formations with no space between machines or against side walls. A space of 40 inches must be kept clear in front of each machine to allow for customer access and restocking.

Thus, a non-refrigerated snack machine requires a space 40 inches wide, 72 inches high, and 80 inches deep, while the refrigerated drink and combination machines require spaces that are 40 inches wide, 72 inches high, and 84 inches deep.

For power supply, each non-refrigerated snack machine requires 4 amps @ 115 (460 watts), each refrigerated drinks machine and combination machine requires 6 amps @ 115 (690 watts).

### **Footprint Comparison**

The dimensions of our machines and the access space required are typical of standard food vending machines. Attached below are examples of Vending Machines to be placed within the community



### **Consumer Engagement:**

**Loyalty Programs** - One of the most engaging apps in the unattended business world is [Monyx Wallet](#). Monyx Wallet is a [mobile wallet](#) that consumers use to pay for products and services in Nayax-powered machines. However, on top of being a very convenient payment app, each machine will be outfitted with a QR-code so that consumers can sign-up for Loyalty programs.

**REFUNDS** - with the Monyx Wallet app, refunds can and will be made virtually through the Monyx App. By mobile app the patron can simply request a refund if the vending machine does not return funds if product is not dispensed. also parents could provide kids beverages remotely.

**Discounts** – we can provide discounts for events at the clubhouse, also we will be providing Hammock Club Management with discount cards for beverages.

**Clubhouse event Rental** - we can provide discounted purchase cards for machine use.

For discounted beverage purchase for Patron's event

**Service** – On call service 24/7 since I reside within the community. Phone number for residence to call or text for immediate results to any issue so that Hammock club staff is not inundated with extra traffic due to vending Machine issues.



N2G5000 to be placed at Streambed Clubhouse Possibly  
Inside the event space.





To be placed at hammock Clubhouse alongside the beverage machine. Outdoor open space





# Tab 12

**Triple Creek Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**



**Triple Creek Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Triple Creek Community Development District  
Hillsborough County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Triple Creek Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Triple Creek Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors  
Triple Creek Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
Triple Creek Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated March 31, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Triple Creek Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 31, 2023

**Triple Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

Management's discussion and analysis of Triple Creek Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2022. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances. This report also contains other supplementary information in addition to the basic financial statements.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.



**Triple Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, construction in progress, buildings and improvements, equipment and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets exceeded total liabilities by \$10,874,279 (net position). Unrestricted net position for Governmental Activities was \$(4,883,213). Net investment in capital assets was \$14,202,498 and restricted net position was \$1,554,994.
- ◆ Governmental activities revenues totaled \$8,976,894 while governmental activities expenses totaled \$5,776,082.

**Triple Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Current assets	\$ 4,309,730	\$ 1,023,214
Restricted assets	5,973,490	7,160,771
Capital assets, net	49,524,017	40,161,843
Total Assets	59,807,237	48,345,828
Current liabilities	4,424,446	2,159,001
Non-current liabilities	44,508,512	38,513,360
Total Liabilities	48,932,958	40,672,361
Net Position		
Net investment in capital assets	14,202,498	11,939,208
Restricted	1,554,994	2,627,435
Unrestricted	(4,883,213)	(6,893,176)
Total Net Position	\$ 10,874,279	\$ 7,673,467

The decrease in restricted assets is primarily related capital project disbursements in excess of the long-term debt issued in the current year.

The increase in capital assets is related to the current year additions to construction in progress.

The increase in non-current liabilities is related to the issuance of long-term debt in the current year.

The increase in net position is primarily the result of revenues exceeding expenses in the current year.

**Triple Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Program Revenues		
Charges for services	\$ 5,874,896	\$ 5,196,975
Grants and contribution	3,039,108	481,590
General Revenues		
Miscellaneous revenues	34,601	16,989
Investment earnings	28,289	784
Total Revenues	<u>8,976,894</u>	<u>5,696,338</u>
Expenses		
General government	230,867	245,235
Physical environment	2,518,538	1,477,126
Culture/recreation	633,029	552,648
Interest and other charges	2,393,648	2,457,653
Total Expenses	<u>5,776,082</u>	<u>4,732,662</u>
Change in Net Position	3,200,812	963,676
Net Position - Beginning of Year	<u>7,673,467</u>	<u>6,709,791</u>
Net Position - End of Year	<u>\$ 10,874,279</u>	<u>\$ 7,673,467</u>

The increase in charges for services relates to increased debt service special assessments in the current year.

The increase in grants and contributions is the result of increased developer contributions for the 2021 project in the current year.

The increase in physical environment is related to increased landscape maintenance and mulching and streetlight expenses in the current year.

The increase in culture/recreation is related to the increase in management contract and contingency expenses in the current year.

**Triple Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Land and improvements	\$ 4,758,054	\$ 4,758,054
Construction in progress	18,436,596	24,592,242
Buildings	6,791,321	6,791,321
Infrastructure	19,135,327	2,390,650
Stormwater management	4,044,416	4,044,416
Equipment	269,781	238,829
Accumulated depreciation	<u>(3,911,478)</u>	<u>(2,653,669)</u>
Total Capital Assets (Net)	<u>\$ 49,524,017</u>	<u>\$ 40,161,843</u>

The activity for the year consisted of additions to construction in progress of \$10,589,031, transfers from construction in progress to infrastructure of \$16,744,677, additions of \$30,952 to equipment, and \$1,125,809 in depreciation.

**General Fund Budgetary Highlights**

Actual expenditures were less than the total budget for the year ended September 30, 2022 because of lower than anticipated landscape and contingency expenditures.

There were no amendments to the budget for the year ended September 30, 2022.

**Debt Management**

Governmental Activities debt includes the following:

- ◆ In June 2012, the District issued \$3,180,000 Series 2012 Special Assessment Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2022 was \$2,790,000.

**Triple Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

- ◆ In February 2017, The District issued Series 2017A and Series 2017B Special Assessment Bonds. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2022 was \$8,935,000.
- ◆ In July 2018, the District issued \$7,550,000 Series 2018A Special Assessment Bonds to finance a portion of the costs of acquisition, construction, installation and equipping the Series 2018A Project. The balance outstanding at September 30, 2022 was \$6,825,000.
- ◆ In June 2019, the District issued \$14,690,000 Series 2019A and Series 2019B Special Assessment Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Series 2019 Project. The balance outstanding on the Series 2019A and Series 2019B Bonds at September 30, 2022 was \$11,140,000.
- ◆ In January 2021, the District issued \$8,435,000 of Special Assessment Bonds, Series 2021, (Villages N&P) Project maturing on November 1, 2050. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2022 was \$8,200,000.
- ◆ In December 2021, the District issued \$7,560,000 Series 2021 Special Assessment Bonds (Villages Q&R). These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2022 was \$7,560,000.
- ◆ In February 2019, the District financed a purchase of \$103,957, for fitness equipment. The balance outstanding at September 30, 2022 is \$32,630.



**Triple Creek Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

Triple Creek Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

**Request for Information**

The financial report is designed to provide a general overview of Triple Creek Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Triple Creek Community Development District, Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

**Triple Creek Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2022**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 1,079,354
Accounts receivable	3,059,853
Due from developer	1,552
Assessments receivable	125,067
Deposits	26,850
Prepaid expenses	17,054
Total Current Assets	4,309,730
Non-Current Assets	
Restricted assets	
Cash and investments	5,973,490
Capital Assets, Not Being Depreciated	
Land and improvements	4,758,054
Construction in progress	18,436,596
Capital Assets, Being Depreciated	
Buildings	6,791,321
Infrastructure	19,135,327
Stormwater management	4,044,416
Equipment	269,781
Less: accumulated depreciation	(3,911,478)
Total Non-current Assets	55,497,507
Total Assets	59,807,237
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable and accrued expenses	2,228,408
Due to developer	2,939
Deposits payable	4,250
Contracts/retainage payable	380,911
Accrued interest	890,287
Financed purchases - current portion	22,651
Bonds payable - current portion	895,000
Total Current Liabilities	4,424,446
Non-Current Liabilities	
Financed purchases	9,979
Bonds payable, net	44,498,533
Total Non-Current Liabilities	44,508,512
Total Liabilities	48,932,958
<b>NET POSITION</b>	
Net investment in capital assets	14,202,498
Restricted for debt service	1,554,994
Unrestricted	(4,883,213)
Total Net Position	\$ 10,874,279

See accompanying notes to financial statements.

**Triple Creek Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense)</u> <u>Revenues and</u> <u>Changes in</u> <u>Net Position</u>
		<u>Charges for</u> <u>Services</u>	<u>Capital</u> <u>Grants and</u> <u>Contributions</u>	<u>Governmental</u> <u>Activities</u>
Governmental Activities				
General government	\$ (230,867)	\$ 272,738	\$ -	\$ 41,871
Physical environment	(2,518,538)	1,804,651	3,039,108	2,325,221
Culture/recreation	(633,029)	432,570	-	(200,459)
Interest and other charges	(2,393,648)	3,364,937	-	971,289
Total Governmental Activities	<u>\$ (5,776,082)</u>	<u>\$ 5,874,896</u>	<u>\$ 3,039,108</u>	<u>3,137,922</u>
		<b>General Revenues:</b>		
			Miscellaneous revenues	34,601
			Investment earnings	28,289
			Total General Revenues	<u>62,890</u>
			Change in Net Position	3,200,812
			Net Position - Beginning of year	<u>7,673,467</u>
			Net Position - End of year	<u>\$ 10,874,279</u>

See accompanying notes to financial statements.

**Triple Creek Community Development District**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
**September 30, 2022**

	General	Debt Service 200	Debt Service 201	Debt Service 202	Debt Service 203	Debt Service 205	Debt Service 206	Capital Projects 305	Capital Projects 306	Total Governmental Funds
<b>ASSETS</b>										
Cash	\$ 1,079,354	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,079,354
Accounts receivable	20,745	-	-	-	-	-	-	-	3,039,108	3,059,853
Due from other funds	-	-	-	-	44,740	-	-	-	-	44,740
Assessments receivable	6,123	-	-	-	118,944	-	-	-	-	125,067
Due from developer	1,552	-	-	-	-	-	-	-	-	1,552
Prepaid items	26,850	-	-	-	-	-	-	-	-	26,850
Deposits	17,054	-	-	-	-	-	-	-	-	17,054
Restricted assets										
Cash and investments, at fair value	-	329,237	1,174,262	717,376	1,274,544	566,047	526,221	1,385,143	660	5,973,490
<b>Total Assets</b>	<b>\$ 1,151,678</b>	<b>\$ 329,237</b>	<b>\$ 1,174,262</b>	<b>\$ 717,376</b>	<b>\$ 1,438,228</b>	<b>\$ 566,047</b>	<b>\$ 526,221</b>	<b>\$ 1,385,143</b>	<b>\$ 3,039,768</b>	<b>\$ 10,327,960</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>										
<b>LIABILITIES</b>										
Accounts payable and accrued expenses	\$ 135,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 349,781	\$ 1,742,931	\$ 2,228,408
Due to other funds	44,740	-	-	-	-	-	-	-	-	44,740
Due to developer	372	-	-	-	2,567	-	-	-	-	2,939
Deposits payable	4,250	-	-	-	-	-	-	-	-	4,250
Contracts/retainage payable	-	-	-	-	-	-	-	-	380,911	380,911
<b>Total Liabilities</b>	<b>185,058</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,567</b>	<b>-</b>	<b>-</b>	<b>349,781</b>	<b>2,123,842</b>	<b>2,661,248</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>										
Unavailable revenues	-	-	-	-	-	-	-	-	1,294,683	1,294,683
<b>FUND BALANCES</b>										
Nonspendable - prepaid expenses/deposits	43,904	-	-	-	-	-	-	-	-	43,904
Restricted										
Debt service	-	329,237	1,174,262	717,376	1,435,661	566,047	526,221	-	-	4,748,804
Capital projects	-	-	-	-	-	-	-	1,035,362	-	1,035,362
Assigned - capital reserve	247,587	-	-	-	-	-	-	-	-	247,587
Unassigned	675,129	-	-	-	-	-	-	-	(378,757)	296,372
<b>Total Fund Balances</b>	<b>966,620</b>	<b>329,237</b>	<b>1,174,262</b>	<b>717,376</b>	<b>1,435,661</b>	<b>566,047</b>	<b>526,221</b>	<b>1,035,362</b>	<b>(378,757)</b>	<b>6,372,029</b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b>\$ 1,151,678</b>	<b>\$ 329,237</b>	<b>\$ 1,174,262</b>	<b>\$ 717,376</b>	<b>\$ 1,438,228</b>	<b>\$ 566,047</b>	<b>\$ 526,221</b>	<b>\$ 1,385,143</b>	<b>\$ 3,039,768</b>	<b>\$ 10,327,960</b>

See accompanying notes to financial statements.

**Triple Creek Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2022**

Total Governmental Fund Balances	\$ 6,372,029
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, including land, \$4,758,054, construction in progress, \$18,436,596, buildings, \$6,791,321, infrastructure, \$19,135,327, stormwater management, \$4,044,416, and equipment, \$269,781, net of accumulated depreciation, \$(3,911,478), are not current financial resources, and therefore, are not reported at the fund level.	49,524,017
Long-term liabilities, including bonds payable, \$(45,450,000), net of bond discounts, \$321,215, and bond premiums, net, \$(264,748), and notes payable, \$(32,630), are not due and payable in the current period, and therefore, are not reported at the fund level.	(45,426,163)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported in the fund level.	(890,287)
Unavailable revenues are not measurable and available at year end and therefore, not recognized at the fund level. Revenues are recognized when earned at the government-wide level.	<u>1,294,683</u>
Net Position of Governmental Activities	<u><u>\$ 10,874,279</u></u>

*See accompanying notes to financial statements.*



**Triple Creek Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –**  
**GOVERNMENTAL FUNDS**  
**For The Year Ended September 30, 2022**

	General	Debt Service 200	Debt Service 201	Debt Service 202	Debt Service 203	Debt Service 205	Debt Service 206	Capital Projects 300	Capital Projects 301	Capital Projects 303	Capital Projects 304	Capital Projects 305	Capital Projects 306	Total Governmental Funds
<b>REVENUES</b>														
Special assessments	\$ 2,509,959	\$ 248,324	\$ 721,425	\$ 496,818	\$ 1,010,070	\$ 470,100	\$ 418,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,874,896
Developer contributions	-	-	-	-	-	-	-	-	-	-	-	-	1,744,425	1,744,425
Miscellaneous revenues	70,682	-	-	-	-	-	-	-	-	-	-	-	-	70,682
Investment earnings	1	1,070	4,854	1,870	3,041	1,429	1,983	-	-	229	-	4,860	8,952	28,289
Total Revenues	<u>2,580,642</u>	<u>249,394</u>	<u>726,279</u>	<u>498,688</u>	<u>1,013,111</u>	<u>471,529</u>	<u>420,183</u>	<u>-</u>	<u>-</u>	<u>229</u>	<u>-</u>	<u>4,860</u>	<u>1,753,377</u>	<u>7,718,292</u>
<b>EXPENDITURES</b>														
Current														
General government	230,867	-	-	-	-	-	-	-	-	-	-	-	-	230,867
Physical environment	1,527,597	-	-	-	-	-	-	-	-	-	-	-	-	1,527,597
Culture/recreation	366,161	-	-	-	-	-	-	-	-	-	-	-	-	366,161
Capital outlay	30,952	-	-	-	-	-	-	-	-	2,000	-	1,198,812	9,388,219	10,619,983
Debt service														
Principal	20,937	60,000	180,000	135,000	970,000	235,000	-	-	-	-	-	-	-	1,600,937
Interest	3,481	183,869	542,675	354,609	552,870	292,688	102,051	-	-	-	-	-	-	2,032,243
Other	-	-	-	-	-	-	-	-	-	-	-	-	278,951	278,951
Total Expenditures	<u>2,179,995</u>	<u>243,869</u>	<u>722,675</u>	<u>489,609</u>	<u>1,522,870</u>	<u>527,688</u>	<u>102,051</u>	<u>-</u>	<u>-</u>	<u>2,000</u>	<u>-</u>	<u>1,198,812</u>	<u>9,667,170</u>	<u>16,656,739</u>
Excess of revenues over/(under) expenditures	400,647	5,525	3,604	9,079	(509,759)	(56,159)	318,132	-	-	(1,771)	-	(1,193,952)	(7,913,793)	(8,938,447)
Other Financing Sources/(Uses)														
Issuance of long-term debt	-	-	-	-	-	-	25,759	-	-	-	-	-	7,534,241	7,560,000
Bond premium	-	-	-	-	-	-	183,125	-	-	-	-	-	-	183,125
Insurance proceeds	2,880	-	-	-	-	-	-	-	-	-	-	-	-	2,880
Transfers in	1	1	1	-	76,792	-	-	-	-	-	-	852,846	795	930,436
Transfers out	-	-	(852,839)	-	-	-	(795)	(1)	(8)	(76,792)	(1)	-	-	(930,436)
Total Other Financing Sources/Uses	<u>2,881</u>	<u>1</u>	<u>(852,838)</u>	<u>-</u>	<u>76,792</u>	<u>-</u>	<u>208,089</u>	<u>(1)</u>	<u>(8)</u>	<u>(76,792)</u>	<u>(1)</u>	<u>852,846</u>	<u>7,535,036</u>	<u>7,746,005</u>
Net change in fund balances	403,528	5,526	(849,234)	9,079	(432,967)	(56,159)	526,221	(1)	(8)	(78,563)	(1)	(341,106)	(378,757)	(1,192,442)
Fund Balances - Beginning of year	563,092	323,711	2,023,496	708,297	1,868,628	622,206	-	1	8	78,563	1	1,376,468	-	7,564,471
Fund Balances - End of year	<u>\$ 966,620</u>	<u>\$ 329,237</u>	<u>\$ 1,174,262</u>	<u>\$ 717,376</u>	<u>\$ 1,435,661</u>	<u>\$ 566,047</u>	<u>\$ 526,221</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,035,362</u>	<u>\$ (378,757)</u>	<u>\$ 6,372,029</u>

See accompanying notes to financial statements.

**Triple Creek Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds \$ (1,192,442)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$10,619,983, exceeded depreciation, \$(1,257,809), in the current period. 9,362,174

The issuance of long-term debt is recognized as an other financing source at the fund level, however, it increases liabilities at the government-wide level. (7,560,000)

Bond premium is recognized as an other financing source at the fund level in the year of issuance, however, it is netted with long-term liabilities at the government-wide level. (183,125)

Repayment of bond principal and notes payable are expenditures in the governmental funds, but the repayment reduces long-term liabilities at the government-wide level. 1,600,937

Bond discounts and premiums are amortized over the life of the bonds as interest. This is the current period amortization. (4,678)

At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available. 1,255,722

In the Statement of Activities, interest is accrued on outstanding bonds, whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals. (77,776)

Change in Net Position of Governmental Activities \$ 3,200,812

*See accompanying notes to financial statements.*

**Triple Creek Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2022**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$2,487,203	\$2,487,203	\$ 2,509,959	\$ 22,756
Miscellaneous revenues	-	-	70,682	70,682
Investment earnings	-	-	1	1
Total Revenues	<u>2,487,203</u>	<u>2,487,203</u>	<u>2,580,642</u>	<u>93,439</u>
Expenditures				
Current				
General government	218,077	218,077	230,867	(12,790)
Physical environment	1,552,821	1,552,821	1,527,597	25,224
Culture/recreation	691,887	691,887	366,161	325,726
Capital outlay	-	-	30,952	(30,952)
Debt Service				
Principal	20,937	20,937	20,937	-
Interest	3,481	3,481	3,481	-
Total Expenditures	<u>2,487,203</u>	<u>2,487,203</u>	<u>2,179,995</u>	<u>307,208</u>
Excess of revenues over/(under) expenditures	<u>-</u>	<u>-</u>	<u>400,647</u>	<u>400,647</u>
Other Financing Sources/(Uses)				
Insurance proceeds	-	-	2,880	2,880
Transfers In	-	-	1	1
Total other Financing Sources/(Uses)	<u>-</u>	<u>-</u>	<u>2,881</u>	<u>2,881</u>
Net Change in Fund Balances	-	-	403,528	403,528
Fund Balances - Beginning of year	<u>-</u>	<u>-</u>	<u>563,092</u>	<u>563,092</u>
Fund Balances - End of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 966,620</u>	<u>\$ 966,620</u>

See accompanying notes to financial statements.

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of Triple Creek Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on May 11, 2007 by Ordinance No. 07-14 of the Board of County Commissioners of Hillsborough County, Florida. The District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors. Supervisors are elected on an at-large basis by qualified electors of the District. The District operates within the criteria established by Chapter 190, Florida Statutes. The Board has the responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Triple Creek Community Development District, (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting.

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.



**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund 200 – This Debt Service Fund accounts for the debt service requirements to retire Series 2012 special assessment bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund 201 – This Debt Service Fund accounts for the debt service requirements to retire Series 2017 special assessment bonds which were used to finance the construction of certain infrastructure improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Debt Service Fund 202 – This Debt Service Fund accounts for the debt service requirements to retire Series 2018A special assessment bonds which were used to finance the construction of certain infrastructure improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Debt Service Fund 203 – This Debt Service Fund accounts for the debt service requirements to retire Series 2019 special assessment bonds which were used to finance the construction of certain infrastructure improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Debt Service Fund 205 – This Debt Service Fund accounts for the debt service requirements to retire Series 2021 special assessment bonds which were used to finance the construction of certain infrastructure improvements.

Debt Service Fund 206 – This Debt Service Fund accounts for the debt service requirements to retire Series 2021 special assessment bonds which were used to finance the construction of certain infrastructure improvements.

Capital Projects Fund 305 – This Capital Project Fund accounts for financial resources to be used for the acquisition or construction of major infrastructure within the District for the 2021 (Villages N&P) Capital Project.

Capital Projects Fund 306 – This Capital Project Fund accounts for financial resources to be used for the acquisition or construction of major infrastructure within the District for the 2021 (Villages Q&R) Capital Project.

Capital Projects Funds 300, 301, 303 and 304 were closed during the current year.

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**b. Receivables and Payables**

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported as "internal balances".

**c. Net Position**

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted, or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's bond covenants and other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)**

**d. Capital Assets**

Capital assets, which include construction in progress, land and improvements, infrastructure, buildings and equipment, are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Equipment	5 years
Infrastructure	15 - 25 years
Stormwater management	25 years
Buildings	30 years

**e. Unamortized Bond Discounts and Premiums**

Bond discounts and premiums associated with the issuance of revenue bonds are amortized according to the straight-line method of accounting. For financial reporting, unamortized bond discounts and premiums are netted with the applicable long-term debt.

**f. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, Deferred Inflows of Resources, and Net Position or Equity (Continued)**

**g. Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the period. Actual results could differ from those estimates.

**h. Deferred Inflows of Resources**

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one time that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$1,073,988 and carrying value was \$1,079,354. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
Federated Govt Obligation Tax-Managed	32 days*	\$2,030,379
Dreyfus Government Sec CM Investor	24 days*	3,943,111
Total		<u>\$5,973,490</u>

\*Maturity is a weighted average maturity.



**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Custodial Credit Risk – Deposits (Continued)

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in both of the Federated Government Obligation Tax-Managed Fund and the Dreyfus Government Sec CM Investor Fund noted above were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in Federated Government Obligations Tax-Managed Fund represented 34% of the District's total investments and the investments in Dreyfus Government Sec CM Investor Fund represented 66% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE C – SPECIAL ASSESSMENT REVENUES**

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operation and maintenance of the District, as well as to pay for debt service on the District's Bonds. The fiscal year for which annual assessments may be levied begins October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

**NOTE D – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2022 was as follows:

	October 1, 2021	Additions	Disposals	September 30, 2022
<b><u>Governmental activities:</u></b>				
Capital assets, not being depreciated				
Land	\$ 4,758,054	\$ -	\$ -	\$ 4,758,054
Construction in progress	24,592,242	10,589,031	(16,744,677)	18,436,596
Total capital assets, not being depreciated	<u>29,350,296</u>	<u>10,589,031</u>	<u>(16,744,677)</u>	<u>23,194,650</u>
Capital assets, being depreciated:				
Building	6,791,321	-	-	6,791,321
Infrastructure	2,390,650	16,744,677	-	19,135,327
Stormwater management	4,044,416	-	-	4,044,416
Equipment	238,829	30,952	-	269,781
Total capital assets, being depreciated	<u>13,465,216</u>	<u>16,775,629</u>	<u>-</u>	<u>30,240,845</u>
Less accumulated depreciation for:				
Building	(750,967)	(231,942)	-	(982,909)
Infrastructure	(796,229)	(829,164)	-	(1,625,393)
Stormwater management	(979,024)	(161,777)	-	(1,140,801)
Equipment	(127,449)	(34,926)	-	(162,375)
Total accumulated depreciation	<u>(2,653,669)</u>	<u>(1,257,809)</u>	<u>-</u>	<u>(3,911,478)</u>
Total capital assets being depreciated, net	<u>10,811,547</u>	<u>15,517,820</u>	<u>-</u>	<u>26,329,367</u>
Governmental activities capital assets, net	<u>\$ 40,161,843</u>	<u>\$ 26,106,851</u>	<u>\$ (16,744,677)</u>	<u>\$ 49,524,017</u>

Depreciation of \$990,941 was charged to physical environment and \$266,868 was charged to culture/recreation.

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – BONDS PAYABLE**

In June 2012, the District issued \$3,180,000 of Special Assessment Bonds, Series 2012 maturing on November 1, 2043 with a fixed interest rate ranging from 5.625% to 6.75%. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing November 1, 2014 through November 1, 2043. The balance outstanding at September 30, 2022 was \$2,790,000.

In February 2017, the District issued \$9,850,000 Series 2017A Special Assessment Bonds maturing on November 1, 2046 with fixed interest rates ranging from 5.25% to 6.125%. These bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Series 2017 Project. The balance outstanding on the Series 2017A Bonds at September 30, 2022 was \$8,935,000.

In July 2018, the District issued \$7,550,000 Series 2018A Special Assessment Bonds, due in annual principal installments beginning November 2019, maturing November 2048. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2018, at a rate of 4.2% on the \$795,000 bonds, with a maturity date of November 1, 2024, 4.7% on the \$830,000 bonds, with a maturity date of November 1, 2029, 5.125% on the \$2,105,000 bonds, with a maturity date of November 1, 2038, and 5.375% on the \$3,820,000 bonds, with a maturity date of November 1, 2048. The balance outstanding on the Series 2018A Bonds at September 30, 2022 is \$6,825,000.

In June 2019, the District issued \$9,490,000 Series 2019A Special Assessment Bonds due in annual principal installments beginning May 2021, maturing May 2050. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2019, at a fixed interest rate ranging from 3.875% to 4.750%. The balance outstanding on the Series 2019A Bonds at September 30, 2022 is \$9,155,000.

In June 2019, the District issued \$5,200,000 Series 2019B Special Assessment Bonds due in one balloon payment in May 2032. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2019, at a fixed interest rate of 4.875%. The balance outstanding on the Series 2019B Bonds at September 30, 2022 is \$1,985,000.

In January 2021, the District issued \$8,435,000 Series 2021 (Villages N&P Project) Special Assessment Bonds, due in annual principal installments beginning November 1, 2021 maturing November 1, 2050 with a fixed rate ranging from 2.5% to 4%. Interest is to be paid semiannually on each May 1 and November 1. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2022 was \$8,200,000.

In December 2021, the District issued \$7,560,000 of Special Assessment Bonds, Series 2021 (Villages Q&R Project) maturing on November 1, 2051 with a fixed interest rate ranging from 2.375% to 4.00%. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing November 1, 2022, through November 1, 2051. The balance outstanding at September 30, 2022 was \$7,560,000.

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – BONDS PAYABLE (CONTINUED)**

The following is a summary of activity for bonded debt of the District for the year ended September 30, 2022:

Bonds Payable at October 1, 2021	\$ 39,470,000
Issuance of bonds payable	7,560,000
Principal payments	<u>(1,580,000)</u>
Bonds Payable at September 30, 2022	45,450,000
Less: bond discount, net	(321,215)
Plus: bond premium, net	<u>264,748</u>
 Total Bonds Payable, net at September 30, 2022	 <u><u>\$ 45,393,533</u></u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 895,000	\$ 2,123,391	\$ 3,018,391
2024	900,000	2,089,768	2,989,768
2025	935,000	2,054,937	2,989,937
2026	970,000	2,017,655	2,987,655
2027	1,015,000	1,978,376	2,993,376
2028-2032	7,675,000	9,196,181	16,871,181
2033-2037	7,205,000	7,226,447	14,431,447
2038-2042	9,025,000	5,279,082	14,304,082
2043-2047	10,910,000	2,745,128	13,655,128
2048-2052	5,920,000	522,403	6,442,403
Totals	<u><u>\$ 45,450,000</u></u>	<u><u>\$ 35,233,368</u></u>	<u><u>\$ 80,683,368</u></u>

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – BONDS PAYABLE (CONTINUED)**

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The Series 2012 Bonds are subject to redemption prior to maturity, in whole on any date, or in part at any time on or after November 1, 2032 and the Series 2017A Bonds may be redeemed at anytime after November 1, 2030, at the redemption price of par, together with accrued interest to the date of redemption. The Series 2017B Bonds are not subject to redemption at the option of the District. The Series 2012 and Series 2017 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity date in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Series 2018A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2031 at a redemption price equal to the principal amount of the Series 2018A Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2018A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2019A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2029 at a redemption price equal to the principal amount of the Series 2019A Bonds to be redeemed, without premium, plus accrued interest to the date of redemption. The Series 2019B Bonds shall not be subject to redemption at the option of the District. The Series 2019A Bonds and Series 2019B Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2021 (Villages N&P Project) Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2031 at a redemption price of 100% of the principal amount thereof, without premium, plus accrued interest to the date of redemption. The Series 2021 (Villages N&P Project) Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2021 (Villages Q&R Project) Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2031 at a redemption price of 100% of the principal amount thereof, without premium, plus accrued interest to the date of redemption. The Series 2021 (Villages Q&R Project) Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE E – BONDS PAYABLE (CONTINUED)**

The bond indentures provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2022:

	Special Assessment Bonds	
	Reserve Balance	Reserve Requirement
Series 2012	\$ 123,372	\$ 123,372
Series 2017A	\$ 638,348	\$ 637,954
Series 2018A	\$ 371,194	\$ 370,992
Series 2019A	\$ 590,431	\$ 590,431
Series 2019B	\$ 136,256	\$ 96,469
Series 2021 Villages N & P	\$ 235,038	\$ 235,038
Series 2021 Villages Q & R	\$ 208,884	\$ 208,884

**NOTE F – FINANCED PURCHASE**

In a prior year, the District entered into a 60-month financed purchase agreement for fitness equipment in the amount of \$103,957. The agreement has an end of finance purchase option which qualifies it as a financed purchase; therefore, the asset has been recorded at the present value of the future minimum payments.

The annual requirements to amortize the principal and interest of the financed purchase as of September 30, 2022, were as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 22,651	\$ 1,767	\$ 24,418
2024	9,979	198	10,177
Total	\$ 32,630	\$ 1,965	\$ 34,595

**NOTE G – ECONOMIC DEPENDENCY**

The developer owns a significant portion of the land in the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.



**Triple Creek Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE H – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

**NOTE I – SUBSEQUENT EVENT**

In November 2022, the District made a \$225,000 prepayment on the Series 2019B Special Assessment Bonds.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Triple Creek Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Triple Creek Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated March 31, 2023.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Triple Creek Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Triple Creek Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Triple Creek Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Fort Pierce / Stuart

To the Board of Supervisors  
Triple Creek Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Triple Creek Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 31, 2023



# Berger, Toombs, Elam, Gaines & Frank

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## MANAGEMENT LETTER

To the Board of Supervisors  
Triple Creek Community Development District  
Hillsborough County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Triple Creek Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated March 31, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated March 31, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

### Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Triple Creek Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Triple Creek Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors  
Triple Creek Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the Triple Creek Community Development District. It is management's responsibility to monitor the Triple Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Triple Creek Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: N/A
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 3
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$663,498
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The Villages Q & R Project, \$7,560,000 and the Villages O Project, \$4,212,000.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The FY 2022 budget was not amended.

Board of Supervisors  
Triple Creek Community Development District

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Triple Creek Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$1,240.80, and Debt Service Fund \$387.96 - \$1,800.00.
- 2) The amount of special assessments collected by or on behalf of the District: \$5,874,896.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. See Note E, pages 28-31.

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

**Purpose of this Letter**

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 31, 2023





**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH  
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Triple Creek Community Development District  
Hillsborough County, Florida

We have examined Triple Creek Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Triple Creek Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Triple Creek Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Triple Creek Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Triple Creek Community Development District's compliance with the specified requirements.

In our opinion, Triple Creek Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 31, 2023

# Tab 13

**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGET PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Triple Creek Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office,**” c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill

issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour, and location:

DATE: Aug 15, 2023  
HOUR: 6:00 p.m.  
LOCATION: Hammock Club  
13013 Boggy Creek Drive  
Riverview, Florida 33579

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Hillsborough County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 16TH DAY OF MAY 2023.**

ATTEST:

**TRIPLE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Budget



Rizzetta & Company

# Triple Creek Community Development District

[TripleCreekCDD.com](http://TripleCreekCDD.com)

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**Proposed Budget for  
Fiscal Year 2023-2024**

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**Proposed Budget**  
**Triple Creek Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
<b>REVENUES</b>							
Special Assessments							
Tax Roll*	\$ 2,563,954	\$ 2,563,954	\$ 2,453,332	\$ 110,622	\$ 3,174,168	\$ 720,836	
Off Roll*	\$ 34,853	\$ 69,706	\$ 6,659	\$ 63,047	\$ 7,011	\$ 352	
<b>TOTAL REVENUES</b>	<b>\$ 2,604,460</b>	<b>\$ 2,644,966</b>	<b>\$ 2,459,991</b>	<b>\$ 184,975</b>	<b>\$ 3,181,180</b>	<b>\$ 721,189</b>	
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 2,604,460</b>	<b>\$ 2,644,966</b>	<b>\$ 2,459,991</b>	<b>\$ 184,975</b>	<b>\$ 3,181,180</b>	<b>\$ 721,189</b>	
<b>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</b>							
<b>EXPENDITURES - ADMINISTRATIVE</b>							
Legislative							
Supervisor Fees	\$ 5,800	\$ 11,600	\$ 14,000	\$ 2,400	\$ 14,000	\$ -	14 meetings per year
Financial & Administrative							
Administrative Services	\$ 2,346	\$ 4,692	\$ 4,692	\$ -	\$ 4,927	\$ 235	contract price
District Management	\$ 9,690	\$ 19,380	\$ 19,380	\$ -	\$ 20,349	\$ 969	contract price
District Engineer	\$ 9,478	\$ 18,956	\$ 30,000	\$ 11,044	\$ 30,000	\$ -	Last FY spent \$28,857
Disclosure Report	\$ 10,000	\$ 10,000	\$ 15,000	\$ 5,000	\$ 10,000	\$ (5,000)	contract price
Trustees Fees	\$ 24,225	\$ 42,000	\$ 42,000	\$ -	\$ 42,000	\$ -	7 bonds currently
Assessment Roll	\$ 5,100	\$ 5,100	\$ 5,100	\$ -	\$ 5,355	\$ 255	contract price
Financial & Revenue Collections	\$ 1,938	\$ 3,876	\$ 3,876	\$ -	\$ 4,070	\$ 194	contract price
Accounting Services	\$ 8,760	\$ 17,520	\$ 17,519	\$ (1)	\$ 18,396	\$ 877	contract price
Auditing Services	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 6,000	\$ 2,000	need new proposal for this FY, budget high water
Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 1,800	\$ 1,350	\$ 1,800	\$ -	contract price
Miscellaneous Mailings	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 2,500	\$ 1,000	Last FY spent \$2,064
Public Officials Liability Insurance	\$ 3,038	\$ 3,038	\$ 3,391	\$ 353	\$ 3,494	\$ 103	EGIS FY23-24 Proposal (add 15%)
Legal Advertising	\$ 766	\$ 1,532	\$ 8,500	\$ 6,968	\$ 10,000	\$ 1,500	Last FY spent \$12,936
Dues, Licenses & Fees	\$ 225	\$ 450	\$ 175	\$ (275)	\$ 500	\$ 325	Last FY spent \$375
Bank Fees	\$ 612	\$ 612	\$ 1,500	\$ 888	\$ 1,500	\$ -	Last FY spent \$664
Website Hosting, Maintenance, Backup (and	\$ 2,961	\$ 3,315	\$ 3,315	\$ -	\$ 3,615	\$ 300	RTS (1200) + VglobalTech (900) + Campus Suites (1515)
Legal Counsel							
District Counsel	\$ 12,119	\$ 24,238	\$ 65,000	\$ 40,762	\$ 75,000	\$ 10,000	Last FY spent \$71,228
<b>Administrative Subtotal</b>	<b>\$ 97,508</b>	<b>\$ 166,759</b>	<b>\$ 240,748</b>	<b>\$ 73,989</b>	<b>\$ 253,506</b>	<b>\$ 12,758</b>	
<b>EXPENDITURES - FIELD OPERATIONS</b>							
Security Operations							
Security Monitoring Services	\$ 6,000	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ -	contract price
Security Monitoring Equipment							new amenity
Repair/Replacement	\$ 4,497	\$ 8,994	\$ 10,000	\$ 1,006	\$ 100,000	\$ 90,000	
Security Patrol Services	\$ -	\$ -	\$ -	\$ -	\$ 56,000	\$ 56,000	new onsite patrol
Electric Utility Services							
Utility Services	\$ 6,807	\$ 13,614	\$ 25,000	\$ 11,386	\$ 35,000	\$ 10,000	Last FY spent \$30,067
Street Lights	\$ 150,083	\$ 300,166	\$ 250,000	\$ (50,166)	\$ 350,000	\$ 100,000	Last FY spent \$308,049 - expect TECO inc +10%
Utility - Recreation Facilities	\$ 16,889	\$ 33,778	\$ 40,000	\$ 6,222	\$ 45,000	\$ 5,000	Last FY spent \$38,344
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 3,194	\$ 6,388	\$ 6,600	\$ 212	\$ 7,500	\$ 900	Waste Management Contract subject to increases
Water-Sewer Combination Services							
Utility Services	\$ 5,714	\$ 11,428	\$ 15,000	\$ 3,572	\$ 20,000	\$ 5,000	Last FY spent \$17,216
Stormwater Control							
Aquatic Maintenance	\$ 29,700	\$ 59,400	\$ 59,340	\$ (60)	\$ 59,340	\$ -	contract price
Midge Fly Treatments	\$ 11,036	\$ 22,072	\$ 49,662	\$ 27,590	\$ 49,662	\$ -	contract price
Lake/Pond Bank Maintenance	\$ 4,200	\$ 8,400	\$ 15,000	\$ 6,600	\$ 15,000	\$ -	Last FY spent \$0
Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	Last FY spent \$4,933
Other Physical Environment							
General Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 3,842	\$ 112	EGIS FY23-24 Proposal (add 15%)
Property Insurance	\$ 18,716	\$ 18,716	\$ 20,348	\$ 1,632	\$ 28,074	\$ 7,726	EGIS FY23-24 Proposal (add 50% highwater mark)
Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Last FY spent \$1,275
Landscape Maintenance	\$ 434,655	\$ 869,310	\$ 780,000	\$ (89,310)	\$ 900,000	\$ 120,000	contract amount is about 812k - + 28k new additions to come+ hurricane
Holiday Decorations	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ 35,000	\$ 5,000	Giella Designs - add 5k for possible additions this year
Irrigation Repairs	\$ 9,656	\$ 19,312	\$ 30,000	\$ 10,688	\$ 40,000	\$ 10,000	Last FY spent \$39,927
Landscape - Mulch	\$ 7,776	\$ 15,552	\$ 175,000	\$ 159,448	\$ 200,000	\$ 25,000	Last FY spent \$154,280
Landscape Replacement Plants, Shrubs, Trees	\$ 7,821	\$ 15,642	\$ 60,000	\$ 44,358	\$ 60,000	\$ -	Last FY spent \$43,961
Annuals	\$ 6,750	\$ 13,500	\$ 40,000	\$ 26,500	\$ 40,000	\$ -	Last FY spent \$10,801
Landscape Inspection Services	\$ 4,800	\$ 9,600	\$ -	\$ (9,600)	\$ 10,800	\$ 10,800	contract amount (2024 increase)
Pump Station Monitoring	\$ 6,060	\$ 12,120	\$ 15,000	\$ 2,880	\$ 15,000	\$ -	Last FY spent \$9,252 - Chris's Septic Contract
Fire Ant Treatment	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	Last FY spent \$0
Well Monitoring Contract	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	Do you want to add a well prevenative maintenance vendor?
Road & Street Facilities							
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Last FY spent \$0
Parks & Recreation							
Management Contract	\$ 112,554	\$ 225,108	\$ 317,763	\$ 92,655	\$ 278,048	\$ (39,715)	contract amount FY 23-24
Pool Permits	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Last FY spent \$825
Maintenance & Repair	\$ 16,827	\$ 33,654	\$ 30,000	\$ (3,654)	\$ 35,000	\$ 5,000	Last FY spent \$30,961
Facility Supplies	\$ 4,909	\$ 9,818	\$ 9,000	\$ (818)	\$ 7,500	\$ (1,500)	Last FY spent \$3,301
Pest Control	\$ 2,222	\$ 4,444	\$ 7,400	\$ 2,956	\$ 7,400	\$ -	Nviroctect monthly service + Sentricon termite station renewals

**Proposed Budget  
Triple Creek Community Development District  
General Fund  
Fiscal Year 2023/2024**

Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
Fitness Equipment Lease	\$ 13,806	\$ 27,612	\$ 25,500	\$ (2,112)	\$ 25,500	\$ -	contract amount
Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Last FY spent \$0
Fitness Equipment Maintenance & Repairs	\$ 3,021	\$ 6,042	\$ 8,000	\$ 1,958	\$ 8,000	\$ -	Last FY spent \$5,929
Maintenance Cart	\$ 556	\$ 1,112	\$ 2,000	\$ 888	\$ 2,000	\$ -	Last FY spent \$12,847
Pool Service Contract	\$ 16,762	\$ 33,524	\$ 30,600	\$ (2,924)	\$ 36,108	\$ 5,508	contract amount inc. 1/1/23
Pool Repairs	\$ 482	\$ 964	\$ 5,000	\$ 4,036	\$ 5,000	\$ -	Last FY spent \$4,360
Facility A/C & Heating Maintenance & Repair	\$ 1,350	\$ 2,700	\$ 5,000	\$ 2,300	\$ 5,000	\$ -	Last FY spent \$3,075
Telephone Fax, Internet	\$ 3,712	\$ 7,424	\$ 7,500	\$ 76	\$ 7,500	\$ -	Last FY spent \$7,333
Office Supplies	\$ 3,592	\$ 7,184	\$ 5,000	\$ (2,184)	\$ 5,000	\$ -	Last FY spent \$2,637
Furniture Repair/Replacement	\$ 15,589	\$ 31,178	\$ 5,000	\$ (26,178)	\$ 10,000	\$ 5,000	Last FY spent \$13,502
Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Last FY spent \$0
Athletic/Park Court/Field Repairs	\$ 16	\$ 32	\$ 1,000	\$ 968	\$ 1,000	\$ -	Last FY spent \$379
Boardwalk and Bridge Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	Last FY spent \$0
Wildlife Management Services	\$ 8,385	\$ 16,770	\$ 16,800	\$ 30	\$ 14,400	\$ (2,400)	contract amount - price reduction negotiated
Clubhouse Miscellaneous Expense	\$ 4,038	\$ 8,076	\$ 7,000	\$ (1,076)	\$ 8,000	\$ 1,000	Last FY spent \$7,514
Trail/Bike Path Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	Last FY spent \$0
Dog Waste Station Supplies	\$ 3,099	\$ 6,198	\$ 15,000	\$ 8,802	\$ 20,000	\$ 5,000	contract amount \$18,720 plus potential new stations
Clubhouse Décor	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000	amenity holiday decor
Contingency							
Special Events	\$ 8,897	\$ 17,794	\$ 10,000	\$ (7,794)	\$ 25,000	\$ 15,000	Last FY spent \$8,427
Miscellaneous Contingency	\$ 3,691	\$ 7,382	\$ 30,000	\$ 22,618	\$ 30,000	\$ -	Last FY spent \$23,448
Capital Outlay							amenity 3 furniture 25k, shade over streambed playground 40k, convert half court basketball into 3 pickleball courts 25k, build full court basketball at amenity 3 60k, dog park improvements (Shannon to get ideas compiled)
	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	
<b>Field Operations Subtotal</b>	<b>\$ 991,203</b>	<b>\$ 1,930,349</b>	<b>\$ 2,219,243</b>	<b>\$ 288,894</b>	<b>\$ 2,927,674</b>	<b>\$ 708,431</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,088,711</b>	<b>\$ 2,097,108</b>	<b>\$ 2,459,991</b>	<b>\$ 362,883</b>	<b>\$ 3,181,180</b>	<b>\$ 721,189</b>	
<b>EXCESS OF REVENUES OVER</b>	<b>\$ 1,515,749</b>	<b>\$ 547,858</b>	<b>\$ -</b>	<b>\$ 547,858</b>	<b>\$ -</b>	<b>\$ -</b>	



**Triple Creek Community Development District**  
**Debt Service**  
**Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2012	Series 2017A	Series 2018A	Series 2019A	Series 2019B	Series 2021 (N&P)	Series 2021 (Q&R)	Budget for 2023/2024
<b>REVENUES</b>								
Special Assessments								
Net Special Assessments <sup>(1)</sup>	\$ 245,195.03	\$ 712,361.72	\$ 490,584.00	\$ 592,500.85	\$ 35,935.73	\$ 470,100.72	\$ 417,844.39	\$ 2,964,522.44
<b>TOTAL REVENUES</b>	<b>\$ 245,195.03</b>	<b>\$ 712,361.72</b>	<b>\$ 490,584.00</b>	<b>\$ 592,500.85</b>	<b>\$ 35,935.73</b>	<b>\$ 470,100.72</b>	<b>\$ 417,844.39</b>	<b>\$ 2,964,522.44</b>
<b>EXPENDITURES</b>								
<b>Administrative</b>								
Debt Service Obligation	\$ 245,195.03	\$ 712,361.72	\$ 490,584.00	\$ 592,500.85	\$ 35,935.73	\$ 470,100.72	\$ 417,844.39	\$ 2,964,522.44
<b>Administrative Subtotal</b>	<b>\$ 245,195.03</b>	<b>\$ 712,361.72</b>	<b>\$ 490,584.00</b>	<b>\$ 592,500.85</b>	<b>\$ 35,935.73</b>	<b>\$ 470,100.72</b>	<b>\$ 417,844.39</b>	<b>\$ 2,964,522.44</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 245,195.03</b>	<b>\$ 712,361.72</b>	<b>\$ 490,584.00</b>	<b>\$ 592,500.85</b>	<b>\$ 35,935.73</b>	<b>\$ 470,100.72</b>	<b>\$ 417,844.39</b>	<b>\$ 2,964,522.44</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

6.0%

**Gross assessments**

**\$ 3,151,287.33**

**Notes:**

Tax Roll Collection Costs and Early Payment Discount is 6% of Tax Roll. Budgeted net tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less any Prepaid Assessments Received

**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$3,391,004.85
Collection Cost @ 2%	2%	\$72,149.04
Early Payment Discount @ 4%	4%	\$144,298.08
<b>2023/2024 Total</b>		<b>\$3,607,451.97</b>

2022/2023 O&M Budget		\$2,825,241.00
2023/2024 O&M Budget		\$3,391,004.85
<b>Total Difference</b>		<b>\$565,763.85</b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
<b>Platted</b>				
Series 2012 Debt Service - SF (Group 1)	\$412.72	\$412.72	\$0.00	0.00%
Operations/Maintenance - SF (Group 1)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$1,912.72</b>	<b>\$2,012.72</b>	<b>\$100.00</b>	<b>5.23%</b>
Series 2012 Debt Service - SF (Group 2)	\$619.10	\$619.10	\$0.00	0.00%
Operations/Maintenance - SF (Group 2)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$2,119.10</b>	<b>\$2,219.10</b>	<b>\$100.00</b>	<b>4.72%</b>
Series 2012 Debt Service - SF (U)	\$825.46	\$825.46	\$0.00	0.00%
Operations/Maintenance - SF (U)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$2,325.46</b>	<b>\$2,425.46</b>	<b>\$100.00</b>	<b>4.30%</b>
Series 2017A Debt Service - SF 50' (Village E)	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 50' (Village E)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$2,750.00</b>	<b>\$2,850.00</b>	<b>\$100.00</b>	<b>3.64%</b>
Series 2017A Debt Service - SF 60' (Village E)	\$1,458.33	\$1,458.33	\$0.00	0.00%
Operations/Maintenance - SF 60' (Village E)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$2,958.33</b>	<b>\$3,058.33</b>	<b>\$100.00</b>	<b>3.38%</b>
Series 2017A Debt Service - SF 50' (Villages F2, F3 & G1)	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 50' (Villages F2, F3 & G1)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$2,750.00</b>	<b>\$2,850.00</b>	<b>\$100.00</b>	<b>3.64%</b>
Series 2017A Debt Service - SF 60' (Villages F2 & G1)	\$1,562.50	\$1,562.50	\$0.00	0.00%
Operations/Maintenance - SF 60' (Villages F2 & G1)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$3,062.50</b>	<b>\$3,162.50</b>	<b>\$100.00</b>	<b>3.27%</b>
Series 2017A Debt Service - SF 40' (Villages K & L)	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 40' (Villages K & L)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$2,750.00</b>	<b>\$2,850.00</b>	<b>\$100.00</b>	<b>3.64%</b>
Series 2017A Debt Service - SF 50' (Villages F1, K, & L)	\$1,562.50	\$1,562.50	\$0.00	0.00%
Operations/Maintenance - SF 50' (Villages F1, K, & L)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$3,062.50</b>	<b>\$3,162.50</b>	<b>\$100.00</b>	<b>3.27%</b>
Series 2017A Debt Service - SF 60' (Village F1)	\$1,875.00	\$1,875.00	\$0.00	0.00%
Operations/Maintenance - SF 60' (Village F1)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$3,375.00</b>	<b>\$3,475.00</b>	<b>\$100.00</b>	<b>2.96%</b>
Series 2018 Debt Service - SF 40' (Villages I & J)	\$1,250.00	\$1,250.00	\$0.00	0.00%

**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$3,391,004.85
Collection Cost @ 2%		\$72,149.04
Early Payment Discount @ 4%		\$144,298.08
<b>2023/2024 Total</b>		<b>\$3,607,451.97</b>

2022/2023 O&M Budget		\$2,825,241.00
2023/2024 O&M Budget		\$3,391,004.85
<b>Total Difference</b>		<b>\$565,763.85</b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Operations/Maintenance - SF 40' (Villages I & J)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$2,750.00</b>	<b>\$2,850.00</b>	<b>\$100.00</b>	<b>3.64%</b>
Series 2018 Debt Service - SF 50' (Villages I & J)	\$1,562.50	\$1,562.50	\$0.00	0.00%
Operations/Maintenance - SF 50' (Villages I & J)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$3,062.50</b>	<b>\$3,162.50</b>	<b>\$100.00</b>	<b>3.27%</b>
Series 2018 Debt Service - SF 50' (Villages G2)	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - SF 50' (Villages G2)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$2,775.51</b>	<b>\$2,875.51</b>	<b>\$100.00</b>	<b>3.60%</b>
Series 2018 Debt Service - SF 60' (Villages G2 & J)	\$1,875.00	\$1,875.00	\$0.00	0.00%
Operations/Maintenance - SF 60' (Villages G2 & J)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$3,375.00</b>	<b>\$3,475.00</b>	<b>\$100.00</b>	<b>2.96%</b>
Series 2019A Debt Service - SF 50' (H)	\$1,594.39	\$1,594.39	\$0.00	0.00%
Operations/Maintenance - SF 50' (H)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$3,094.39</b>	<b>\$3,194.39</b>	<b>\$100.00</b>	<b>3.23%</b>
Series 2019A Debt Service - SF 60' (H)	\$1,913.27	\$1,913.27	\$0.00	0.00%
Operations/Maintenance - SF 60' (H)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$3,413.27</b>	<b>\$3,513.27</b>	<b>\$100.00</b>	<b>2.93%</b>
Series 2019A Debt Service - SF 40' (M)	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - SF 40' (M)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$2,775.51</b>	<b>\$2,875.51</b>	<b>\$100.00</b>	<b>3.60%</b>
Series 2019A Debt Service - SF 50' (M)	\$1,594.39	\$1,594.39	\$0.00	0.00%
Operations/Maintenance - SF 50' (M)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$3,094.39</b>	<b>\$3,194.39</b>	<b>\$100.00</b>	<b>3.23%</b>
Series 2019A Debt Service - SF 60' (M)	\$1,913.27	\$1,913.27	\$0.00	0.00%
Operations/Maintenance - SF 60' (M)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$3,413.27</b>	<b>\$3,513.27</b>	<b>\$100.00</b>	<b>2.93%</b>
Series 2021 Debt Service - SF 40' (N & P)	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - SF 40' (N & P)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$2,775.51</b>	<b>\$2,875.51</b>	<b>\$100.00</b>	<b>3.60%</b>
Series 2021 Debt Service - SF 50' (N & P)	\$1,594.39	\$1,594.39	\$0.00	0.00%
Operations/Maintenance - SF 50' (N & P)	\$1,500.00	\$1,600.00	\$100.00	6.67%
<b>Total</b>	<b>\$3,094.39</b>	<b>\$3,194.39</b>	<b>\$100.00</b>	<b>3.23%</b>
Series 2021 Debt Service - SF 60' (N & P)	\$1,913.27	\$1,913.27	\$0.00	0.00%
Operations/Maintenance - SF 60' (N & P)	\$1,500.00	\$1,600.00	\$100.00	6.67%

**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$3,391,004.85
Collection Cost @ 2%		\$72,149.04
Early Payment Discount @ 4%		\$144,298.08
<b>2023/2024 Total</b>		<b>\$3,607,451.97</b>
2022/2023 O&M Budget		\$2,825,241.00
2023/2024 O&M Budget		\$3,391,004.85
<b>Total Difference</b>		<b>\$565,763.85</b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
<b>Total</b>	<b>\$3,413.27</b>	<b>\$3,513.27</b>	<b>\$100.00</b>	<b>2.93%</b>
Series 2021 Debt Service - SF 40' (Q - Previously Unplatted)	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - SF 40' (Q - Previously Unplatted)	\$110.68	\$1,600.00	\$1,489.32	(1)
<b>Total</b>	<b>\$1,386.19</b>	<b>\$2,875.51</b>	<b>\$1,489.32</b>	<b>107.44%</b>
Series 2021 Debt Service - SF 50' (Q - Previously Unplatted)	\$1,594.39	\$1,594.39	\$0.00	0.00%
Operations/Maintenance - SF 50' (Q - Previously Unplatted)	\$110.68	\$1,600.00	\$1,489.32	(1)
<b>Total</b>	<b>\$1,705.07</b>	<b>\$3,194.39</b>	<b>\$1,489.32</b>	<b>87.35%</b>
Series 2021 Debt Service - SF 60' (Q & R - Previously Unplatted)	\$1,913.27	\$1,913.27	\$0.00	0.00%
Operations/Maintenance - SF 60' (Q & R - Previously Unplatted)	\$110.68	\$1,600.00	\$1,489.32	(1)
<b>Total</b>	<b>\$2,023.95</b>	<b>\$3,513.27</b>	<b>\$1,489.32</b>	<b>73.58%</b>
<b>Unplatted</b>				
Operations/Maintenance - SF 70' (O - Unplatted)	\$110.68	\$116.55	\$5.87	5.30%
<b>Total</b>	<b>\$110.68</b>	<b>\$116.55</b>	<b>\$5.87</b>	<b>5.30%</b>

<sup>(1)</sup> Previously unplatted lots O&M assessments included administrative fees only. Now that the lots are platted they are assessed for field costs resulting in the larger increase.





## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

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

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

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

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

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

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

### EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

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

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

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

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

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

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

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

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## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

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

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

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

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

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

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

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

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

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

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

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

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

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

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

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

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

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

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.



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

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

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

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

## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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

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

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

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### EXPENDITURES:

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

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

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

### REVENUES:

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

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### EXPENDITURES – ADMINISTRATIVE:

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

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

# Tab 14

**AGREEMENT REGARDING ACQUISITION OF CERTAIN IMPROVEMENTS,  
ASSIGNMENT OF WARRANTIES, AND PAYMENT OF CONSTRUCTION COSTS**

**THIS AGREEMENT REGARDING ACQUISITION OF CERTAIN IMPROVEMENTS, ASSIGNMENT OF WARRANTIES, AND PAYMENT OF CONSTRUCTION COSTS** (the “**Agreement**”) is made the 16<sup>th</sup> day of May, 2023 (the “**Effective Date**”) by and between:

**Triple Creek Community Development District**, which is a local unit of special-purpose government situated in Hillsborough County, Florida, whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

**Steadfast Contractors Alliance, LLC**, a Florida limited liability company, whose mailing address is 30435 Commerce Drive, Unit 102, San Antonio, Florida 33576 (the “**Contractor**”); and

**Homes by West Bay, LLC**, a Florida limited liability company, whose mailing address is 4065 Crescent Park Drive, Riverview, Florida 33578 (the “**Landowner**,” and together with the District and the Contractor, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District is a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, for the purposes of, among other things, financing, constructing, acquiring, and operating/maintaining certain public infrastructure improvements, including landscape and irrigation improvements; and

**WHEREAS**, the Landowner is the owner and developer of certain lands within Villages N&P within the District; and

**WHEREAS**, the Contractor has provided construction services to the Landowner pursuant to a contract for the provision of such services, attached hereto as **Exhibit A** (the “**Construction Contract**”), as amended from time to time, in connection with its construction of certain landscaping and irrigation improvements (the “**Improvements**”) within Villages N&P within the District (the “**Project**”) as such improvements are more particularly identified in the attached **Exhibit B**; and

**WHEREAS**, the District has previously issued its Triple Creek Community Development District Special Assessment Bonds, Series 2021 (Villages N&P Project) (the “**Bonds**”) for the purpose of constructing or acquiring the public infrastructure improvements within the Project, including the Improvements; and

**WHEREAS**, contemporaneous with the issuance of the Bonds, the District and the master developer, TC Venture 1, LLC entered into that certain *Agreement Regarding the Acquisition of Certain Work Product, Improvements and Real Property, Series 2021 Bonds*, dated January 20,

2021 (the “**Acquisition Agreement**”) which provides the terms upon which the District will issue reimbursements for cost of the Improvements from the proceeds of the Bonds; and

**WHEREAS**, the Improvements are nearing completion and so the District now desires to memorialize the specific terms upon which it will acquire such improvements from the Landowner and pay for the cost of constructing same (the “**Construction Costs**”); and

**WHEREAS**, for efficiency, the Landowner desires to assign to the Contractor its right to repayment by the District for reimbursement of the Construction Costs and the District and the Contractor are amenable to same; and

**WHEREAS**, the Parties accordingly desire to enter into this Agreement to set forth the rights, duties, and obligations of the Parties with respect to the acquisition of the Improvements and the Payment for same.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

**SECTION 1. COMPLETION AND ACQUISITION OF IMPROVEMENTS; CLOSING.**

- A. Upon substantial completion of the Improvements, the Landowner and the Contractor shall comply with the standard District turnover process relative to landscaping and irrigation improvements as set forth in the attached **Exhibit C** (hereinafter, the “**Turnover Process**”). Upon final completion of the improvements, as determined by the District Engineer in accordance with the Turnover Process, the District hereby approves the acquisition of the Improvements from the Landowner in accordance with the terms of the Acquisition Agreement, and the payment for such improvements from the proceeds of the Bonds.
- B. The District and the Landowner shall coordinate a mutually agreeable date relative to the closing on the District’s acquisition of the Improvements (hereinafter, the “**Closing**”). At or prior to such Closing, the Landowner shall provide the District with: i) as-builts relative to the irrigation component of the Improvements, and ii) an executed bill of sale in substantially the form attached hereto as **Exhibit D**.
- C. The District’s Board of Supervisors hereby directs the Chairman (or Vice Chairman in his absence) and District staff to take all actions necessary or desirable to effectuate the transactions contemplated herein.

**SECTION 2. ASSIGNMENT OF WARRANTIES.** The Contractor acknowledges that the District will acquire the Improvements, constructed by it pursuant to the Construction Contract, from the Landowner. The Contractor acknowledges and agrees that all warranties, statutory and contractual, are freely assignable and has no objection to the Landowner assigning the warranties related to the Improvements to the District. The Landowner accordingly hereby assigns any and all warranties relative to the Improvements to the District, and the Contractor hereby agrees to fulfill such warranties pursuant to the terms of the Construction Contract and Florida law.



**SECTION 3. PAYMENT OF CONSTRUCTION COSTS.** Upon the execution of this Agreement, the District shall take such actions as are necessary to coordinate a requisition with the District's bond trustee for the payment of the Construction Costs, payable from the proceeds of the Bonds, to be made contemporaneous with the Closing. For efficiency and other reasons the Landowner hereby assigns its right to reimbursement from the District to the Contractor such that at the Closing, the District is directed by the Landowner to remit such reimbursement directly to the Contractor (hereinafter, the "**Contractor Payment**"). The Contractor acknowledges and agrees to such assignment.

**SECTION 4. CERTIFICATE OF PAYMENT; LIEN RELEASE.** The Contractor hereby acknowledges that, upon receipt of the Contractor Payment, it has been fully compensated for its services and work related to the completion of the Improvements identified in **Exhibit B**, and that no outstanding requests for payment exist related to the Improvements including any payments to subcontractors, materialmen, suppliers or otherwise. This document shall constitute a final waiver and release of lien for any payments due to the Contractor for the Improvements.

**SECTION 5. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**SECTION 6. ENFORCEMENT OF AGREEMENT.** In the event that any Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 7. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by each of the Parties hereto.

**SECTION 8. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of each of the Parties, each of the Parties have complied with all the requirements of law, and each of the Parties have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 9. NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

- A. If to District:** Triple Creek Community Development District  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200



Tampa, Florida 33614  
Attn: District Manager

**With a copy to:**

Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to Contractor:**

Steadfast Contractors Alliance, LLC  
30435 Commerce Drive, Unit 102  
San Antonio, Florida 33576  
Attn: \_\_\_\_\_

**With a copy to:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

**C. If to Landowner:**

Homes by West Bay, LLC  
4065 Crescent Park Drive  
Riverview, Florida 33578  
Attn: Mark Metheny

**With a copy to:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of such Party. Any Party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

**SECTION 10. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. Each of the Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, each of the Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any Party.

**SECTION 11. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal Party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties and their respective representatives, successors, and assigns.

**SECTION 12. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The Parties consent that the venue for any litigation arising out of or related to this Agreement shall be in Hillsborough County, Florida.

**SECTION 13. INDEMNIFICATION.** The Landowner hereby acknowledges and agrees that it shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees and expert witness fees and costs relative to the actions or inactions of the District in carrying out the requirements of this Agreement. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**SECTION 14. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 15. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement.

[SIGNATURES ON NEXT PAGE]

**ATTEST:**

\_\_\_\_\_  
Secretary

**TRIPLE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairman, Board of Supervisors

**ATTEST:**

\_\_\_\_\_  
[print name]

**STEADFAST CONTRACTORS  
ALLIANCE, LLC**

\_\_\_\_\_  
By: \_\_\_\_\_

Its: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
[print name]

**HOMES BY WEST BAY, LLC**

\_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Exhibit A:** Construction Contract

**Exhibit B:** List of the Improvements

**Exhibit C:** Turnover Process

**Exhibit D:** Form of Bill of Sale

**EXHIBIT A**

**CONSTRUCTION CONTRACT**

## EXHIBIT B

### LIST OF THE IMPROVEMENTS



30435 Commerce Drive Unit 102 • San Antonio, FL 33576 • Phone: 844-347-0702 • Fax: 813-501-1432

Mark Metheny  
President, Homes by WestBay  
Land  
mmetheny@westbaytampa.com  
4065 Crescent Park Drive  
Riverview, FL 33578

Job Address:  
7807 baymeadows Road East / Ste 205  
Jacksonville, FL 32256

Print Date: 2-3-2023

#### Proposal for Triple Creek Village N/P

Thank you for providing Steadfast with the opportunity to propose our services.

#### Trees

Items	Description	Qty/Unit	Unit Price	Price
Florida Maple Florida Maple 2" DBH	10'-12' HT x 3'-4' SPD, 2" DBH, Florida No.1	5 EA	\$500.00	\$2,500.00
Live Oak Live Oak 2" DBH	10'-12' HT x 4'-5' SPD, 2" DBH, Florida No. 1	14 EA	\$450.00	\$6,300.00
Live Oak Live Oak 4"	14'-16' HT x 7'-8' SPD, 4" DBH, Florida No. 1	3 EA	\$900.00	\$2,700.00
Slash Pines Slash Pine 2" DBH	8'-10' HT x 2'-3' SPD, 2" DBH, Florida No. 1	197 EA	\$390.00	\$76,830.00
Chinese Fan Palm Chinese Fan Palm 8-14' CT	8', 10', 14' CT (as indicated on plans), Straight, slick trunk, Florida No. 1	11 EA	\$750.00	\$8,250.00
Pink Tabebuia / Tabebuia heterophylla Tabebuia Tree Pink - 30gal	8-10' HT x 2'-3' SPD, Standard Trunk, Florida No. 1	9 EA	\$430.00	\$3,870.00
<b>Group Total:</b>				<b>\$100,450.00</b>

#### Shrubs

Items	Description	Qty/Unit	Unit Price	Price
Agapanthus Agapanthus 1gal	12"-18"HT x 12" SPD, Full Clump, Sun Grown, Blue Flower	202 EA	\$5.25	\$1,060.50
Duranta Gold Mound	6"-12" HT X 10" SPD, Full / Low Branched	67 EA	\$11.00	\$737.00



Gold Mound Duranta 3gal

<b>Juniper conferta " Blue Pacific "</b> Blue Pacific Shore Juniper 3gal	6" HT x 10"-12" SPD, Full	100 EA	\$11.00	\$1,100.00
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<b>Muhly Grass</b> Pink Muhly 3gal	12"-18" HT, Full Clump	147 EA	\$11.00	\$1,617.00
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<b>Walter's Viburnum</b> Walter's Viburnum (Blackhaw) 3 G	24" HT x 24" SPD, Full / Low Branched	55 EA	\$11.00	\$605.00
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<b>Group Total:</b>				<b>\$5,119.50</b>
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**Irrigation System**

Items	Description	Qty/Unit	Unit Price	Price
<b>Automatic Irrigation System</b> Irrigation System Install		1 LS	\$160,384.75	\$160,384.75

<b>Group Total:</b>				<b>\$160,384.75</b>
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**Demo/Prep**

Items	Description	Qty/Unit	Unit Price	Price
<b>Berm Building</b> Final grade		1 LS	\$6,000.00	\$6,000.00
<b>Site Prep</b> Final grade		1 LS	\$7,750.00	\$7,750.00
<b>Existing Tree Pruning</b> 01. Labor Codes		1 EA	\$850.00	\$850.00
<b>Tree Removal</b> 01. Labor Codes		1 LS	\$1,800.00	\$1,800.00

<b>Group Total:</b>				<b>\$16,400.00</b>
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**Sod/Mulch**

Items	Description	Qty/Unit	Unit Price	Price
<b>Zoysia Sod</b> Zoysia Sod		14,072 SF	\$0.70	\$9,850.40

<b>St. Augustine Sod</b> St. Augustine Sod	61,125 SF	\$0.60	\$36,675.00
<b>Bahia Sod</b> Bahia Sod	9,823 SF	\$0.50	\$4,911.50
<b>Top Soil</b> Topsoil	1 LS	\$4,000.00	\$4,000.00
<b>Mulch/Pine Bark Nuggets</b> Pine Bark Mulch	Tree Mulch Rings, Minimum 3" depth, settled, quantity to be verified by Contractor 582 CY	\$55.00	\$32,010.00
<b>Group Total:</b>			<b>\$87,446.90</b>

**Maintenance**

Items	Description	Qty/Unit	Unit Price	Price
<b>6 month warranty &amp; 90 day maintenance period</b> Vacant Lot Mowing		1 LS	\$10,500.00	\$10,500.00
<b>Group Total:</b>				<b>\$10,500.00</b>

**Total Price: \$380,301.15**





Printed: Feb 10, 2023  
 30435 Commerce Drive Unit 102, San Antonio, FL 33576  
 Fax: 813-501-1432  
 Phone: 844-347-0702

### Change Order

<b>Mark Metheny</b> President, Homes by WestBay Land mmetheny@westbaytampa.com 4065 Crescent Park Drive Riverview, FL 33578	<b>Job Info</b> 12653 Bergstrom Bay Drive Riverview, FL 33579	<b>Change Order ID</b>
		CO-SCA01625-0001

### SCA01625 Triple Creek Village N&P

CO ID	Created / Approved Date	Price
CO-SCA01625-0001	Created: Feb 10, 2023	\$3,520.00

Description
<b>Plan to Actual Sod Adjustment</b> After installing the contract quantities of 41,125 SF St. Augustine and 14027 SF Zoysia, a shortage in the field was observed. Plans were reviewed. All sod areas were measured in the field to ensure that we were within property lines and that the quantity installed matched the tickets. Field discrepancy most likely related to actual field configuration and topography of berms and parks relative to plans.

Items	Cost Types	Description	Qty / Unit	Unit Price	Price
St. Augustine Turf Floratum Sod			4000 SF	\$0.60	\$2,400.00
Zoysia Turf Zoysia Sod			1600 SF	\$0.70	\$1,120.00

Status	Signature	Date
Approved by: _____	_____	___/___/___

Approval Comments

**Please Note:** A signature of Approval OR **Electronic Acceptance** is required before change order is effective. This change order becomes part of the existing contract.

TOTAL AMOUNT OF CHANGE ORDER: \$3,520.00

## EXHIBIT C

### TURNOVER PROCESS

- A. Once the Contractor notifies the District Engineer of the substantial completion of the landscape and irrigation installation services, the District Engineer will schedule a final walk-through within ten (10) business days (the “**Final Walk-through**”) to confirm the status of substantial completion.
- B. During the Final Walk-Through, which will include the Contractor, the District Engineer, and District’s existing landscape and irrigation maintenance company (the “**Maintenance Company**”), a punch list will be generated and formally issued to the Contractor to complete within ten (10) working days, unless another time frame is agreed upon by the District and the Contractor.
- C. If only minor items are included on the punch list, as deemed by the District in its sole discretion, the District Engineer shall certify that the Contractor’s warranty and ninety (90) day maintenance periods (collectively, the “**Warranty and Maintenance Periods**”) shall commence as of such date.
- D. Once the Contractor notifies the District Engineer of the completion of the punch list items, the District Engineer will schedule a final walk-through within five (5) business days (the “**Punch List Walk-through**”) which will include the Contractor, the District Engineer, and Maintenance Company. The parties shall review the completed punch list items and determine a date for turnover of the maintenance of the improvements to the Maintenance Company.
- E. Upon the date of completion of the punch list to the District’s satisfaction, as deemed by the District in its sole discretion, and assuming that the Warranty and Maintenance Periods have not already commenced as set forth in section C herein, such periods will commence as of such date of final completion.
- F. The ninety (90) day maintenance period shall include at least one project-wide mowing, trimming, edging and cleanup to occur within five (5) business days of the commencement of such maintenance period. Thereafter, the project shall be serviced no less than once every two (2) weeks until the conclusion of the maintenance period upon transfer of the maintenance of the project to the Maintenance Company. The maintenance period may be reduced by the District, in its sole discretion; provided, however, that in no event will such maintenance period terminate until all punch list items have been deemed to be complete.
- G. In the case of a phased construction and turnover which has been directed by the District in its sole discretion, the ninety (90) day maintenance period shall apply separately to each specific phase upon meeting the substantial and final completion metrics as set forth in Sections C and E herein. However, due to the complexity of identifying phase lines after commencement of the maintenance period, the warranty period shall not commence until substantial or final completion, as set forth in Sections C and E herein, of the entirety of the project.

**EXHIBIT D**

**FORM OF BILL OF SALE**



**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that **HOMES BY WEST BAY, LLC**, a Florida limited liability company, with a mailing address of 4065 Crescent Park Drive, Riverview, Florida 33578 (“**Seller**”), for valuable consideration to it paid by the **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, *Florida Statutes*, whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

All i) plants, trees, timber, shrubbery, and other landscaping and plantings and ii) irrigation improvements located on the real property described in **Exhibit A**, attached hereto and made a part hereof, situate, lying and being in Hillsborough County, Florida.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that it is the lawful owner of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[Signatures on Next Page]

**IN WITNESS WHEREOF**, the Seller has caused this instrument to be executed in its name this \_\_\_\_ day of \_\_\_\_\_, 2023.

Witnesses:

\_\_\_\_\_

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_

\_\_\_\_\_  
(Print Name)

**HOMES BY WEST BAY, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
By: \_\_\_\_\_

\_\_\_\_\_  
Its: \_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of **Homes by West Bay, LLC**, a Florida limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public signature

\_\_\_\_\_  
(Name typed, printed, or stamped)

Notary Public, State of \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**Exhibit A**

Tracts B-52, B-60, B-61, B-66-70, B-72-74, B-74A, and Tract C-1 as shown on the plat of *Triple Creek Village N and P*, recorded at Plat Book 141, Page 261 in the Official Records of Hillsborough County, Florida

# Tab 15



**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, March 21, 2023 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:

Alex Garces	<b>Board Supervisor, Chairman</b>
Marc Carlton	<b>Board Supervisor, Vice Chairman</b>
David Stafford	<b>Board Supervisor, Assistant Secretary</b>
Elizabeth Rosado	<b>Board Supervisor, Assistant Secretary</b>
Shannon Lewis	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Steven Giovanniello	<b>Clubhouse Manager, Vesta</b>
Kyle Thornton	<b>DE; Halff</b>
Jere Earlywine	<b>DC; Kutak Rock (by phone)</b>
John Fowler	<b>Landscape Inspection, Rizzetta &amp; Company, Inc.</b>
Paula Means	<b>Representative, LMP</b>
Bert Smith	<b>Representative, Sitex Aquatics</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Nielsen called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board heard audience comments on false alarm fees, pickleball suggestions, a lost and found request for Streambed, additional trail maintenance and lake maintenance.

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**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Aquatics Report**

Mr. Smith presented the Aquatics Report to the Board. There were no comments or questions from the Board.

**B. Field Service Report & Landscapers' Responses**

Mr. Fowler presented the Landscape Inspection Report and Ms. Means presented the Landscape Report Responses to the Board. The Board was advised by the Landscape Inspector that the new phases coming online for maintenance were inspected March 23rd, a list was generated for additional work needed, and there will be another inspection required.

**C. LMP Report**

Ms. Means presented the LMP Proposals to the Board.

The Board decided to table LMP Proposal #82293, in the amount of \$16,250.00, until the proposal is revised to add new phases and can add these amounts during the Budget Workshop, as well as additional maintenance costs for the pine tree install area.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved the LMP Proposal #82803, in the amount of \$2,400.00, for sod, for the Triple Creek Community Development District.

**D. Amenity Manager**

**1. Presentation of the Amenity Management Report**

Mr. Giovanniello presented his report to the Board.

On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board approved to direct staff to terminate Poop 911 and have District Counsel set up an agreement. With keys should be obtained from Poop 911 for the stations by the Clubhouse Manager, for Doody Free, for the Triple Creek Community Development District.

The Board requested at the next meeting we review proposals from Vending Exchange and the current vending machine provider with prices of products and what they offer the Board in compensation.

86 **E. District Counsel**

87  
88 Present. No report.

89  
90 **F. District Engineer**

91  
92 Mr. Thornton presented the Half Work Order for Village Q and R.

93  
94 

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved for District Staff to move forward with the RFP process for the Village Q Amenity and to have RFP Resolution in the May agenda for review, for the Triple Creek Community Development District.

95 

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved to authorize the Chairman to execute contract with Cornerstone for Village N and P Amenity, with a Not To Exceed amount of \$1,438,291.99; District Counsel to draft agreement, for the Triple Creek Community Development District.

96 

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved to authorize the Chairman to execute contract with Cornerstone for Village N and P Amenity, with a Not To Exceed amount of \$1,438,291.99; District Counsel to draft agreement, for the Triple Creek Community Development District.

97 

On a Motion by Mr. Carlton, seconded by Mr. Stafford, with all in favor, the Board approved the Half Work Order for Village Q & R, for the Triple Creek Community Development District.

98 **F. District Manager**

99  
100 Mr. Nielsen communicated that the next regular meeting is scheduled for Tuesday,  
101 May 16, 2023 at 6:00 p.m. which will take place at Hammock Club.

- 102  
103 1. Review of District Manager Report

104 

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved for District Counsel to draft an addendum for the Vesta agreement to require monthly billing and a timeliness requirement for payment, to ensure prompt billing, for the Triple Creek Community Development District.

- 105 2. Review of Financial Statement

106  
107 Mr. Nielsen presented the Financial Statement to the Board for review.

108

**FOURTH ORDER OF BUSINESS**

**Consideration of Club Applications**

Mr. Nielsen presented the Club Applications to the Board.

On a Motion by Ms. Lewis, seconded by Mr. Stafford, with all in favor, the Board approved the Secret Neighbor Club, for the Triple Creek Community Development District.

On a Motion by Mr. Carlton, seconded by Ms. Rosado, with all in favor, the Board approved the Toddler Playgroup Club, for the Triple Creek Community Development District.

The Board clarified for the record that club agreements are approved for 12 weeks at a time, and license agreements are 12 months.

On a Motion by Mr. Garces, seconded by Ms. Rosado, with all in favor, the Board reviewed the request from the Pickleball Club for three free months of use and denied this request, for the Triple Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Review of Amenity Rules**

Mr. Nielsen presented the Amenity Rules to the Board for review.

The Board agreed to have redlines made to the Amenity Rules by the Board, Clubhouse Manager, and District Manager and then review next agenda.

Board members are to submit items to change to District Manager for compiling.

**SIXTH ORDER OF BUSINESS**

**Consideration of Security Proposals**

Mr. Nielsen presented the Security Proposals to the Board. A discussion ensued.

The Board requested an hourly security rate of \$26.50 be used to budget for the Budget Workshop, with a full time 40 hour week.

On a Motion by Mr. Stafford, seconded by Ms. Rosado, with all in favor, the Board approved the Chairman and District Counsel to negotiate a contract for 40 hours per week with Marccs Security Company, for the Triple Creek Community Development District.

144 **SEVENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**  
145 **Supervisors' Regular Meeting held on**  
146 **March 21, 2023 and Operation and**  
147 **Maintenance Expenditures for March 2023**  
148

149 Mr. Nielsen presented the Minutes of the Board of Supervisors' Regular Meeting held  
150 on March 21, 2023 and Operation and Maintenance Expenditures for March 2023 .  
151

On a Motion by Mr. Carlton, seconded by Mr. Stafford, with all in favor, the Board approved to increase the Debt Card limit to \$2,500, for the Triple Creek Community Development District.

152

On a Motion by Mr. Carlton, seconded by Mr. Stafford, with all in favor, the Board approved the Board of Supervisors' Meeting Minutes from the meeting held on March 21, 2023 and Operation and Maintenance Expenditures for March 2023, in the amount of \$230,066.04, for the Triple Creek Community Development District.

153 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**  
154

155 The Board requested follow up on the Mattamy sign removal.  
156

157 The Board requested we discuss the Streambed "office" in the budget meeting.  
158

159 **NINTH ORDER OF BUSINESS** **Adjournment**  
160  
161

On a Motion by Mr. Garces, seconded by Mr. Carlton, with all in favor, the Board adjourned the meeting at 8:00 p.m. for the Triple Creek Community Development District.

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 Secretary/Assistant Secretary 

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 Chairman/Vice Chairman

# Tab 16

# TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

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

## Operation and Maintenance Expenditures April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$253,574.48**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_ Chairperson

\_\_\_\_ Vice Chairperson

\_\_\_\_ Assistant Secretary



## Triple Creek Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BCI Entities, LLC	100290	23199	Pump Station Maintenance & WUP Reading 04/23	\$ 1,010.00
Berger, Toombs, Elam, Gaines & Frank CPA	100291	361904	Audit Services FY21/22	\$ 3,175.00
Chris's Plumbing Service, Inc.	100292	10293	Pumped & Cleaned Lift Station 03/23	\$ 562.99
Complete Pro Inc.	100306	4367	Evaporator Coil Cleaning 04/23	\$ 660.00
David Alan Stafford	100263	DS032123	Board of Supervisors Meeting 03/21/23	\$ 200.00
David Alan Stafford	100293	DS041823	Board of Supervisors Meeting 04/18/23	\$ 200.00
DirecTV	100294	039594501X230223	TV Services 02/23	\$ 86.40
Elizabeth Rosado	100264	ER032123	Board of Supervisors Meeting 03/21/23	\$ 200.00
Elizabeth Rosado	100295	ER041823	Board of Supervisors Meeting 04/18/23	\$ 200.00
EZ Mulch, Inc.	100265	7517	Mulch Installation 03/23	\$ 7,776.00
Florida Department of Revenue	100285	Sales Tax 39-8016521260-7 03/23	Sales Tax 03/23	\$ 13.96
Frontier Florida, LLC	20230427-01	813-671-5900-060221-5 04/23 ACH	813-671-5900-060221-5 04/23	\$ 213.99
George Alexander Garces Sr.	100266	GAG032123	Board of Supervisors Meeting 03/21/23	\$ 200.00
George Alexander Garces Sr.	100296	AG041823	Board of Supervisors Meeting 04/18/23	\$ 200.00
Halff Associates, Inc	100278	10093623	District Engineering Services 03/23	\$ 1,813.75
Hillsborough County BOCC	100267	5901186305 03/23	13013 BOGGY CREEK DR 03/23	\$ 739.24
Hillsborough County BOCC	100279	8992542002 03/23	11920 Streambed Dr 03/23	\$ 244.44
Innersync Studio, Ltd	100280	21041	Website and Compliance Annual Services 2023	\$ 1,515.00

## Triple Creek Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jerry Richardson Trapper	100297	1754	Monthly Hog Removal Service 04/23	\$ 1,325.00
Kutak Rock, LLP	100298	3209042	Legal Services 03/23	\$ 6,801.14
Landscape Maintenance Professionals, Inc.	100268	168586	Addendum #3 Landscape Maintenance 06/22	\$ 662.50
Landscape Maintenance Professionals, Inc.	100268	174879	Tree Trim/Prune 03/23	\$ 1,800.00
Landscape Maintenance Professionals, Inc.	100268	174880	Tree Removal 03/23	\$ 1,575.00
Landscape Maintenance Professionals, Inc.	100268	174881	Wax Myrtle Clean-Up at Retention Pond 03/23	\$ 3,600.00
Landscape Maintenance Professionals, Inc.	100268	174887	Install Podocarpus Near Pool Equipment 03/23	\$ 1,174.20
Landscape Maintenance Professionals, Inc.	100275	174737	Monthly Ground Maintenance 04/23	\$ 55,779.43
Landscape Maintenance Professionals, Inc.	100275	174872	Irrigation Maintenance 03/23	\$ 189.50
Landscape Maintenance Professionals, Inc.	100281	174972	Monthly Ground Maintenance Addendum #4 03/23	\$ 2,132.00
Landscape Maintenance Professionals, Inc.	100281	174973	Monthly Ground Maintenance Addendum #4 04/23	\$ 2,132.00
Landscape Maintenance Professionals, Inc.	100281	174991	Retention Pond Clean-Up 04/23	\$ 1,440.00
Landscape Maintenance Professionals, Inc.	100299	174868	Plant Replacement 03/23	\$ 3,043.25
Landscape Maintenance Professionals, Inc.	100299	175039	Tree Removal 04/23	\$ 585.00
Landscape Maintenance Professionals, Inc.	100299	175072	Stump Grinding 04/23	\$ 3,168.00
Landscape Maintenance Professionals, Inc.	100299	175073	Plant Replacement 04/23	\$ 432.25
Landscape Maintenance Professionals, Inc.	100299	175085	Irrigation Repair 04/23	\$ 34.00
Landscape Maintenance Professionals, Inc.	100299	175102	Replace Sod from Resident Pool Installation 04/13	\$ 218.75

## Triple Creek Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	100299	175105	Zoysia Grass Installation 04/23	\$ 3,043.00
Landscape Maintenance Professionals, Inc.	100299	175118	St. Augustine Sod 04/23	\$ 4,410.00
Landscape Maintenance Professionals, Inc.	100299	175135	Bahia Sod 04/23	\$ 2,400.00
Landscape Maintenance Professionals, Inc.	100299	175149	Irrigation Repairs 04/23	\$ 144.50
Landscape Maintenance Professionals, Inc.	100299	175159	Irrigation Repairs 04/23	\$ 192.00
Landscape Maintenance Professionals, Inc.	100308	175176	Bi-annual Mulching 04/23	\$ 107,150.00
Landscape Maintenance Professionals, Inc.	100308	175235	Irrigation Repairs 04/23	\$ 75.00
Landscape Maintenance Professionals, Inc.	100308	175328	Irrigation Repairs 04/23	\$ 330.00
Manuel Laina	100282	1070	Music Entertainment 03/23	\$ 400.00
Marc A. Carlton	100269	MC032123	Board of Supervisors Meeting 03/21/23	\$ 200.00
Marc A. Carlton	100300	MC041823	Board of Supervisors Meeting 04/18/23	\$ 200.00
Nvirotect Pest Control Service, Inc.	100270	290061	Pest Control 03/23	\$ 195.00
Nvirotect Pest Control Service, Inc.	100303	292840	Pest Control 04/23	\$ 195.00
Pathward, National Association	100271	202799	Property Tax 03/23	\$ 1,105.01
Pathward, National Association	100283	205267	Lease Agreement 190774-VF000 Contract #105598-1 05/23	\$ 2,116.76
Payne Air Conditioning & Heating, Inc.	100284	C41985	Preventative Maintenance 03/23	\$ 135.00
Rizzetta & Company, Inc.	100262	INV0000078857	District Management Fees 04/23	\$ 4,689.00
Securiteam, Inc.	100272	16652	(100) Key Fobs 03/23	\$ 641.00

## Triple Creek Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam, Inc.	100286	16673	Monthly Monitoring 04/23	\$ 1,000.00
Securiteam, Inc.	100309	13218040423	Service Call - Securitron Magnalock 04/23	\$ 891.73
Shannon Lewis	100273	SL032123	Board of Supervisors Meeting 03/21/23	\$ 200.00
Shannon Lewis	100301	SL041823	Board of Supervisors Meeting 04/18/23	\$ 200.00
Sitex Aquatics, LLC	100287	7699	Aquatic Maintenance 04/23	\$ 4,950.00
Suncoast Pool Service, Inc.	100305	9248	Pool Service 04/23	\$ 1,000.00
Suncoast Pool Service, Inc.	100305	9249	Pool Service - Hammock Club 04/23	\$ 2,006.00
Sunset Park Title Company LLC	100310	042523 Sunset Park	Series 2019B Bond Pay-Off Overpayment 04/23	\$ 23.54
Times Publishing Company	100276	0000260539 12/11/22	Legal Advertising ACCT:107021 12/22	\$ 365.00
Triple Creek CDD	DC 040323	DC 040323	Debit Card Replenishment	\$ 555.62
Triple Creek CDD	DC 041023	DC 041023	Debit Card Replenishment	\$ 1,981.97
Triple Creek CDD	DC 042023	DC 042023	Debit Card Replenishment	\$ 500.00
Triple Creek CDD	DC 042723	DC 042723	Debit Card Replenishment	\$ 1,078.24
Vesta Property Services, Inc.	100274	404475	Various Supplies 11/22	\$ 5,406.11
Vesta Property Services, Inc.	100288	409323	Association Website 03/23	\$ 78.50
VGlobal Tech	100277	4976	Email Hosting & Maintenance 04/23	\$ 75.00
Waste Management Inc. of Florida	100302	9923696-2206-1	Waste Services 04/23	\$ <u>538.71</u>

**Report Total:**

**\$ 253,574.48**

**BCI Entities, LLC dba Ballenger  
Irrigation**

3840 68th Ave  
Pinellas Park, FL 33781  
+1 7275201082  
accounting@ballengerirrigation.com  
www.ballengerirrigation.com



**INVOICE**

**BILL TO**  
Triple Creek CDD  
C/o Rizzetta & Company  
3434 Coldwell Ave  
Ste 200  
Tampa, FL 33614

INVOICE 23199  
DATE 04/07/2023  
TERMS Net 30  
DUE DATE 05/07/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pump Maintenance	Pump station Maintenance and WUP reading	1	1,010.00	1,010.00

Pump station Maintenance and WUP reading

BALANCE DUE

**RECEIVED**  
04/07/23

**\$1,010.00**



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120  
FAX: 772/468-9278

RECEIVED  
APR 17 2023

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

*Invoice No. 361904  
Date 04/11/2023  
Client No. 20830*

---

Services rendered in connection with the audit of Financial Statements  
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,175.00

We now accept Visa and MasterCard.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart



# Chris's Plumbing

Invoice 10293

INVOICED

License #:CFC 1431407 - CAC 1818250  
6404 U.S. 301  
Riverview, Florida 33578  
8136713993  
<https://chrissplumbing.com>

Triple Creek CDD  
(813) 671-5900  
**Billing address:**  
250 International Pky  
Suite 280  
Lake Mary, FL 32746

**Job title:** Prev main  
**Job location:** 13010 Boggy Creek Drive,  
Riverview, Florida, 33579  
**Job Members:** Sean Hoffman

**Invoiced Date:** Mar 20, 2023  
**Due Date:** Mar 21, 2023  
**Status:** Invoiced  
**Author:** Allan Beaulieu  
**Payments Due Upon Completion of Work - 2% late fee applies to any invoices paid more than 15 days after completion..**

**Notes:**

DESCRIPTION OF WORK: Controls Check and Pressure wash the Lift Station  
FREQUENCY: Service Check Every three months 84 Days  
PRICE: Controls Check \$280.00  
OPTION: Pressure wash tank while being pumped \$275.00 for pressure washer.

Item	Quantity	Taxed	Amount
Shop Supplies 1	1.00	No	\$7.99
Shop Supplies 1			
TOOL RENTAL	1.00	No	\$275.00
TOOL RENTAL			
LABOR Plumbing	1.75	No	\$280.00
LABOR Plumbing			

Thank you for your business!

<b>Subtotal</b>	<b>\$562.99</b>
<b>Total</b>	<b>\$562.99</b>
<b>Amount Paid</b>	<b>\$0.00</b>

RECEIVED  
04/19/2023



**Amount Due**

**\$562.99**



Complete Pro Inc.

CAC1818979  
10312 Bloomingdale Ave.  
Suite 108-341  
Riverview, FL 33578

# Invoice

Date	Invoice #
4/20/2023	4367

Bill To
Triple Creek Community Steven Giovanniello 13013 Boggy Creek Dr. Riverview, FL 33579

P.O. No.	Terms	Job Number

Quantity	Description	Rate	Amount
1	Condensate Drain Clear PVC Line Cleaned and flushed drain line and vacuumed water from drain pan on April 4th, 6th & 10th	165.00	165.00
1	Evaporator Coil Cleaning - In Place 4/20/2023	495.00	495.00
		<b>Total</b>	\$660.00
		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$660.00

**RECEIVED**  
04/26/2023

Phone #
813-257-9100

Triple Creek CDD

Meeting Date: March 21, 2023

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if paid
Alex Garces	<input checked="" type="checkbox"/>
Marc Carlton	<input checked="" type="checkbox"/>
Shannon Lewis	<input checked="" type="checkbox"/>
David Stafford	<input checked="" type="checkbox"/>
Elizabeth Rosado	<input checked="" type="checkbox"/>

RECEIVED  
03/27/23

(\*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

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

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

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	0.655
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_

Triple Creek CDD

Meeting Date: April 18, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Alex Garces	✓	AG041823
Marc Carlton	✓	MC041823
Shannon Lewis	✓	SL041823
David Stafford	✓	DS041823
Elizabeth Rosado	✓	ER041823

(\*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED  
04/20/2023

EXTENDED MEETING TIMECARD

Meeting Start Time:	
Meeting End Time:	
Total Meeting Time:	

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

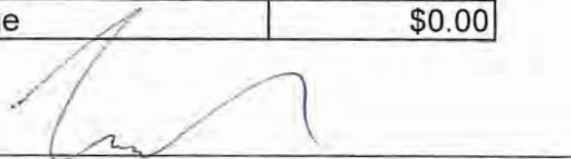
Total at \$185 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

Business Mileage Round Trip	
IRS Rate per Mile	0.655
Mileage to Charge	\$0.00

DM Signature: \_\_\_\_\_





## Important Information

Our electronic payment processing system does not read comments enclosed with your payment. Please do not write comments on the bottom of your bill or enclose correspondence with your payment.

## How to Contact Us

**PHONE:** 1.888.388.4249  
**EMAIL:** CommercialCustSat@att.com  
**U.S. MAIL:** DIRECTV Business Service Center  
P.O. Box 410347  
Charlotte, NC 28241

## Commercial Customer Agreement

You received your Commercial Customer Agreement with your first bill and/or order confirmation. The Commercial Customer Agreement describes the terms and conditions upon which you accept our service and upon which we provide our service. Please consult the Commercial Customer Agreement for complete information about billing and payment on your account. The Commercial Customer Agreement is available at [directv.com/legal](http://directv.com/legal).

**YOUR BILL:** If you have a question about your bill, please call or write within 60 days of receiving it to avoid administrative late fees and possible disconnection of your service. We will not report your account as delinquent or take any action to collect the disputed amount while your dispute is under investigation. We will make every effort to resolve claims informally. Any claims not so resolved may be resolved only through binding arbitration, as provided in the Commercial Customer Agreement.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. We may issue a draft against your account for the amount of the check if we cannot collect the funds at first presentment.

**IMPORTANT NOTICE:** Customers pay all state and local taxes or other government fees and applicable charges, including any such taxes or fees assessed against discounted fees or service credits.

**LATE FEE PAYMENT:** A late payment fee of up to \$6.25 will be assessed if payment is not received on or before the due date.

**RETURNED PAYMENT FEE:** If your bank or other financial institution refuses to honor the payment, draft, order, item or instrument you submit to pay this bill, including electronic debits to debit cards and bank accounts, you may be assessed a returned payment fee of the lesser of \$30.00 or the maximum amount permitted by applicable law, which may be in addition to fees imposed by your bank or financial institution.

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I authorize DIRECTV and my financial institution to automatically deduct from the checking account, as shown on my enclosed check, all future payments for my DIRECTV bills. I may cancel this request by contacting DIRECTV. I understand the monthly amount may vary, and I will receive notification of the date my checking account will be debited.

**Change My Billing Address to:**  
(If you are moving your service location, call 1.888.388.4249.)

Street Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_

New Business Phone: (     ) \_\_\_\_\_

Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_







PO Box 10707  
Tampa, FL 33679

# INVOICE

**BILL TO**

Triple Creek Club  
13013 Boggy Creek Drive  
Riverview, FL 33579

**INVOICE #** 7517**DATE** 03/22/2023**DUE DATE** 04/21/2023**TERMS** Net 30

DESCRIPTION	QTY	RATE	AMOUNT
<b>Playground Chips</b> 45 yards of Playground Chips installed @ Triple Creek Club/ Steambed Clubhouse playground.	45	48.00	2,160.00
<b>Playground Chips</b> 117 yards of Playground Chips installed @ Triple Creek Club/ Main Clubhouse playground.	117	48.00	5,616.00

Thank you for your business.

BALANCE DUE

**\$7,776.00**  
**RECEIVED**  
03/22/23



Certificate Number: 39-8016521260-7

SALES AND USE TAX RETURN

HD/PM Date: / /

DR-15 R. 01/15

Florida

1. Gross Sales

2. Exempt Sales

3. Taxable Amount

4. Tax Due

A. Sales/Services	186.04	.	186.04	13.96
B. Taxable Purchases	Include use tax on internet / out-of-state untaxed purchases			.
C. Commercial Rentals	.	.	.	.
D. Transient Rentals	.	.	.	.
E. Food & Beverage Vending	.	.	.	.

Transient Rental Rate:

Surtax Rate: 0.015

Reporting Period: March 2023

Name  
Address  
City/St  
ZIP

Triple Creek Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

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

5. Total Amount of Tax Due	13.96
6. Less Lawful Deductions	.
7. Net Tax Due	13.96
8. Less Est Tax Pd / DOR Cr Memo	.
9. Plus Est Tax Due Current Month	.
10. Amount Due	13.96
11. Less Collection Allowance	<b>E-file/E-pay Only</b>
12. Plus Penalty	.
13. Plus Interest	.
14. Amount Due with Return	13.96

Due:  
Late After:

Check here if payment was made electronically.

9100 0 20179999 0001003031 0 4999999999 0000 5

RECEIVED  
04/13/2023

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

Signature of Taxpayer

Date

Signature of Preparer

Date

Telephone Number

Telephone Number

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

15(a). Exempt Amount of Items Over \$5,000 (included in Column 3)	15(a).	
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b).	
15(c). Amounts Subject to Surtax at a Rate Different Than Your County Surtax Rate (included in Column 3)	15(c).	
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d).	2.79
16. Total Enterprise Zone Jobs Credits (included in Line 6)	16.	
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17.	
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18.	
19. Taxable Sales from Amusement Machines (included in Line A)	19.	
20. Rural and/or Urban High Crime Area Job Tax Credits	20.	
21. Other Authorized Credits	21.	



**Your Monthly Invoice**

**Account Summary**

<b>New Charges Due Date</b>	<b>4/26/23</b>
Billing Date	4/02/23
Account Number	813-671-5900-060221-5
PIN	
Previous Balance	215.20
Payments Received Thru 3/27/23	-215.20
Thank you for your payment!	
Balance Forward	.00
New Charges	213.99
<b>Total Amount Due</b>	<b>\$213.99</b>





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 **800-801-6652**

**MyFrontier app**

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

6790 0007 NO RP 02 04022023 NNNNNNNN 01 009284 0029

TRIPLE CREEK CDD  
250 INTERNATIONAL PKWY STE 280  
LAKE MARY FL 32746-5018



**You are all set with Auto Pay! To review your account, go to [frontier.com](http://frontier.com) or MyFrontier mobile app.**



Date of Bill  
Account Number

4/02/23  
813-671-5900-060221-5

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## **PAYING YOUR BILL, LATE PAYMENTS, RETURNED CHECK FEES and PAST DUE BALANCES**

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

## **IMPORTANT CONSUMER MESSAGES**

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

## **SERVICE TERMS**

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

**IF YOU HAVE ANY QUESTIONS, BILLING CONCERN, OR RECURRING ISSUES, PLEASE CONTACT OUR FLORIDA- BASED CUSTOMER CARE TEAM AT 1-888-457-4110. OUR FLORIDA TEAM IS EAGER TO HELP YOU GET SPECIALIZED ATTENTION.**





**Date of Bill**  
**Account Number**

**4/02/23**  
**813-671-5900-060221-5**

**CURRENT BILLING SUMMARY**

Local Service from 04/02/23 to 05/01/23

<b>Qty Description</b>	<b>813/671-5900.0</b>	<b>Charge</b>
<b>Basic Charges</b>		
OneVoice Nationwide		39.99
\$10 Voice Discount per Line When Bundled with Internet		
OneVoice Access Line		
Carrier Cost Recovery Surcharge		13.99
Federal Subscriber Line Charge - Bus		6.50
Access Recovery Charge-Business		2.50
Frontier Roadwork Recovery Surcharge		1.75
FCA Long Distance - Federal USF Surcharge		4.06
FL State Communications Services Tax		3.52
County Communications Services Tax		3.42
Federal USF Recovery Charge		2.62
FL State Gross Receipts Tax		1.42
Hillsborough County 911 Surcharge		.40
Federal Excise Tax		.33
FL State Gross Receipts Tax		.10
FL Telecommunications Relay Service		.10
<b>Total Basic Charges</b>		<b>80.70</b>
<b>Non Basic Charges</b>		
FiberOptic Internet 700 Static IP		101.98
\$109.00 Discount through 08/22/23		
5 Usable Static IP Addresses		20.00
<b>Total Non Basic Charges</b>		<b>121.98</b>
<b>Toll/Other</b>		
Federal Primary Carrier Single Line Charge		7.99
FCA Long Distance - Federal USF Surcharge		2.32
FL State Communications Services Tax		.51
County Communications Services Tax		.49
<b>Total Toll/Other</b>		<b>11.31</b>
<b>TOTAL</b>	<b>213.99</b>	

**ULTS MEASURED CALL DETAIL for 813/671-5900**

1 & over	16 @	.0000	.00
	----		-----
<b>Number of Calls in 31 Day Period are</b>	<b>16</b>	<b>TOTAL</b>	<b>.00</b>

**Detail of Frontier Charges**

Toll charged to 813/671-5900

**Legend Call Types:**

DD - Day

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Main Number	1	2	.00
***Customer Summary	1	2	.00

**Caller Summary Report**

	<b>Calls</b>	<b>Minutes</b>	<b>Amount</b>
Intra-Lata	1	2	.00
***Customer Summary	1	2	.00

**CUSTOMER TALK**

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$92.01 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

We are increasing the Road Recovery Surcharge by \$1.00 per month starting on May 1. We charge this fee to cover a portion of the money we spend to move our network due to road work projects required by government agencies. To learn more, go to [frontier.com/taxes-and-surcharges](http://frontier.com/taxes-and-surcharges)

Important promotional pricing information...

The term service plan to which you subscribe includes an early termination fee if you cancel or change services before your term expires. Refer to the Monthly Service Charges section of this bill for applicable term dates. Questions? Please contact Frontier or visit [frontier.com/terms](http://frontier.com/terms) or [frontier.com/tariffs](http://frontier.com/tariffs) for other important service Terms, Conditions, and Policies.







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

Invoice Date: 04/11/2023  
 Invoice: 10093623  
 Project: 039611.001

Attention: Taylor Nielsen, tnielsen@rizzetta.com  
 Project Name: Triple Creek CDD/CDD Engineer (061980009)

For Professional Services Rendered through: March 26, 2023  
 (Pay from O & M Fund)

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000P89 - Reimbursable Expenses	6,000.00	78.56	4,713.41	4,713.41	0.00
<b>Total Hourly Not To Exceed Services:</b>	<b>6,000.00</b>	<b>78.56</b>	<b>4,713.41</b>	<b>4,713.41</b>	<b>0.00</b>

Hourly	Current Amount
000P01 - Meetings / Misc. Engineering Svcs.	1,813.75
<b>Total Hourly Services:</b>	<b>1,813.75</b>

**Amount Due this Invoice: 1,813.75**

**Notes from Project Manager:**

Prep for Annual Mitigation Monitoring Inspection, CDD Mtg in Person 2/21/23, DM/Board requests and questions. CDD Mtg by Phone 3/21/23



Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210  
 Reference Project 039611.001 and Invoice 10093623  
 Contact Tina Horn at tHorn@Halff.com with any billing questions.

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

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

April 11, 2023  
Project No: 039611.001  
Invoice No: 10093623  
Invoice Total: \$1,813.75

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

**Professional Services thru March 26, 2023**

Phase 000P01 Meetings / Misc. Engineering Svcs.

**Professional Personnel**

		<b>Hours</b>	<b>Rate</b>	<b>Amount</b>	
Environmental Specialist I					
	3/24/2023	.25	125.00	31.25	
Principal/Officer-Prof. Eng III					
	2/21/2023	4.00	230.00	920.00	
	3/7/2023	.50	230.00	115.00	
	3/10/2023	.25	230.00	57.50	
	3/21/2023	2.25	230.00	517.50	
	3/24/2023	.75	230.00	172.50	
Totals		8.00		1,813.75	
<b>Total Labor</b>					<b>1,813.75</b>
			<b>Total this Invoice</b>		<b><u><u>\$1,813.75</u></u></b>





Hillsborough County Florida

<b>CUSTOMER NAME</b> TRIPLE CREEK CDD	<b>ACCOUNT NUMBER</b> 5901186305	<b>BILL DATE</b> 03/29/2023	<b>DUE DATE</b> 04/19/2023
--	-------------------------------------	--------------------------------	-------------------------------



Service Address: 13013 BOGGY CREEK DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61076569	02/27/2023	21398	03/28/2023	21832	43400 GAL	ACTUAL	WATER

**Service Address Charges**

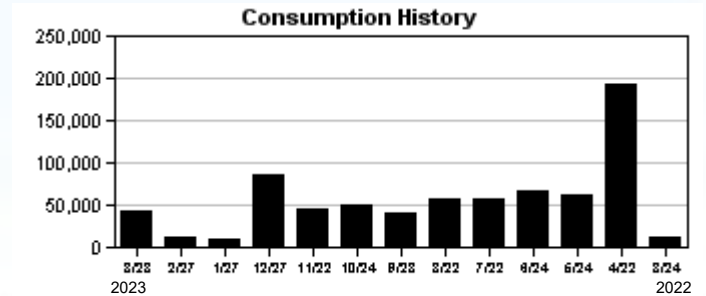
Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$131.07
Water Base Charge	\$91.46
Water Usage Charge	\$41.87
Sewer Base Charge	\$221.75
Sewer Usage Charge	\$247.81

**Summary of Account Charges**

Previous Balance	\$455.70
Net Payments - Thank You	\$-455.70
<b>Total Account Charges</b>	<b>\$739.24</b>
<b>AMOUNT DUE</b>	<b>\$739.24</b>

**Important Message**

Worried about wasting water from an inefficient irrigation system? To see if you qualify for a free irrigation evaluation that can help you conserve water, call UF/IFAS Extension Hillsborough County, 813-744-5519 X 54142.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5901186305



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)

**THANK YOU!**



TRIPLE CREEK CDD  
250 INTERNATIONAL PKWY STE 280  
LAKE MARY FL 32746-5018

2.069 8

<b>DUE DATE</b>	04/19/2023
<b>AMOUNT DUE</b>	\$739.24
<b>AMOUNT PAID</b>	

0059011863053 00000739243



Hillsborough County Florida

<b>CUSTOMER NAME</b> TRIPLE CREEK CDD	<b>ACCOUNT NUMBER</b> 8992542002	<b>BILL DATE</b> 04/07/2023	<b>DUE DATE</b> 04/28/2023
--	-------------------------------------	--------------------------------	-------------------------------



Service Address: 11920 STREAMBED DR

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60842286	02/28/2023	25111	03/29/2023	25179	6800 GAL	ESTIMATED	WATER

**Service Address Charges**

Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$20.54
Water Base Charge	\$50.73
Water Usage Charge	\$6.12
Sewer Base Charge	\$122.94
Sewer Usage Charge	\$38.83

**Summary of Account Charges**

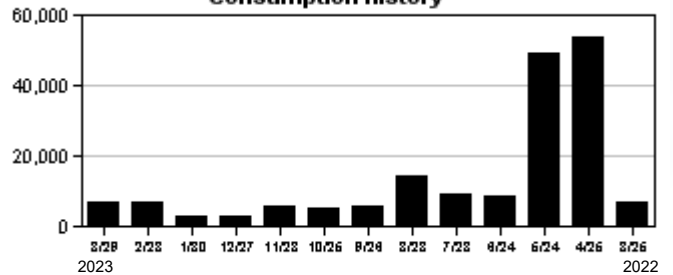
Previous Balance	\$245.40
Net Payments - Thank You	\$-245.40
Total Account Charges	<b>\$244.44</b>
<b>AMOUNT DUE</b>	<b>\$244.44</b>

**RECEIVED**  
04/10/2023

**Notice**

An estimated read was used to calculate your bill

**Consumption History**



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **8992542002**



**ELECTRONIC PAYMENTS BY CHECK OR**

Automated Payment Line: (813) 276 8526  
Internet Payments: [HCFLGov.net/WaterBill](http://HCFLGov.net/WaterBill)  
Additional Information: [HCFLGov.net/Water](http://HCFLGov.net/Water)



**THANK YOU!**



TRIPLE CREEK CDD  
250 INTERNATIONAL PKWY STE 280  
LAKE MARY FL 32746-5018

763 8

<b>DUE DATE</b>	04/28/2023
<b>AMOUNT DUE</b>	\$244.44
<b>AMOUNT PAID</b>	<b>\$244.44</b>

0089925420021 00000244442



# INVOICE

**BILL TO**

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

**INVOICE #** 21041

**DATE** 01/10/2023

**DUE DATE** 01/25/2023

**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	615.00
CDD Ongoing PDF Accessibility Compliance Service	900.00

Annual service - Jan 10, 2023 to Jan 9, 2024

**BALANCE DUE**

**\$1,515.00**  
**RECEIVED**  
04/07/2023

# INVOICE

**State Wildlife Trapper**  
2103 w rio vista ave  
Tampa, FL 33603

trapperjerry@gmail.com  
813-390-9578



## Triple Creek CDD

### Bill to

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

### Ship to

Triple Creek CDD  
2103 Rio Vista Ave  
Tampa, FL 33603

### Invoice details

Invoice no.: 1754  
Invoice date: 04/14/2023  
Terms: Net 15  
Due date: 05/01/2023

Product or service		Amount
1. <b>State Wildlife Trapping Service</b>	1 unit x \$1,200.00	\$1,200.00
Service for April 2023		
1Trap/ 3 cameras currently in use.		
LTD: Hogs Removed: 252		
YTD: Hogs Removed: 9		
MTD: Hogs Removed: 0		
Note:		
We are using every means possible in order to eliminate the hog population in your area.		
2. <b>Trip Charge</b>		\$125.00
Trap was tampered with; had to open door.		

**Total** **\$1,325.00**

### Note to customer

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

A late fee of 15% late fee will be applied if not paid within 10 days from date.

If you have any questions concerning this invoice, please contact:  
Jerry Richardson, Phone 813-390-9578; email -  
trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing.  
Termination fees may apply.

**RECEIVED**  
04/14/2023

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 18, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3209042

Client Matter No. 20023-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3209042  
20023-1

Re: Triple Creek CDD - General Counsel

For Professional Legal Services Rendered

01/24/23	L. Whelan	0.10	28.50	Confer with staff regarding Village M landscape installation
03/01/23	L. Whelan	0.10	28.50	Confer with LMP representatives on status of maintenance of Villages N&P pond banks
03/02/23	J. Gillis	0.50	77.50	Draft amendment to hog trapping agreement with State Wildlife Trapper
03/02/23	L. Whelan	0.40	114.00	Confer with Mr. Nielsen regarding cease and desist relative to builder signage; confer with Ms. Kustes regarding agenda items for March board meeting; review draft amendment to hog trapping agreement; confer with staff regarding auction for pool furniture
03/03/23	L. Whelan	0.30	85.50	Compile requested documents for developer's counsel

**KUTAK ROCK LLP**

Triple Creek CDD

April 18, 2023

Client Matter No. 20023-1

Invoice No. 3209042

Page 2

03/04/23	W. Haber	0.50	192.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
03/05/23	L. Whelan	0.20	57.00	Confer with staff regarding status of Villages N & P ponds landscape maintenance; confer with Mr. Neilsen regarding license agreement for construction activities
03/06/23	J. Gillis	0.30	46.50	Draft form of waiver and release for certain district events and disseminate same
03/06/23	L. Whelan	0.70	199.50	Confer with Mr. Garces regarding FY 22 audit inquiry; confer with Mr. Giovanniello regarding form of liability waiver and review same; confer with Ms. Kustes regarding documents for March agenda package; review cease and desist letter on builder signage
03/07/23	J. Gillis	0.30	46.50	Coordinate response to auditor letter
03/07/23	L. Whelan	0.40	114.00	Review tentative agenda for March board meeting and confer with Ms. Kustes regarding additional items for same; confer with Mr. Carlton regarding district rates; review draft FY 22 audit response and coordinate execution of same
03/08/23	L. Whelan	0.20	57.00	Confer with staff regarding resident pool installation access request; confer with staff regarding status of Villages N & P ponds cleanup work
03/09/23	L. Whelan	0.20	57.00	Review signage report; confer with staff regarding pond bank maintenance matters
03/13/23	J. Gillis	0.40	62.00	Draft addendum to lift station maintenance services agreement with Chris's Septic Services
03/13/23	L. Whelan	0.10	28.50	Confer with Mr. Nielsen on lift station maintenance and status of regrading work

**KUTAK ROCK LLP**

Triple Creek CDD

April 18, 2023

Client Matter No. 20023-1

Invoice No. 3209042

Page 3

03/14/23	J. Gillis	0.30	46.50	Confer with staff regarding Series 2021 closing documents; follow up with Akerman regarding same
03/14/23	L. Whelan	0.30	85.50	Confer with Ms. Howell regarding district documents; confer with Ms. Kustes regarding documents for March agenda; review draft addendum to septic services agreement
03/16/23	L. Whelan	1.30	370.50	Prepare for March board meeting
03/17/23	L. Whelan	0.40	114.00	Confer with Ms. Greenstein regarding status of conveyance of Tract O in Village B
03/20/23	L. Whelan	1.80	513.00	Confer with Mr. McGowan regarding March board meeting; confer with Messrs. Carlton and Nielsen regarding variance request; travel to joint board meeting
03/21/23	J. Gillis	0.20	31.00	Review and revise addendum for Chris's Septic Services
03/21/23	L. Whelan	6.20	1,767.00	Travel to and attend March board meeting; return travel
03/22/23	J. Gillis	1.60	248.00	Follow up from Board meeting; draft license agreement for pickleball lessons; draft form of waiver and release of liability for jeep club events
03/22/23	L. Whelan	0.90	256.50	Follow-up from March board meeting; review February financial statements
03/23/23	J. Gillis	0.30	46.50	Review and revise license agreement for pickleball lessons; disseminate same; confer with staff regarding FY 2024 budget documents
03/23/23	L. Whelan	0.40	114.00	Review draft liability waiver forms for resident clubs approved at March board meeting; confer with Mr. Neilsen regarding FY 24 budget; follow-up from March board meeting
03/24/23	L. Whelan	0.30	85.50	Review club application and confer with Mr. Nielsen regarding voting conflicts of interest matters



**KUTAK ROCK LLP**

Triple Creek CDD

April 18, 2023

Client Matter No. 20023-1

Invoice No. 3209042

Page 4

03/27/23	L. Whelan	0.10	28.50	Confer with Mr. Garces regarding issues with Securiteam service
03/29/23	L. Whelan	0.30	85.50	Confer with staff regarding security repairs; confer with staff on advertisement for April board meeting; confer with staff regarding status of proposals for alley potholes
03/30/23	J. Brown	1.10	401.50	Review regarding dispute with contract and grounds for breach and termination of contract
03/30/23	L. Whelan	3.00	855.00	Confer with staff regarding advertisements for April board meeting; review Securiteam agreement relative to potential breach of same
03/31/23	L. Whelan	0.50	142.50	Review draft FY 22 audit report; confer with Mr. Neilsen regarding follow-up from March board meeting

TOTAL HOURS 23.70

TOTAL FOR SERVICES RENDERED \$6,385.50

**DISBURSEMENTS**

Filing and Court Fees	284.50
Freight and Postage	1.50
Meals	18.01
Travel Expenses	111.63

TOTAL DISBURSEMENTS 415.64

TOTAL CURRENT AMOUNT DUE \$6,801.14

**RECEIVED**  
04/18/2023



Corporate Office  
 PO Box 267  
 Seffner, FL 33583  
**813-757-6500**  
**813-757-6501**

# Invoice

Date	Invoice #
6/27/2022	168586

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

Property Information

## Services for the month of April 2023

Description	Qty	Rate	Amount
<b>Addendum #3 Triple Creek CDD Village M2 [Effective 6-24-22]</b>	<b>0.25</b>	<b>2,650.00</b>	<b>662.50</b>

			<b>Total</b>	<b>\$662.50</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Net 30</b>	<b>7/27/2022</b>	<b>Balance Due</b>	<b>\$662.50</b>



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
3/11/2023	174879

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

Estimate No.	P.O. No.	Terms	Rep
82238		Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Per request.. Remove dead Pine and leave debris on the other side of the fence at Jeter swale/walk where the tree fell from. Tree is causing a safety issue safety issue on our side of the fence even though it is not our tree.								
	All work includes, clean-up, removal, and disposal of debris generated during the course of work.								
7018-Ser...	Tree Trim/ Prune	1,800.00			1	1,800.00	100.00%	100.00%	1,800.00

<b>Total</b>						\$1,800.00			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$1,800.00			

**RECEIVED**  
 03/30/23



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
3/11/2023	174880

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

Estimate No.	P.O. No.	Terms	Rep
82240		Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Proposal to remove dead Scrub Oaks on Balm Riverview per request. All work includes, clean-up, removal, and disposal of debris generated during the course of work.								
7005-Ser...	Debris Disposal	225.00			1	225.00	100.00%	100.00%	225.00
7018-Ser...	Tree removal (flush)	1,350.00			1	1,350.00	100.00%	100.00%	1,350.00

<b>Total</b>						\$1,575.00			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$1,575.00			

**RECEIVED**  
 03/30/23



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
3/11/2023	174881

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

Estimate No.	P.O. No.	Terms	Rep
81481		Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Proposal to remove "clump" of grasses and Wax Myrtle at South retention pond on Balm Riverview Rd. All work includes, clean-up, removal, and disposal of debris generated during the course of work.								

<b>Total</b>					
<b>Payments/Credits</b>					
<b>Balance Due</b>					



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
3/11/2023	174881

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

Estimate No.	P.O. No.	Terms	Rep
81481		Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	<p>Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'</p> <p>Note: No warranty or guarantee is provided for transplanted material</p> <p>Note: LMP is not responsible for damage to underground utilities on private property. Where applicable Utility locates will be completed however this does not extend beyond roadway easements and public Right-of-Ways. Locates on private property will be Property Owners responsibility. LMP will take every measure to be careful when excavating but cannot guarantee or be responsible for damages that occur for unknown and unmarked wiring, piping, and other.</p>								
7005-Ser...	Clean-up	3,600.00			1	3,600.00	100.00%	100.00%	3,600.00

<b>Total</b>						\$3,600.00			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$3,600.00			

**RECEIVED**  
 03/30/23



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
3/11/2023	174887

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

Estimate No.	P.O. No.	Terms	Rep
81377	97671	Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Proposal to hide pool equipment on North side of Hammock Club with shrubbery.								
	All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'								
7010-Ser...	Podocarpus 7G	1,174.20			12	97.85	100.00%	100.00%	1,174.20

<b>Total</b>						\$1,174.20			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$1,174.20			

**RECEIVED**  
 03/30/23





Corporate Office  
 PO Box 267  
 Seffner, FL 33583  
 813-757-6500  
 813-757-6501

# Invoice

Date	Invoice #
4/1/2023	174737

Bill To:
<b>Triple Creek CDD</b> <b>3434 Colwell Ave</b> <b>Suite 200</b> <b>Tampa, FL 33614</b>

Property Information

## Services for the month of April 2023

Description	Qty	Rate	Amount
Monthly Ground Maintenance	1	48,709.00	48,709.00
Addendum #1	1	2,650.00	2,650.00
Addendum #2	1	1,492.92	1,492.92
Addendum #3	1	2,650.00	2,650.00
Fuel surcharge for April -3/15/23 Avg Price \$3.42/gal	1	277.51	277.51

**RECEIVED**  
03/27/23

<b>Fert&amp;Pest included in total beginning 12-1-2021</b>			<b>Total</b>	<b>\$55,779.43</b>
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Net 30</b>	<b>5/1/2023</b>	<b>Balance Due</b>	<b>\$55,779.43</b>



# Invoice

Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

Date	Invoice #
3/30/2023	174872

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation modifications completed on 3-28-2023	100	1.70	170.00
Install drip irrigation tubing (per ft.)	3	6.50	19.50
Install MaxiJet mister assembly			
Irrigation modifications as needed for new plant material.			

**RECEIVED**  
 03/31/23

Zone 84 - north and south sides of Blue Heeler and Triple Creek Blvd.	Total	\$189.50
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Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	\$0.00
	Net 30	4/29/2023	<b>Balance Due</b>	\$189.50

# Irrigation Service/Proposal Request

Property: Triple Creek CDD

DATE 3/28/23

Location N & S sides of Blue Hooper & Triple Creek Blvd (Zones 84) (MN)

Emergency? \_\_\_\_\_

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_

FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:

New Landscape Plantings

• tied into rotor zone & added dripline with manijet stakes

Materials needed :

100- Install Dripline (1.70/ft) 170.00

3- Install manijet head (6.50) 19.50

Foreman: Tom

Manager \_\_\_\_\_

Date Completed 3/28/23

Total Man Hours \_\_\_\_\_

Inspected by \_\_\_\_\_

Date \_\_\_\_\_

Special Tools Needed: \_\_\_\_\_

Total 189.50

3/27/23 1 hr

3/28/23 1 hr



# Invoice

Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

Date	Invoice #
3/1/2023	174972

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Monthly Ground Maintenance Addendum #4 Effective Date 3/1/23	1	2,132.00	2,132.00

**RECEIVED**  
 04/05/23

Fert&Pest included in total beginning 12-1-2021		<b>Total</b>	<b>\$2,132.00</b>
---	--	--------------	-------------------

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	Net 30	3/31/2023	<b>Balance Due</b>	<b>\$2,132.00</b>



# Invoice

Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

Date	Invoice #
4/1/2023	174973

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Monthly Ground Maintenance April Addendum #4 Effective Date 3/1/23	1	2,132.00	2,132.00

**RECEIVED**  
 04/05/23

Fert&Pest included in total beginning 12-1-2021		<b>Total</b>	<b>\$2,132.00</b>
---	--	--------------	-------------------

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	Net 30	5/1/2023	<b>Balance Due</b>	<b>\$2,132.00</b>



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
4/1/2023	174991

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

Estimate No.	P.O. No.	Terms	Rep
82241		Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Proposal to do a one time clean up on the retention pond behind 12787 Maple Bonsai Dr. This clean up includes the area that was not completed by the builder between where our maintenance area begins and the homeowners area begins. At the water's edge, we will trim what is possible and within reasonable reach from shore.								
	All work includes, clean-up, removal, and disposal of debris generated during the course of work.								
7005-Ser...	Clean-up	1,440.00			1	1,440.00	100.00%	100.00%	1,440.00

<b>Total</b>						\$1,440.00			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$1,440.00			





Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
3/29/2023	174868

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

Estimate No.	P.O. No.	Terms	Rep
81653	97728-97729	Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Proposal to revamp corner at Triple Creek Blvd. and Blue Heeler. Remove old Roses.								
	All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'								
7010-Ser...	Flax Lily 1g	1,602.00			90	17.80	100.00%	100.00%	1,602.00
7010-Ser...	Allamanda - Bush 3g	1,012.50			30	33.75	100.00%	100.00%	1,012.50
7007-Ser...	Mulch - Pine Bark Bag	428.75			25	17.15	100.00%	100.00%	428.75

<b>Total</b>						\$3,043.25			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$3,043.25			

**RECEIVED**  
 03/29/23





Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
4/11/2023	175039

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

Estimate No.	P.O. No.	Terms	Rep
82671		Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Proposal to flush cut dead Palm at East side of Dorado and Nimble. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'								
7005-Ser...	Debris Disposal	135.00			1	135.00	100.00%	100.00%	135.00
7018-Ser...	Tree removal (flush)	450.00			1	450.00	100.00%	100.00%	450.00

**RECEIVED**  
 04/11/2023

<b>Total</b>						\$585.00			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$585.00			



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
4/12/2023	175072

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

Estimate No.	P.O. No.	Terms	Rep
81480		Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Proposal to grind stumps remaining from Hurricane Ian. Hammock Park plus two remote locations All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'								
7018-Ser...	Stump Grinding	3,168.00			22	144.00	100.00%	100.00%	3,168.00

**RECEIVED**  
 04/12/2023

<b>Total</b>						\$3,168.00			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$3,168.00			



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
4/12/2023	175073

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

Estimate No.	P.O. No.	Terms	Rep
82239	98047	Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Per request .. Fill in walkway at 12431 Baywalk. All work includes, clean-up, removal, and disposal of debris generated during the course of work.  Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'								
7010-Ser...	Viburnum - Walters 7g	128.25			1	128.25	100.00%	100.00%	128.25
7010-Ser...	Loropetalum 3g	304.00			10	30.40	100.00%	100.00%	304.00

**RECEIVED**  
 04/12/2023

<b>Total</b>						\$432.25			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$432.25			



# Invoice

Date	Invoice #
4/13/2023	175085

Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation modifications completed on 4-12-2023 Install drip irrigation tubing (per ft.)  Extended drip irrigation as needed for new plant material.	20	1.70	34.00

**RECEIVED**  
 04/14/2023

Dorado Shores controller - zone 42 - Bay Estuary Trail.	Total	\$34.00
---	-------	---------

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	\$0.00
	Net 30	5/13/2023	<b>Balance Due</b>	\$34.00

# Irrigation Service/Proposal Request

Property: Triple Creek C&D

DATE 4/12/23

Location Bay Estuary Trail (Zone 42, Damado Shores Controller)

Emergency? \_\_\_\_\_

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_

FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:

New plantings

- extended & replaced driplines (clogged emitters)

- repaired dripline breaks

Materials needed:

20 - Install Dripline (1.70/ft) 34.00

4 - Repair Dripline Break

Foreman: Tan

Manager \_\_\_\_\_

Date Completed 4/12/23

Total Man Hours \_\_\_\_\_

Inspected by \_\_\_\_\_

Date \_\_\_\_\_

Special Tools Needed:

Total 34.00



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
4/13/2023	175102

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

Estimate No.	P.O. No.	Terms	Rep
82242		Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Per request.. Mending area where sod was ruined by pool installation at 13008 Minty Chapel. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'								
7010-Ser...	Sod - St. Aug (piece)	218.75			25	8.75	100.00%	100.00%	218.75

**RECEIVED**  
 04/13/2023

<b>Total</b>						\$218.75			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$218.75			



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
4/14/2023	175105

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

Estimate No.	P.O. No.	Terms	Rep
81657	97673	Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Proposal to remove failed Allamanda on both sides at Dorado Shores and Prarie Valley. Replace with Zoysia grass. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'								
7010-Ser...	Sod - Zoysia/ Empire sf	2,800.00			800	3.50	100.00%	100.00%	2,800.00
7010-Ser...	Bed Prep/ Debris/ Disposal	243.00			1	243.00	100.00%	100.00%	243.00

**RECEIVED**  
 04/14/2023

<b>Total</b>						\$3,043.00			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$3,043.00			





Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
4/14/2023	175118

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

Estimate No.	P.O. No.	Terms	Rep
81656	97674	Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Per request.. On East side of Streambed at intersection with Triple Creek Blvd.. Remove all Indian Hawthorn that is failing due to age and replace with St. Augustine sod. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'								
7010-Ser...	Sod - St. Augustine sf	4,410.00			1,800	2.45	100.00%	100.00%	4,410.00

**RECEIVED**  
 04/14/2023

<b>Total</b>						\$4,410.00			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$4,410.00			



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
4/17/2023	175135

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

Estimate No.	P.O. No.	Terms	Rep
82803		Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Proposal to cover raised grade areas along the sidewalk behind the Hammock Club. All work includes, clean-up, removal, and disposal of debris generated during the course of work. Note: Irrigation modifications necessary will be invoiced separately as 'time and materials'								
7010-Ser...	Sod - Bahia SF	2,400.00			1,600	1.50	100.00%	100.00%	2,400.00

**RECEIVED**  
 04/17/2023

<b>Total</b>						\$2,400.00			
<b>Payments/Credits</b>						\$0.00			
<b>Balance Due</b>						\$2,400.00			



# Invoice

Date	Invoice #
4/18/2023	175149

Corporate Office  
 PO Box 267  
 Seffner, FL 33583  
 813-757-6500  
 813-757-6501

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

Property Information

Estimate #
82114

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Install / Replace drip irrigation tubing (per ft.) Extend drip irrigation zone for new plantings.	85	1.70	144.50

**RECEIVED**  
 04/19/2023

Hammock Clubhouse - pool equipment area.	<b>Total</b>	<b>\$144.50</b>
--	--------------	-----------------

Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	<b>Terms</b>	<b>Due Date</b>	<b>Payments/Credits</b>	<b>\$0.00</b>
	Net 30	5/18/2023	<b>Balance Due</b>	<b>\$144.50</b>



PO Box 267  
 Seffner, FL 33583  
 O: 813-757-6500  
 F: 813-757-6501

# Estimate

<b>Submitted To:</b>
Triple Creek CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

Date	3/8/2023
Estimate #	82114
LMP REPRESENTATIVE	
TN-TI	
PO #	
Work Order #	

Hammock Clubhouse - pool equipment area.
--

DESCRIPTION	QTY	COST	TOTAL
Install / Replace drip irrigation tubing (per ft.)  Extend drip irrigation zone for new plantings.	85	1.70	144.50

**TERMS AND CONDITIONS:**

<b>TOTAL</b>	<b>\$144.50</b>
--------------	-----------------

LMP reserves the right to withdraw this proposal if not accepted within 21 days of the date listed above. Any alteration or deviation to scope of work involving additional costs must be agreed upon in writing as a separate proposal or change order to this proposal. Periodic invoices may be submitted if job is substantial in nature with final invoice being submitted at completion of project. No finance charge will be imposed if the total of said work is paid in full within 30 days of invoice date. If not paid in full within 30 days, then customer is subject to finance charges on the balance of the work from the invoice date at a rate of 1.5% per month until paid. LMP shall have the right to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the oldest invoices.

ACCEPTANCE OF PROPOSAL: The above prices, scope of work and terms and conditions are hereby satisfactorily agreed upon. LMP, Inc. has been authorized to perform the work as outlined and payment will be made as outlined above. The above pricing does not include any unforeseen modifications to the said irrigation system that could not be reasonably accounted for prior to job start. All plant material carries a one (1) year warranty provided LMP, Inc. is performing landscape maintenance services to the area installed or enhanced at the time of installation. If not, then there is no warranty on the plant material. LMP cannot warranty against Acts of God, including cold weather events & natural disasters. Also, no warranty will be provided on any material that has been transplanted from another part of the property.

OWNER / AGENT

*Taylor Nielsen*

DATE



# Invoice

Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

Date	Invoice #
4/18/2023	175159

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation modifications completed on 4-17-2023			
Relocate head	2	29.00	58.00
Install pvc riser	1	24.00	24.00
Add 6 inch spray head with pipe	2	55.00	110.00
Irrigation modifications as needed for new sod.			

**RECEIVED**  
 04/19/2023

Balm Riverview controller - zones 11 and 54 - east & west corners of Streambed Dr.		Total	\$192.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	5/18/2023	\$0.00
		<b>Balance Due</b>	<b>\$192.00</b>

# Irrigation Service/Proposal Request

Property: <u>Triple Creek</u>	DATE <u>4/17/23</u>
Location <u>East &amp; West corners of Streambed Dr (Balm River view controller)</u>	
<u>2 mts 11 &amp; 54</u>	

Emergency? \_\_\_\_\_

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed: <u>* New Soot *</u>	
<u>Moved &amp; replaced / rotor, installed 3/4" PVC riser &amp; moved inside bushes</u>	
<u>added 2 sprayheads by Electric &amp; Communications boxes</u>	
Materials needed :	
<u>2 Replace Rotor Head</u>	
<u>2 Relocate Head (27.00)</u>	<u>58.00</u>
<u>1 Install PVC Riser</u>	<u>24.00</u>
<u>2 Add 6" sprayhead w/ pipe (55.00)</u>	<u>110.00</u>

Foreman: <u>Tom</u>	Special Tools Needed:	
Manager		
Date Completed <u>4/17/23</u>		
Total Man Hours		<u>Total \$ 192.00</u>
Inspected by		
Date		



Landscape Maintenance Professionals,  
 Incorporated  
 Corporate Office  
 PO Box 267  
 Seffner, FL 33583

# Invoice

Date	Invoice #
4/18/2023	175176

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

Estimate No.	P.O. No.	Terms	Rep
81799	97716-98139	Net 30	PM

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
	Bi-annual mulching of pine bark throughout property.. Original contract 2,100 cy @ \$47.50/cy Addendum 1 40 cy @ \$47.50/cy Addendum 2 100 cy @ \$55/cy								
	All work includes, clean-up, removal, and disposal of debris generated during the course of work.								
7035 - S...	Mulch - Pine Bark (Original) CY	99,750.00			2,100	47.50	100.00%	100.00%	99,750.00
7035 - S...	Mulch - Pine Bark (Addendum 1) CY	1,900.00			40	47.50	100.00%	100.00%	1,900.00
7035 - S...	Mulch - Pine Bark (Addendum 2) CY	5,500.00			100	55.00	100.00%	100.00%	5,500.00

**RECEIVED**  
 04/18/2023

<b>Total</b>	\$107,150.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$107,150.00





# Invoice

Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

Date	Invoice #
4/20/2023	175235

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Irrigation repair completed on 4-19-2023 Replace Rainbird 24V solenoid  Replaced faulty Rainbird 24V solenoid.	1	75.00	75.00
Dorado Shores controller - zone 56 - NW corner of round-a-bout at Triple Creek Blvd.		Total	\$75.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits
	Net 30	5/20/2023	Balance Due
			\$0.00
			\$75.00

**RECEIVED**  
 04/21/2023

# Irrigation Service/Proposal Request

Property: <u>TRIPLE CREEK</u>	DATE <u>4/19/23</u>
Location <u>Dorado Shores Controller, Zone 56</u>	
<u>Northwest corner of round-a-bend at Triple Creek Blvd</u>	

Emergency? \_\_\_\_\_

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:	
<u>Zone not working</u>	
<u>. replaced solenoid</u>	
Materials needed :	
<u>1 - Replace Rainbird 24V solenoid</u>	<u>75.00</u>
<u>1 - 23C239</u>	

Foreman: <u>Lorn</u>	Special Tools Needed:	
Manager		
Date Completed <u>4/19/23</u>		
Total Man Hours		<u>Total 75.00</u>
Inspected by		
Date		



# Invoice

Corporate Office  
 PO Box 267  
 Seffner, FL 33583

813-757-6500  
 813-757-6501

Date	Invoice #
4/25/2023	175328

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

Property Information

Estimate #

Work Order #

PO / PA #

Description	Qty	Rate	Amount
Add 6 inch spray head with pipe  Added 6 - 6 inch spray heads with pipe for new plant material in area with no irrigation.	6	55.00	330.00

**RECEIVED**  
 04/26/2023

12421 Triple Creek Blvd. on east side of house.			Total	\$330.00
Questions regarding this invoice? Please e-mail arpayments@lmppro.com or call 813-757-6500 and ask for Accounts Receivable.	Terms	Due Date	Payments/Credits	\$0.00
	Net 30	5/25/2023	<b>Balance Due</b>	

# Irrigation Service/Proposal Request

Property: <i>Triple Creek CDD</i>	DATE <i>4/18/23, 4/19/23</i>
Location <i>12421 Triple Creek Blvd, East side of house</i>	

Emergency? \_\_\_\_\_

Work Ordered By: \_\_\_\_\_

Field Contact if any: \_\_\_\_\_

Phone \_\_\_\_\_ FSR/PROPOSAL # \_\_\_\_\_

Description of Work to be performed:

*Turf extremely dry. No irrigation between landscape bed + house  
- Added sprayheads (6) ~~2~~*

Materials needed :

*6 - Add 6" sprayhead w/pipe (55.00) 330.00*

Foreman: <i>Tom</i>
Manager
Date Completed <i>4/19/23</i>
Total Man Hours
Inspected by
Date

Special Tools Needed:

*total ~~330~~ 330.00*

# INVOICE

**nerdfuze**  
5235 White Chicory Dr.  
Apollo Beach, FL 33572

manny@nerdfuze.com  
+1 8134658654



## Triple Creek Community

### Bill to

Triple Creek Community  
13013 Boggy Creek Drive  
Riverview, Florida 33579

### Invoice details

Invoice no.: 1070  
Invoice date: 03/23/2023  
Terms: Due on receipt  
Due date: 04/01/2023

Product or service	Amount
1. <b>Music Entertainment</b> Service date: 04/01/2023 Music Entertainment from Includes Setup/Breakdown 2X Bose L1 Pro16 Line Array System  (Client is asked to provide electricity within 12 feet, a 6 foot table and shaded area if outdoors.)	4 hrs x \$100.00 \$400.00

**Total** **\$400.00**

## Ways to pay



## Note to customer

For DJ Services 4-1-23 from 11am-3pm.

Pay invoice



# NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue  
Lutz, FL 33549

## Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nvirotect.com

## INVOICE

Triple Creek CDD  
11920 Streambed Dr.  
Riverview, FL 33579

**RECEIVED**  
03/23/23

Account Number: 9501

Invoice Number: 290061

Previous Balance: \$195.00

Date: 03-22-23

Commercial General Pests \$195.00

Sales Tax: \$0.00

Service Amount: \$195.00

Check /Cash: \_\_\_\_\_

Technician(s): Gio

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!\*

10% Discount with yearly Prepayment!\*

\* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input checked="" type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest	Treatment	
<input type="checkbox"/> Acrobat Ants	<input type="checkbox"/> Pantry pests	<input type="checkbox"/> Advion Ant Bait Station .1%
<input type="checkbox"/> Argentine Ants	<input type="checkbox"/> Paper Wasps	<input type="checkbox"/> Advion Ant Gel Bait .05%
<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> Pharaoh Ants	<input type="checkbox"/> Advion Roach Bait Stn .5%
<input type="checkbox"/> Carpenter Ants	<input checked="" type="checkbox"/> Preventative	<input type="checkbox"/> Advion Roach Gel Bait .6%
<input type="checkbox"/> Crazy Ants	<input type="checkbox"/> Roaches	<input type="checkbox"/> Alpine Aerosol .25%
<input type="checkbox"/> Drain Flies	<input type="checkbox"/> Silverfish	<input checked="" type="checkbox"/> Biozyme
<input type="checkbox"/> Fire Ants	<input type="checkbox"/> Spiders	<input type="checkbox"/> CM Insect Monitors
<input type="checkbox"/> Fleas	<input type="checkbox"/> Ticks	<input type="checkbox"/> Dekko Silver Fish Paks 20%
<input type="checkbox"/> German Roaches	<input type="checkbox"/> White Foot Ants	<input type="checkbox"/> D-Fense Dust .05%
<input type="checkbox"/> Ghost Ants	<input type="checkbox"/> _____	<input type="checkbox"/> Gentrol Liquid 9%
<input type="checkbox"/> Mosquitos		<input checked="" type="checkbox"/> Inspection
<input type="checkbox"/> Mud Daubers		<input type="checkbox"/> Maxforce Quantum .03%
		<input type="checkbox"/> Niban FG 5%
		<input type="checkbox"/> Nyguard IGR 10%
		<input type="checkbox"/> Onslaught 6.4%
		<input checked="" type="checkbox"/> Perimeter Sweep
		<input type="checkbox"/> Taurus .06%
		<input type="checkbox"/> Talstar Xtra .25%
		<input checked="" type="checkbox"/> Transport GHP .11%
		<input checked="" type="checkbox"/> Transport Mikron .11%
		<input type="checkbox"/> Vector Bio 5
		<input type="checkbox"/> Wasp Freeze .1%
		<input type="checkbox"/> Web Out 10.5%
		<input checked="" type="checkbox"/> Alpine WSG

Rodent Control	Treatment	
<input type="checkbox"/> Mice	<input type="checkbox"/> CM Rat Snap Traps	<input type="checkbox"/> Rodent Bait Stations
<input type="checkbox"/> Rats	<input type="checkbox"/> Contrac Blox Bait .005%	<input type="checkbox"/> T-Rex Rat Snap Traps
<input type="checkbox"/> _____	<input type="checkbox"/> Final Blox Bait .005%	<input type="checkbox"/> Victor Glue Boards

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

Ask us about Automatic Payments or Paperless Billing.

Instructions: \_\_\_\_\_

*[Handwritten Signature]*





16210 North Florida Avenue  
Lutz, FL 33549

**Pest Control Division**

Office: 813.968.7031  
Toll Free:  
888.908.8388  
www.nvirotect.com

**INVOICE**

Triple Creek CDD  
11920 Streambed Dr.  
Riverview, FL 33579

Date: 4-20-23

Account Number: 9501  
Invoice Number: 292840  
Previous Balance: \$0.00

Commercial General Pests \$195.00  
Sales Tax: \$0.00

Service Amount: \$195.00

Check /Cash: \_\_\_\_\_

Technician(s): Si

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!\*

10% Discount with yearly Prepayment!\*

\* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

**General Pest**

- Acrobat Ants
- Argentine Ants
- Bed Bugs
- Carpenter Ants
- Crazy Ants
- Drain Flies
- Fire Ants
- Fleas
- German Roaches
- Ghost Ants
- Mosquitos
- Mud Daubers
- Pantry pests
- Paper Wasps
- Pharaoh Ants
- Preventative
- Roaches
- Silverfish
- Spiders
- Ticks
- White Foot Ants

**Treatment**

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

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

**Rodent Control**

- Mice
- Rats
- \_\_\_\_\_

**Treatment**

- CM Rat Snap Traps
- Contrac Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

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

Ask us about Automatic Payments or Paperless Billing.

Instructions:

John G. De

**RECEIVED**  
04/21/2023





**INVOICE**

Page 1 of 2




<b>INVOICE NUMBER</b>	<b>INVOICE DATE</b>
202799	3/27/2023
<b>CONTRACT NUMBER</b>	<b>DUE DATE</b>
105598-1	4/26/2023

ACCOUNTS PAYABLE  
 TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT  
 3434 COLWELL AVE  
 SUITE 200  
 TAMPA, FL 33614

CHARGE	Amount
PROPERTY TAX	1,105.01
<b>TOTAL AMOUNT DUE :</b>	<b>1,105.01</b>



CONTACT US FOR CUSTOMER SERVICE OR BILLING QUESTIONS:

-  PHONE: 248-593-3990
-  E-MAIL: CVFCUSTOMERSERVICE@PATHWARD.COM
-  WEB:

Please return this portion with your payment.

ACCOUNTS PAYABLE  
 TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT  
 3434 COLWELL AVE  
 SUITE 200  
 TAMPA, FL 33614

**CONTRACT NUMBER** 105598-1  
**TOTAL AMOUNT DUE :** 1,105.01  
**AMOUNT ENCLOSED:**   
 All amounts shown are in USD

PATHWARD, NATIONAL ASSOCIATION  
 P.O. BOX 233756  
 3756 MOMENTUM PLACE  
 CHICAGO, IL 60689-5337

# INVOICE

Page 2 of 2

<b>INVOICE NUMBER</b>	<b>INVOICE DATE</b>
202799	3/27/2023
<b>CUSTOMER NUMBER</b>	<b>DUE DATE</b>
105598	4/26/2023

<b>ASSET LOCATION SUMMARY</b>	<b>ASSET PO #</b>	<b>PROPERTY TAX DESCRIPTION</b>	<b>PROPERTY TAX</b>	<b>TAX ON PROPERTY TAX</b>	<b>TOTAL</b>
13013 Boggy Creek Dr, RIVERVIEW, FL 33579		Hillsborough County Tax Year:2022	1,105.01	0.00	1,105.01
				<b>GRAND TOTAL</b>	<b>1,105.01</b>



**INVOICE**




Page 1 of 2

<b>INVOICE NUMBER</b>	<b>INVOICE DATE</b>
205267	4/1/2023
<b>CONTRACT NUMBER</b>	<b>DUE DATE</b>
105598-1	5/1/2023

Accounts Payable  
Triple Creek Community Development District  
3434 COLWELL AVE  
SUITE 200  
TAMPA, FL 33614

PO #	Amount	
-	CONTRACT PAYMENT	2,034.87
-	INSURANCE	81.89
<i>Original Lease #190774-VF000</i>	<b>TOTAL AMOUNT DUE :</b>	<b>2,116.76</b>

CONTACT US FOR CUSTOMER SERVICE OR BILLING QUESTIONS:

-  PHONE: 248-593-3990
-  E-MAIL: CVFCUSTOMERSERVICE@PATHWARD.COM
-  WEB:

-----  
Please return this portion with your payment.

ACCOUNTS PAYABLE  
TRIPLE CREEK COMMUNITY DEVELOPMENT  
DISTRICT  
3434 COLWELL AVE  
SUITE 200  
TAMPA, FL 33614

**CONTRACT NUMBER** 105598-1  
**TOTAL AMOUNT DUE :** 2,116.76

**AMOUNT ENCLOSED:**

All amounts shown are in USD

PATHWARD, NATIONAL ASSOCIATION  
P.O. BOX 233756  
3756 MOMENTUM PLACE  
CHICAGO, IL 60689-5337

# INVOICE

Page 2 of 2

<b>INVOICE NUMBER</b>	<b>INVOICE DATE</b>
205267	4/1/2023
<b>CONTRACT NUMBER</b>	<b>DUE DATE</b>
105598-1	5/1/2023

ASSET LOCATION	CHARGE	TAX	TOTAL
	81.89	0.00	81.89
RIVERVIEW, FL	2,034.87	0.00	2,034.87
<b>GRAND TOTAL</b>	<b>2,116.76</b>	<b>0.00</b>	<b>2,116.76</b>

**RECEIVED**  
04/02/23



1048 E Oleander Street  
Lakeland, FL 33801-2012  
Phone: 863-686-6163  
License # CAC1817108

# Invoice

Date  
04/05/23

Invoice #  
C41985

**Bill to # 659**  
**Triple Creek CDD**  
3434 Colwell Ave  
Suite 200  
Tampa, FL 33614  
Phone: 813-933-5571

**Service Location # 659**  
**Triple Creek Amenity Center**  
11920 Streambed Dr  
Riverview, FL 33579  
Phone: 813-671-5900

Terms Net 30

PO #

Call #

Salesman -

Description	Amount
-------------	--------

**SERVICES PROVIDED**

**PM - COMMERCIAL - INVOICED**

**Qty: 1 Preventative Maintenance**

**Contract Bill Amount**

**135.00**

**CONTRACT# 2303-6    EXPIRATION DATE: 02/29/24**

Preventive Maintenance Billing  
March 2023 visit

<b>SUB TOTAL</b>	<b>135.00</b>
<b>SALES TAX</b>	<b>0.00</b>
<b>TOTAL \$</b>	<b>135.00</b>



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

**Invoice**

Date	Invoice #
4/1/2023	INV0000078857

**Bill To:**

TRIPLE CREEK CDD 9428 Camden Field Parkway Riverview FL 33578
---

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,460.00	\$1,460.00
Administrative Services	1.00	\$391.00	\$391.00
Financial & Revenue Collections	1.00	\$323.00	\$323.00
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$1,615.00	\$1,615.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$4,689.00
		<b>Total</b>	\$4,689.00

Securiteam  
 13745 N. Nebraska Ave.  
 Tampa, FL 33613  
 Phone: 813-909-7775  
 Fax: 888-596-8464

# Invoice



Bill To
Triple Creek CDD C/O Rizzetta & Co 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Triple Creek CDD 13013 Boggy Creek Dr Riverview, FL 33579

Date	Invoice #	P.O. No.	Terms	Due Date
3/29/2023	16652		Net 30	4/28/2023

QTY	Description
100	0E-9081MNP Keyfob Format H10301 (26 bit) FC: 24 Range: 41000-41099

This invoice is for 100 KeyFobs. This invoice must be paid before the order is placed.

<b>Subtotal</b>	\$641.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$641.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$641.00

**RECEIVED**  
 03/29/23



Securiteam Inc.  
 13745 N. Nebraska Ave.  
 Tampa, FL 33613  
 Phone: 813-909-7775  
 Fax: 888-596-8464

# Invoice



<b>Bill To</b>
Triple Creek CDD C/O Rizzetta & Co 3434 Colwell Ave Ste 200 Tampa, FL 33614

<b>Installation Address</b>
Triple Creek CDD 13013 Boggy Creek Dr Riverview, FL 33579

P.O. No.	Date	Invoice #	Due Date	Acct #
	04/01/2023	16673	05/01/2023	VID0223/VID0222

Qty	Description
	Monthly Monitoring
1	Main Pool (VID0223)
1	Streambed Pool (VID0222)
1	5 YEAR Extended Warranty Agreement
	Effective 9/10/21

**RECEIVED**  
 04/03/23

<b>Subtotal</b>	\$1,000.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$1,000.00
<b>Balance Due</b>	\$1,000.00

Securiteam  
 13745 N. Nebraska Ave.  
 Tampa, FL 33613  
 Phone: 813-909-7775  
 Fax: 888-596-8464

# Invoice



Bill To
Triple Creek CDD C/O Rizzetta & Co 3434 Colwell Ave Ste 200 Tampa, FL 33614

Ship To
Triple Creek CDD 13013 Boggy Creek Dr Riverview, FL 33579

Date	Invoice #	P.O. No.	Terms	Due Date
04/26/2023	13218040423		Net 30	05/26/2023

QTY	Description
1	Securitron M34R Recessed Magnalock (Lifetime warranty, not covers vandalism, act of god)
2	Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Apr 04, 2023 11:37 PM  Travel time being at 9:00 AM Arrival at 10:30 AM Departure at 11:30 AM  Replaced mag lock and armature plate. Made adjustments and ground off extra bolt threads to prevent residents catching their fingers on it when gate swings open.  Tested and working. Spoke to office staff.  DanielG - Daniel Gainza - 4/3/2023 4:00:36 PM -  New Maglock in stock. Please pick up and install  Tested gate metered lines getting proper voltage maglock needs replacement sent email over to Daniel told client.  DanielG - Daniel Gainza - 3/28/2023 7:46:36 AM -  pool access gate. The gate simply opens from both sides without fob access)

**RECEIVED**  
 04/26/2023

	<b>Subtotal</b>	\$891.73
	<b>Sales Tax (0.0%)</b>	\$0.00
	<b>Total</b>	\$891.73
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$891.73



**Invoice**

7643 Gate Parkway  
 Suite# 104-167  
 Jacksonville, FL 32256

Date	Invoice #
4/1/2023	7699

**Bill To**  
 Triple Creek  
 Rizzetta  
 Taylor Nielsen

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Aquatic Maintenance-47 Waterways-April	4,950.00	4,950.00
		<b>Balance Due</b>	\$4,950.00

**RECEIVED**  
 03/31/23

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
4/8/2023	9248

<b>Bill To</b>
Triple Creek CDD c/o Rizzetta and Co 3434 Colwell Ave Suite 200 Tampa, FL. 33614

P.O. No.	Terms	Project
April 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	1,000.00	1,000.00

**RECEIVED**  
04/07/2023

Thank you for your business.

<b>Phone #</b>
(727) 271-1395

**Total**

\$1,000.00

Suncoast Pool Service

P.O. Box 224  
Elfers, FL 34680

# Invoice

Date	Invoice #
4/8/2023	9249

<b>Bill To</b>
Triple Creek Hammock CDD c/o Rizzetta and Co 3434 Colwell Ave Suite 200 Tampa, FL. 33614

P.O. No.	Terms	Project
April 2023	Net 30	

Quantity	Description	Rate	Amount
1	Swimming Pool Service including chemical balance, debris removal from surface and bottom of swimming pool, vacuuming, tile cleaning and skimming.  Operational checks of pumps, filter system, chemical feeders, flow meters and vacuum gauges. Chemicals Included.	2,006.00	2,006.00

**RECEIVED**  
04/07/2023

Thank you for your business.

<b>Phone #</b>
(727) 271-1395

**Total** \$2,006.00

# TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

---

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

## Check Request

Amount: \$23.54

Date: 04/25/23

Payable To: Sunset Park Title Company LLC

Address: 1646 W Snow Avenue, Suite 11  
Tampa, FL 33606

Description: Series 2019B bond payoff overpayment

Requested By: Samantha Reese

Manager Approval: \_\_\_\_\_

Code to 001-20706

## Leslie W. Spock

---

**From:**  
**Sent:**  
**To:**  
**Cc:**  
**Subject:**  
**Attachments:**

Good afternoon,

**Please apply check #7550 as follows:**

- \$13,216.04 – Deposit to Series 2019B prepayment account
  - Bond payoff of lot 251
- \$161.07 – Deposit to Series 2019B revenue account
  - Series 2019B interest due for lot 251

**Please apply check #7560 as follows:**

- \$13,216.04 – Deposit to Series 2019B prepayment account
  - Bond payoff of lot 253
- \$161.07 – Deposit to Series 2019B revenue account
  - Series 2019B interest due for lot 253

**Please apply check #7461 as follows:**

- \$13,216.04 – Deposit to Series 2019B prepayment account
  - Bond payoff of lot 255
- \$161.07 – Deposit to Series 2019B revenue account
  - Series 2019B interest due for lot 255

**Please apply check #7507 as follows:**

- \$13,216.04 – Deposit to Series 2019B prepayment account
  - Bond payoff of lot 256
- \$161.07 – Deposit to Series 2019B revenue account
  - Series 2019B interest due for lot 256

**Please apply check #7393 as follows:**

- \$11,284.72 – Deposit to Series 2019B prepayment account
  - Bond payoff of lot 190
- \$137.53 – Deposit to Series 2019B revenue account
  - Series 2019B interest due for lot 190
- **-\$23.54 – refund for interest overpayment**

Thank you,

**Samantha Reese**  
Senior Financial Associate

813.933.5571 Ext.: 9481  
sreese@rizzetta.com

[rizzetta.com](http://rizzetta.com)



**Sunset Park Title Company LLC**

**\*\*\*\* REAL ESTATE CLOSING \*\*\*\***

7393

Buyer: Wanda I Trinidad

Seller: CF GTIS Triple Creek Village M, LLC, a Delaware LLC

Lender:

Property: 12830 TANNENCREST DRIVE/Riverview

Settlement Date: October 3, 2022

Disbursement Date: October 4, 2022

Check Amount: \$11,445.79

22-0601/69

Pay To: TRIPLE CREEK CDD

For: PAYOFF CDD B BOND

PAYOFF CDD B BOND (H.05) \$11,445.79

Closer/Responsible Party: Brittney Hain

**RECEIVED**

**OCT - 7 2022**

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone: 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## ADVERTISING INVOICE

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
12/11/22		TRIPLE CREEK CDD	
<b>Billing Date</b>		<b>Sales Rep</b>	<b>Customer Account</b>
12/11/2022		Jessica Attard	107021
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$365.00		0000260539	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/11/22	12/11/22	0000260539	Times	Legals CLS	NOTICE OF RULE DEVELOPMENT	1	2x34 L	\$363.00
12/11/22	12/11/22	0000260539	Tampabay.com	Legals CLS	NOTICE OF RULE DEVELOPMENT AffidavitMaterial	1	2x34 L	\$0.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone: 1 (877) 321-7355

#### ADVERTISING INVOICE

Thank you for your business.

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
12/11/22		TRIPLE CREEK CDD	
<b>Billing Date</b>		<b>Sales Rep</b>	<b>Customer Account</b>
12/11/2022		Jessica Attard	107021
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$365.00		0000260539	

**RECEIVED**  
 04/05/23

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

TRIPLE CREEK CDD  
 ATTN: RIZZETTA & COMPANY -AP  
 3434 COLWELL AVE SUITE 200  
 TAMPA, FL 33614

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

**Triple Creek CDD**  
**Debit Card Account # XXX16436 (balance \$2,000)**  
**4/3/2023**

				Parks & Rec	Parks & Rec	Parks & Rec	Contingency
				Maintenance & Repair	Janitorial Supplies	Clubhouse Misc.	Special Events
Date	Vendor Name	Description	Amount	57200-4647	57200-4704	57200-4733	57900-4775
3/28/2023	Amazon	Security Gate Latch & Key	(100.01)	(100.01)			
3/28/2023	Amazon	Easter Event Supplies	(47.22)				(47.22)
3/28/2023	7 Eleven	Gas	(36.16)		(36.16)		
3/2/2023	Ready Refresh	Water	(45.95)			(45.95)	
3/29/2023	Amazon	Sliding Door Lock Bar	(37.28)	(37.28)			
4/1/2023	Storage Rental	March Rental	(289.00)			(289.00)	
	<b>TOTAL</b>		(555.62)	(137.29)	(36.16)	(334.95)	(47.22)

*Taylor Nielsen*  
 District Manager

4/3/23  
 Date

001-10201



Details for Order #112-1199142-0025833

Order Placed: March 28, 2023  
Amazon.com order number: 112-1199142-0025833  
Order Total: \$100.01

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: D&D Technologies LLD3KD LokkLatch Deluxe Series 3, Premium Privacy and Security Gate Latch, Key Lockable on Both Sides of Gate, for Metal, Wood, and Vinyl Fences, Black Sold by: D&D Technologies ( <a href="#">seller profile</a> ) Condition: New	\$93.03
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	
4647	
<b>Shipping Speed:</b> FREE Prime Delivery	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$93.03
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$0.00
	-----
	Total before tax: \$93.03
	<b>Estimated Tax:</b> \$6.98
	-----
	<b>Grand Total: \$100.01</b>

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



Details for Order #112-8901764-9762631

Order Placed: March 28, 2023

Amazon.com order number: 112-8901764-9762631

Order Total: \$47.22

Not Yet Shipped

Items Ordered	Price
2 Of: Snazaroo Green Starter Brushes - Set of 3 Sold by: Amazon.com Condition: New	\$3.99
1 Of: Snazaroo Face Paint Kit Ultimate Party Pack Sold by: Amazon.com Condition: New	\$23.95
1 Of: 12 colors Glow in The Dark Body Paint UV Neon Face Paint Crayons Halloween Neon Face Painting Crayons Kit for Halloween Costume Holiday Birthday Masquerades Club Makeup party Sold by: qookker ( <a href="#">seller profile</a> ) Condition: New	\$11.99

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

*Easter Event  
4775*

**Shipping Speed:**  
 FREE Prime Delivery

Payment information

<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$43.92
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$0.00
	-----
	Total before tax: \$43.92
	<b>Estimated Tax:</b> \$3.30
	-----
	<b>Grand Total: \$47.22</b>

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

12204 Balm Riverview Rd.  
Riverview FL 33579

7-ELEVEN 38452  
XXXXXXXXXX0001  
12204 BALM RIVERVIEW  
RIVERVIEW , FL  
33579  
03/28/2023 106747993  
02:01:49 PM

XXXXXXXXXXXX2208  
Visa

INVOICE 035210  
AUTH 011131

PUMP# 1  
Regular 10.333G  
PRICE/GAL \$3.499

FUEL TOTAL \$ 36.16  
CREDIT \$ 36.16

=====  
Customer-activated Purchase/Capture  
Site #: 00000000970100  
Shift Number 1  
Sequence Number 00100  
Chip Read  
US DEBIT  
Mode: Issuer  
AID: A0000000000040  
TVR: 0000100000  
IAD: 00011203000000  
TSI: 0000  
APP. 00  
TC: 45FA06AE00000000  
APPROVED 011131  
=====

4704

Thank You,  
Please Come Again





Account Number: 6704726019  
 Invoice Number: 03B6704726019  
 Activity From: 02/01/23 - 02/28/23  
 Billing Date: 03/02/23  
 Delivery Address: HOLLY Faldetta  
 13013 BOGGY CREEK DR  
 RIVERVIEW FL 33579

Previous Balance	\$147.90
Payments / Credits	\$147.90
Current Activity from 02/01/23 - 02/28/23	\$45.95
<b>Total Account Balance as of 03/02/23</b>	<b>\$45.95</b>

To pay your bill and view your upcoming deliveries, visit us at [ReadyRefresh.com](http://ReadyRefresh.com)



### News for You

Excess Inventory Sale! Buy 2 Get 1 free for a limited time only, save on ORIGIN Sparkling Water. Enjoy the clean, crisp taste in refreshing sparkling flavors, delivered right to your door! 100% Natural Spring Water with added CO2 and natural flavors, for a refreshing taste.

Date	Ticket #	Qty	Description	Amount
2/19	800056		PREVIOUS BALANCE	147.90
			PAYMENT-THANK YOU	-147.90
2/27	8597158396	4	NESTLE PURE LIFE BRAND DRINKING WATER 5 GALLON BOTTLE	35.96
		4	5 GALLON BOTTLE DEPOSIT	.00
		13	5 GALLON BOTTLE RETURN	.00
		1	DELIVERY FEE	9.99

PER YOUR INSTRUCTIONS, WE WILL BE CHARGING THE AMOUNT DUE TO YOUR DESIGNATED PAYMENT SOURCE. NO ACTION IS NECESSARY.

4733

<b>Total Account Balance as of 03/02/23</b>	<b>\$45.95</b>
---	----------------

Detach below stub and return with your payment

Page 1 of 1



PO Box 30080  
 College Station, TX 77842



ACCOUNT NUMBER - 6704726019 INVOICE NUMBER - 03B6704726019

**AUTO-PAY**

Thank You!

501067047260198 0004595 00045958 5

ADDRESS SERVICE REQUESTED

HOLLY Faldetta  
 505 BLUE POINT DR  
 RUSKIN FL 33570-7640

Please send payment to:

ReadyRefresh  
 BlueTriton Brands, Inc.  
 P.O. Box 856680  
 Louisville, KY 40285-6680

**Details for Order #112-4170038-5873810**

[Print this page for your records.](#)

**Order Placed:** March 29, 2023  
**Amazon.com order number:** 112-4170038-5873810  
**Order Total: \$37.28**

**Not Yet Shipped**

**Items Ordered**

**Price**

4 of: *Prime-Line Products U 9847 Sliding Door, 2-1/8 in, Hardened Steel Bar w/Diecast Base, Chrome Plated Loop Lock* \$8.67  
Sold by: Amazon.com Services LLC ([seller profile](#))  
Business Price

Condition: New

**Shipping Address:**

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

**Shipping Speed:**

FREE Prime Delivery

4647

**Payment information**

**Payment Method:**

Visa | Last digits: 2208

**Billing address**

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

Item(s) Subtotal: \$34.68  
Shipping & Handling: \$0.00

-----  
Total before tax: \$34.68  
Estimated tax to be collected: \$2.60  
-----

**Grand Total: \$37.28**

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





13414 Lincoln Rd  
Riverview, FL 33578  
813-741-9220

**Payment Receipt**

Triple Creek Club  
13013 Boggy Creek Dr.  
Riverview FL 33579

**Date Printed** April 1, 2023  
**Payment Date** April 1, 2023 9:54 AM  
**Unit** A352AC  
**Current Balance** 0.00  
**Paid Thru** April 30, 2023  
**Receipt Number** 51200

<u>Date</u>	<u>Unit</u>	<u>Description</u>	<u>Charge</u>	<u>Discount</u>	<u>Tax</u>	<u>Total</u>	<u>Payment</u>	<u>Method</u>
04/01/23	A352AC	Rent 4/1-4/30	289.00	0.00	0.00	289.00	289.00	Visa
		Taxes					0.00	
		Payment (less tax)					289.00	
		Payment Subtotal					289.00	
		Credits Applied					0.00	
		Refunds Applied					0.00	
		Total Applied to Account					289.00	
		Current Account Balance					0.00	
		Paid By					Visa *****2208	
		Paid Thru Date					April 30, 2023	
		Employee Initials					AL	

**Merchandise Sales are Non-Refundable.**

Transaction Type Sale

Authorization 062034  
Reference 44033862271

I agree to pay the above amount according to the card issuer statement.

x \_\_\_\_\_

**MAKE CHECK PAYABLE TO**

Storage Rentals of America  
13414 Lincoln Rd  
Riverview, FL 33578

813-741-9220

Triple Creek Club

c/o: Steven Giovanniello  
13013 Boggy Creek Dr.  
Riverview FL 33579

**INVOICE**

Unit A352AC  
Tenant 557958  
Invoice 39546  
Invoice Date March 18, 2023  
Due Date April 1, 2023  
  
Amount Due 289.00

Please check box if address is incorrect  
and indicate change. Signature is required  
to authorize address changes.

Signature \_\_\_\_\_  
AMOUNT ENCLOSED \_\_\_\_\_

-----  
**DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT**

<u>UNIT</u>	<u>DATE</u>	<u>ITEM/SERVICE</u>	<u>AMOUNT</u>	<u>TAX</u>	<u>DUE</u>
A352AC	4/1/2023	Rent 4/1-4/30	289.00	0.00	289.00
				Subtotal	289.00
				Taxes	0.00
				Balance Due	289.00

Please remit the total due amount of **289.00** to the above address.

\_\_\_\_\_  
Thank you for your business!

\_\_\_\_\_

**Triple Creek CDD**  
**Debit Card Account # XXX16436 (balance \$2,000)**  
**4/11/2023**

				Financial & Administrative	Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Contingency
				Bank Fees	Maintenance & Repair	Janitorial Supplies	Clubhouse Misc.	Office Supplies	Special Events
Date	Vendor Name	Description	Amount	51300-4901	57200-4647	57200-4704	57200-4733	57200-5101	57900-4775
3/16/2023	Truist	Overdraft Fee	(36.00)	(36.00)					
3/15/2023	Costco	Easter Event Supplies	(57.59)						(57.59)
3/16/2023	Truist	Overdraft Fee	(36.00)	(36.00)					
3/15/2023	Aldi	Easter Event Supplies	(16.99)						(16.99)
3/17/2023	Canva	Newsletter Creator Subscription	(12.99)				(12.99)		
3/23/2023	Sam's Club	Janitorial Supplies-cleared for less than receipt	0.38			0.38			
3/23/2023	Truist	Overdraft Fee	(36.00)	(36.00)					
3/23/2023	Truist	Overdraft Fee	(36.00)	(36.00)					
3/23/2023	Truist	Overdraft Fee	(36.00)	(36.00)					
3/23/2023	CZ's Adventure	Wet /Dry Castle	(335.36)						(335.36)
3/24/2023	Truist	Overdraft Fee	(36.00)	(36.00)					
3/24/2023	Truist	Overdraft Fee	(36.00)	(36.00)					
3/24/2023	Truist	Overdraft Fee	(36.00)	(36.00)					
3/23/2023	Brands	Easter Arts & Crafts Supplies	(172.33)						(172.33)
3/30/2023	Amazon	Photo Backdrop	(41.91)						(41.91)
3/31/2023	Walmart	Easter Event Supplies	(175.00)						(175.00)
4/1/2023	Walmart	Easter Event Supplies	(82.80)						(82.80)
4/5/2023	Amazon	Paper Products	(61.07)			(61.07)			
4/5/2023	Amazon	Concrete Patch	(13.92)		(13.92)				
4/5/2023	Amazon	Janitorial Supplies, Coffee Pods	(298.33)			(254.16)	(44.17)		
4/5/2023	Amazon	Office Scissors	(10.74)					(10.74)	
4/5/2023	Amazon	Pens	(11.81)					(11.81)	
4/5/2023	Sam's Club	Janitorial Supplies	(118.19)			(118.19)			
4/8/2023	Amazon	Candy	(42.95)				(42.95)		
4/8/2023	Ready Refresh	Water	(81.95)				(81.95)		
4/8/2023	Amazon	Cups, Coffee, Candy	(160.42)				(160.42)		
	<b>TOTAL</b>		(1,981.97)	(288.00)	(13.92)	(433.04)	(342.48)	(22.55)	(881.98)

*Taylor Nielsen*  
District Manager

4/10/23

Date

001-10201



Brandon #358  
10921 Causeway Blvd.  
Brandon, FL 33511

3J Member 111853190114

\*\*\*\*\*Bottom of Basket\*\*\*\*\*  
E 4164501 KS SPARKLING 10.99 A

**VOID**

E 4164501 KS SPARKLING 10.99-A

\*\*\*\*\*BOB Count 0\*\*\*\*\*

E 689917 KING HAWAII 6.59

E 689917 KING HAWAII 6.59

E 41217 SHEPHERDSPIE 20.28 A

E 41217 SHEPHERDSPIE 21.03 A

SUBTOTAL 54.49

TAX 3.10

\*\*\* TOTAL **57.59**

XXXXXXXXXXXX2208 CHIP Read

AID: A0000000980840

Seq# 6239 App# 063567

Visa Resp: APPROVED

Tran ID#: 307900006239....

4775

APPROVED - Purchase

AMOUNT: \$57.59

03/15/2023 18:39 358 6 377 97

Visa 57.59  
CHANGE 0.00

A 7.500% TAX 3.10

TOTAL TAX 3.10

TOTAL NUMBER OF ITEM SOLD =

~~03/15/2023~~ 18:39 358 6 377 97



21035800603772303151870

OP#: 97 Name: Sandra V (FE)

Thank You!

Please Come Again

Whse:358 Trn:6 Trn:377 OP:97

Items Sold: 4

3J 03/15/2023 18:39

ALDI  
Store #43  
1945-A W. Lumsden Rd.  
Brandon  
833-547-4043  
www.ALDI.us

Your cashier today was Santiago

Corned Beef Points	8.07	FA
Corned Beef Points	7.86	FA
Small Recycled Bag	0.99	NB
VISA	16.99	

\*\*\*\*\*2208  
03/15/23 19:14 Ref/Seq # 604493  
Auth # 018363 EntryMode 80  
++APPROVED++

SUBTOTAL	16.92
B-Taxable @7.500%	0.07
A-Taxable @0.00%	0.00
AMOUNT DUE	16.99
<b>TOTAL</b>	<b>\$ 16.99</b>
3 ITEMS	
Credit Card	\$ 16.99

\*2243 474/043/006/022 03/15/23 07:13PM  
\*\*\*\*\*

Like ALDI? Tell ALDI!  
Tell us how we did at  
[www.tellaldi.us](http://www.tellaldi.us)  
Enter the drawing for a chance  
to win a \$100 ALDI gift card.  
Must be 18 years old to enter.  
No purchase necessary.

Sign up for ALDI emails and save!  
[www.aldi.us/signup](http://www.aldi.us/signup)

4775



## Tax Invoice

**Invoice Date**  
March 17, 2023

**Invoice no.**  
03727-29357129

**To**  
Steven Anthony Giovanniello  
steven.giovanniello@gmail.com  
BAEvRM2Qq2A

### Subscriptions



**Canva Pro**  
iAFde22cTzQ  
March 17, 2023

**\$12.99**

Paid with Visa \*\*\*\* 2208

**Total**  
Includes tax  
Total charged

**\$12.99**  
\$0.00  
\$12.99

Please retain for your records.  
Canva Pty. Ltd. ABN 80 158 929 938, VAT EU372042198  
110 Kippax St. Surry Hills NSW 2010 Australia  
Copyright © 2023 Canva Pty. Ltd.. All rights reserved.

4733  
Newsletter / flyer  
Creator




Invoice: 13811165  
Order Date: 3/23/2023

**CZ's Adventure Jumps**  
Phone: (813) 731-3799

Event Location

**Triple Creek**  
**Steven Giovanniello**  
13013 Boggy Creek Dr  
Riverview, FL 33579  
Cell: (813) 671-5900

**Start Date:** 4/1/2023 10:00am  
**End Date:** 4/1/2023 2:00pm  
**Delivery method:** Drop-Off

Name	Qty	Total
 6 in 1 Castle Combo Wet or Dry	1	\$249.00
Add Water	1	\$10.00
<b>Rentals subtotal</b>		\$259.00
<b>Tip</b>	N	\$28.40
<b>Distance Charges</b>	T	\$25.00
<b>Payment Convenience Fee</b>	T	\$1.54
<b>Sales Tax</b>	7.500%	\$21.42
<b>Total</b>		<b>\$335.36</b>
<b>Deposit Due</b>		\$0.00
<b>Amount Paid</b>		\$335.36
<b>Balance Due</b>		\$0.00

4775



[Party Supplies](#)
[Holidays & Events](#)
[Toys & Games](#)
[Crafts](#)
[Teaching Supplies](#)
[Wedding](#)
[Religion & Faith](#)
[Easter Sale](#)

Extended 1 More Day!

**FREE SHIPPING ON ANY ORDER** + **\$10 EGYPTCARD** ON ORDERS \$50 OR MORE

[SEE DETAILS](#) \*Restrictions Apply

**Easter Sale - Up to 50% Off**

Hop to It - Savings on 1000s of Easter Essentials!

**Easter Eggs Sale - Up to 60% Off**

Savings on 100s of Easter Eggs!

**National Craft Month Sale**

Up to 50% off Craft Supplies, Kits and More!

**Fun Kits - Save up to 15%**

Value, Convenience and Family FUN!

# Your order was received!

Safe & Secure Checkout

Next you will receive the following messages at [triplecreekclub@gmail.com](mailto:triplecreekclub@gmail.com) about this order:

- Confirmation email with order details within 24 hours.
- Shipping confirmation email with tracking information.

If you have any questions about your order, please contact us at 1-800-875-8480 or email us at

[orders@oriental.com](mailto:orders@oriental.com)

Please keep your order number handy and print this page for future reference.

## ORDER SUMMARY

Item Count:	6
Item Subtotal:	\$ 158.32
Shipping:	\$ 1.99
Sales Tax:	\$ 12.02
<a href="#">Tax Exempt Organization?</a>	
<b>ORDER TOTAL:</b>	<b>\$ 172.33</b>

YOUR PROMO: PS542

PRINT RECEIPT



Oriental Trading Com...  
774,828 followers

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Share

Get coupon codes instantly applied to your orders. Simply add Capital One Shopping to your browser, and shop like normal. This free tool does the work for you. [Terms & Conditions](#)

UNLOCK \$10 BONUS

NO THANKS

### Order Number

723636228

### Order Date

3/23/23

4775

### Ship To

Steven Giovanniello  
c/o Triple Creek CDD  
13013 Boggy Creek Dr  
Riverview, FL 33579 US

(813) 671-5900

EMAIL ADDRESS:

[triplecreekclub@gmail.com](mailto:triplecreekclub@gmail.com)

### Billing Information

Triple Creek CDD  
13013 Boggy Creek Dr  
Riverview, FL 33579 US

813-671-5900

PAYMENT METHOD:

XXXX-XXXX-XXXX-2208

Your card will be billed as OTC Brands, Inc.

Arts & Crafts

Feedback

### Your Cart

Please review each shipment and their corresponding shipping method.

#### Shipment 1 of 1

WIN A \$200 PROMOCARD



**6-Color Easter Crayons - 48 Boxes**

48 Set(s) #37/224

**\$12.98**

Quantity: 2

EST. DELIVERY DATE:

**Thu, Mar 30**

STANDARD (\$ 1.99)



**Easter Coloring Books- 72 Pc.**

72 Piece(s) #13961697

**\$16.99**

Quantity: 1

**Bulk 72 Pc. Awesome Easter Craft Assortment**

Makes 72 #14092649

**\$36.19**

Save 25%

Quantity: 2

SHOW DETAILS

+

**Bulk 96 Pc. Color Your Own Easter Crowns**

Makes 96 #14338235

**\$42.99**

Save 7%

Quantity: 1

SHOW DETAILS

+

4775





Details for Order #114-0799613-5199468

Order Placed: March 30, 2023  
Amazon.com order number: 114-0799613-5199468  
Order Total: \$41.91

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>NEEWER Backdrop Stand 10ft x 7ft, Adjustable Photo Studio Backdrop Support System for Wedding Parties Background Portrait Photography with 4 Crossbars, 6 Clamps, 2 Black Sandbags and Carrying Bag</i> Sold by: XuanXiuUS ( <a href="#">seller profile</a> ) Condition: New	\$38.99
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	

4775

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$38.99
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$0.00
	Total before tax: \$38.99
	<b>Estimated Tax:</b> \$2.92
	<b>Grand Total: \$41.91</b>

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



Give us feedback @ survey.walmart.com  
Thank you! ID #:7SHLD62FFZDM



813-498-4099 Mgr:TBD  
10327 BIG BEND ROAD  
RIVERVIEW, FL 33578

ST# 06968	OP# 000131	TE# 02	TR# 00579	
CURL CASCADE	076379595523			1.38 X
CURL CASCADE	076379595523			1.38 X
CURL CASCADE	076379595523			1.38 X
RIB CRCSO	076379595527			1.38 X
CURL CASCADE	076379595523			1.38 X
CURL CASCADE	076379595521			1.38 X
RIB CRCSO	076379595527			1.38 X
5QT EGG BCKT	061884246027			
4 AT 1 FOR	1.48			5.92 X
TISSUE	076379583291			3.98 X
TISSUE	076379583291			3.98 X
TISSUE	076379583291			3.98 X
WHITE TC 3CT	001117999847			2.63 X
WHITE TC 3CT	001117999847			2.63 X
RL WRP	076379583067			3.98 X
RL WRP	076379583067			3.98 X
RL WRP	076379583067			3.98 X
RL WRP	076379583067			3.98 X
EG WAF	003800040310	F		6.36 X
EG WAF	003800040310	F		6.36 X
EG WAF	003800040310	F		6.36 X
EG WAF	003800040310	F		6.36 X
FF MINI PNCK	067984410521	F		5.78 X
FF MINI PNCK	067984410521	F		5.78 X
LG RBW POMS	009006410266			9.97 X
LG RBW POMS	009006410266			9.97 X
LG MIX BOT	079487803950			9.97 X
LG MIX BOT	079487803950			9.97 X
LG RBW POMS	009006410266			9.97 X
ASST MUMS	072957199503			4.97 X
ASST MUMS	072957199503			4.97 X
ASST MUMS	072957199503			4.97 X
ASST MUMS	072957199503			4.97 X
ASST MUMS	072957199503			4.97 X
ASST MUMS	072957199503			4.97 X
ASST CARNS	065780243606			4.97 X
SUBTOTAL				165.37
TAX 1	7.500 %			9.63
TOTAL				175.00
VISA TEND				175.00
**** * 2208 I 0				

Easter Event  
4775

US DEBIT  
APPROVAL # 014458  
REF # 309000433961  
TRANS ID - 303090814721440  
VALIDATION - 2F93  
PAYMENT SERVICE - E  
AID A0000000980840  
AAC 77C5FF3801820AFE  
TERMINAL # SC121301  
\*NO SIGNATURE REQUIRED  
03/31/23 18:37:56  
CHANGE DUE 0.00  
# ITEMS SOLD 37  
TC# 6780 5457 1888 9283 8431 7



Become a member  
Scan for free 30-day trial



Low Prices You Can Trust. Every Day.  
03/31/23 18:37:56  
\*\*\*CUSTOMER COPY\*\*\*

Give us feedback @ survey.walmart.com  
Thank you! ID #: 75HTP52FG01T



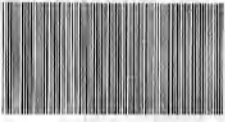
Neighborhood Market  
813-498-4099 Mgr. TBD  
10327 BIG BEND RD  
RIVERVIEW FL 33578

ST# 06968 OP# 009007 TE# 07 TR# 01205  
GV NAP 400CT 078742331390 6.32 X  
CUP 013700216330 9.12 X  
FOAM PLATES 078742088300 5.42 X  
FOAM PLATES 078742088300 5.42 X  
FOAM PLATES 078742088300 5.42 X  
MM TROP 025000047690 F 1.68 T  
MM TROP 025000047690 F 1.68 T  
MINUTE MAID 025000030680 F 1.68 T  
MINUTE MAID 025000030680 F 1.68 T  
SWEET TEA 078742082940 F 2.98 T  
SWEET TEA 078742082940 F 2.98 T  
SWEET TEA 078742082940 F 2.98 T  
CUTLERY 681131702470 4.78 X  
DRINK STLEM 025000019700 F 1.68 T  
DRINK STLEM 025000019700 F 1.68 T  
ORANGE JUICE 078742350780 F 5.78 N  
ORANGE JUICE 078742350780 F 5.78 N  
ORANGE JUICE 078742350780 F 5.78 N  
ORANGE JUICE 078742350780 F 5.78 N

SUBTOTAL 78.62  
TAX1 7.5000 % 4.18  
TOTAL 82.80  
VISA TEND 82.80  
CHANGE DUE 0.00

US DEBIT- 2208 I 0 APPR#084139  
82.80 TOTAL PURCHASE  
REF # 309100875488  
TRANS ID - 303091411843764  
VALIDATION - 4D6M  
PAYMENT SERVICE - E  
AID A0000000980840  
TC F9300EC31D90853E  
TERMINAL # 19418407  
\*No Signature Required  
04/01/23 07:26:24

# ITEMS SOLD 19  
TC# 3471 2682 6467 0657 9528



QR code  
Become a member today  
Scan for 30-day free trial.

Low prices You Can Trust. Every Day.  
04/01/23 07:26:33

Easter Event  
4775



Details for Order #114-0942934-9649013

Order Placed: April 5, 2023  
Amazon.com order number: 114-0942934-9649013  
Order Total: \$61.07

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 Of: <i>Tork Hand Towel Roll Natural H80, Universal, 100% Recycled Fiber, 6 Rolls x 800 ft, 8031300</i> Sold by: Amazon.com Condition: New	\$56.81
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	
4704	
<b>Shipping Speed:</b> Standard Shipping	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$56.81
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$0.00
	-----
	Total before tax: \$56.81
	<b>Estimated Tax:</b> \$4.26
	-----
	<b>Grand Total: \$61.07</b>

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





Details for Order #114-7035736-5389006

Order Placed: April 5, 2023  
Amazon.com order number: 114-7035736-5389006  
Order Total: \$13.92

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: Sikacryl Ready-Mix Concrete Patch, Gray. A ready to use, textured patch for reparings spalls and cracks in concrete and masonry, 1 Qt Sold by: Amazon.com Condition: New	\$12.95
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	
4647	
<b>Shipping Speed:</b> FREE Prime Delivery	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$12.95
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$0.00
	Total before tax: \$12.95
	Estimated Tax: \$0.97
	<b>Grand Total: \$13.92</b>

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





Details for Order #114-5115827-8166607

Order Placed: April 5, 2023

Amazon.com order number: 114-5115827-8166607

Order Total: \$298.33

Not Yet Shipped

Items Ordered

Price

1 of: Antibacterial Hand Soap from Safeguard Professional, Bulk Liquid Hand Soap Refill, 1 Gal. (Case of 2)

\$43.30

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

1 of: Raid Ant & Roach Killer 26, Fragrance Free, 17.5 oz (2 ct)

\$7.69

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

2 of: Two Rivers Coffee Mega Coffee Lovers Pods, Compatible with K Cup Brewers Including 2.0, Assorted Variety Sampler Pack, 100 Count

\$44.17

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

4704

1 of: Scott® 100% Recycled Fiber High-Capacity Jumbo Roll Toilet Paper (67805), 2-Ply, White, Non-perforated, (1,000/Roll, 12 Rolls/Case, 12,000/Case)

\$51.87

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

1 of: Pledge Dust & Allergen Multisurface Cleaner Spray, Works on Leather, Granite, Wood, and Stainless Steel, Multi, Lemon, 9.7 Ounce (Pack of 3)

\$11.73

Sold by: Amazon ([seller profile](#))

Business Price

Condition: New

2 of: Wipex Gym & Fitness Wipes Refill Pack 700 Large Natural Wipes With Vinegar & Lemongrass/Eucalyptus Oil (1 Refill)

\$40.37

Sold by: Dutch Harbor Brands ([seller profile](#))

Business Price

Condition: New

Shipping Address:

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Item(s) Subtotal: \$283.67

Visa | Last digits: 2208

Shipping & Handling: \$0.00

**Billing address**

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

Total before tax: \$283.67

**Estimated Tax:** \$14.66

**Grand Total: \$298.33**

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

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4704



Details for Order #114-7289649-0541061

Order Placed: April 5, 2023  
Amazon.com order number: 114-7289649-0541061  
Order Total: \$10.74

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 Of: Scissors, Multipurpose office Scissors ,8.5 Inch Ultra Sharp Shears, Comfort-Grip Handles Household scissorsSturdy Sharp Craft Supplies - Pack of 5, Right/Left Hande Sold by: Guangxun ( <a href="#">seller profile</a> ) Business Price Condition: New	\$9.99
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	
<b>Shipping Speed:</b> FREE Prime Delivery	

5101

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$9.99
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$0.00
	Total before tax: \$9.99
	Estimated Tax: \$0.75
	<b>Grand Total: \$10.74</b>

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



Details for Order #114-2489136-7395451

Order Placed: April 5, 2023  
Amazon.com order number: 114-2489136-7395451  
Order Total: \$11.81

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: Shuttle Art Black Gel Pens, 36 Pack(18 Gel Pens with 18 Refills) Retractable Medium Point Rollerball Gel Ink Pens Smooth Writing with Comfortable Grip Sold by: Shuttle Art ( <a href="#">seller profile</a> ) Business Price Condition: New	\$10.99
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	
<b>Shipping Speed:</b> Standard Shipping	

\$101

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$10.99
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$0.00
	Total before tax: \$10.99
	<b>Estimated Tax:</b> \$0.82
	<b>Grand Total: \$11.81</b>

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





Departments ▾

Sam's Services ▾



Reorder



Savings



Dawn



Cart

Your club Riverview, FL ▾

Sam's Cash ▾

Sam's Club Credit

Member's Mark ▾

Help Center

Pharmacy

Instant Savings ▾

More ▾



## You're all set!

You placed order 10054650823, DAWN



Check [triplecreekclub@gmail.com](mailto:triplecreekclub@gmail.com) for your order confirmation and order updates

\$118.19 (1 item)

[Review your order](#)

[Print order](#)

### Shipping items (1)

Steven Giovanniello  
13013 Boggy Creek Dr, Riverview, FL 33579

4704

Shipment 1 of 1

Arrives by Thu, Apr 13



**Shop even faster next time.**  
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Email Address

[Sign up](#)



Details for Order #111-7835207-5103452

Order Placed: April 8, 2023

Amazon.com order number: 111-7835207-5103452

Order Total: \$42.95

Not Yet Shipped

Items Ordered

1 of: *Chocolate Variety Pack - 5 lb Bulk Candy - Stunning Snacks Variety Pack - Bulk Candy Individually Wrapped - M&M's, Twix, MilkyWay and KitKat chocolate bars.*

Sold by: Orksel Inc ([seller profile](#))

Condition: New

Price  
\$39.95

Shipping Address:

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

4733

Shipping Speed:

Delivery in fewer trips to your address

Payment information

Payment Method:

Visa | Last digits: 2208

Billing address

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

Item(s) Subtotal:	\$39.95
Shipping & Handling:	\$0.00
-----	
Total before tax:	\$39.95
Estimated Tax:	\$3.00
-----	
<b>Grand Total:</b>	<b>\$42.95</b>

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

Holly, thank you for your payment!

1 message

ReadyRefresh <refreshment@youraccount.readyrefresh.com>

Sat, Apr 8, 2023 at 11:08 AM

Reply-To: ReadyRefresh <reply-fe611579766507787110-507\_HTML-422300059-7243233-183350@youraccount.readyrefresh.com>  
To: triplecreekclub@gmail.com

View this email in your browser

Hi, Holly!  
[Login to Your Account](#)



Thank You For Your Payment,  
Holly.

Payment Details

Account Number: 6704726019  
Payment Amount: \$81.95  
Payment Method: Credit Card ending in  
\*\*\*\*\*2208  
Date of Payment: 04/08/23  
Transaction ID: 1890364348

[VIEW ACCOUNT DETAILS](#)

4733



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Price on Friendship,  
But We Can.  
Invite a friend and  
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ReadyRefresh®  
PO Box 30139  
College Station, TX 77842

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Details for Order #111-1451336-5470633

Order Placed: April 8, 2023

Amazon.com order number: 111-1451336-5470633

Order Total: \$160.42

Not Yet Shipped

Items Ordered

	Price
1 of: Nestle Coffee mate Creamer Singles Variety Pack, Original, French Vanilla, Hazelnut, Non Dairy, No Refrigeration, 150 Count (Pack of 3) Sold by: Neptune's Marketplace ( <a href="#">seller profile</a> ) Condition: New	\$33.18
2 of: Bulk Assorted Fruit Candy - Starburst, Skittles, Swedish Fish, Air Heads, Jolly Rancher, Sour Punch, Sour Patch Kids, Haribo Gold-Bears Gummi Bears & Twizzlers (32 Oz Variety Pack) Sold by: VarietyFun ( <a href="#">seller profile</a> ) Business Price Condition: New	\$24.99
1 of: DART 12J12 12 oz Foam Cup (Case of 1000) Sold by: Amazon ( <a href="#">seller profile</a> ) Business Price Condition: New	\$68.39

4733

Shipping Address:

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 2208

Billing address

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

Item(s) Subtotal:	\$151.55
Shipping & Handling:	\$0.00
	-----
Total before tax:	\$151.55
Estimated Tax:	\$8.87
	-----
<b>Grand Total:</b>	<b>\$160.42</b>

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

**Triple Creek CDD**  
**Debit Card Account # XXX16436 (balance \$2,500)**  
**4/20/2023**

Date	Vendor Name	Description	Amount
4/20/2023	Truist	Increase card limit per BOS direction	500.00
	<b>TOTAL</b>		500.00

*Taylor Nielsen* 4/20/23  
 \_\_\_\_\_  
 District Manager Date  
 001-10201

## Leslie W. Spock

---

**From:** Taylor Nielsen  
**Sent:** Tuesday, April 18, 2023 7:53 PM  
**To:** Leslie W. Spock  
**Subject:** triple creek debit

The board approved to increase the debit card limit to \$2500, can you set this up for moving forward? hope this helps with overage fees. Credit card change over should eliminate this once its done I hope.

Regards,

**Taylor Nielsen**

District Manager | LCAM

813.533.2950 Ext.: 9475

[t Nielsen@rizzetta.com](mailto:t Nielsen@rizzetta.com)

[rizzetta.com](http://rizzetta.com)



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**Triple Creek CDD**  
**Debit Card Account # XXX16436 (balance \$2,500)**  
**4/26/2023**

				Parks & Rec	Parks & Rec	Parks & Rec
				Maintenance & Repair	Janitorial Supplies	Clubhouse Misc.
Date	Vendor Name	Description	Amount	57200-4647	57200-4704	57200-4733
4/11/2023	Amazon.com	Walkie-Talkies	(164.46)			(164.46)
4/11/2023	Chevron	Gas for Gator	(20.00)	(20.00)		
4/12/2023	Amazon.com	Cleaning Cloths	(122.93)		(122.93)	
4/12/2023	Amazon.com	LED Lightbulbs	(28.48)	(28.48)		
4/11/2023	Home Depot	Maintenance Supplies	(13.33)	(13.33)		
4/12/2023	Amazon.com	Bathroom Freshener	(87.91)		(87.91)	
4/12/2023	Amazon.com	Urinal Screen with Block	(33.85)		(33.85)	
4/12/2023	Amazon.com	Toilet Bowl Cleaner	(21.96)		(21.96)	
4/12/2023	Amazon.com	Stainless Steel Cleaner and Polish	(20.98)		(20.98)	
4/13/2023	Home Depot	Lightbulbs	(28.98)	(28.98)		
4/17/2023	Canva	Newsletter Creator Subscription	(12.99)			(12.99)
4/20/2023	Amazon.com	Indoor Pest Control Repellent	(38.36)	(38.36)		
4/21/2023	Amazon.com	Ready-Mix Concrete Patch	(29.69)	(29.69)		
4/23/2023	Sam's Club	Gym Wipes	(236.37)			(236.37)
4/23/2023	Sam's Club	Cleaning Supplies	(217.95)		(217.95)	
	<b>TOTAL</b>		(1,078.24)	(158.84)	(505.58)	(413.82)

*Taylor Nielsen*  
 District Manager

4/26/23  
 Date

001-10201



Details for Order #113-9687290-2187441

Order Placed: April 11, 2023  
Amazon.com order number: 113-9687290-2187441  
Order Total: \$164.46

Not Yet Shipped

Items Ordered	Price
1 of: Retevis RT17 Walkie-Talkies for Adults Long Range, Portable 2 Way Radio with Earpiece and Mic, Rechargeable Two Way Radios with USB Charging Base, for Industrial Jobsite Restaurant Commercial(10 Pack) Sold by: Retevis Direct ( <a href="#">seller profile</a> )   Product question? ( <a href="#">Ask Seller</a> ) Condition: New	\$152.99

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

**Shipping Speed:**  
FREE Prime Delivery

Payment information

<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$152.99
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$0.00
	Total before tax: \$152.99
	<b>Estimated Tax:</b> \$11.47
	<b>Grand Total: \$164.46</b>

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

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4733

WELCOME TO  
OUR STORE

00301999  
Chevron  
13202 Summerfield  
Riverview FL

Description	Qty	Amount
UNLD CR #01	5.557G	20.00
SELF @ 3.599/ G		
Subtotal		20.00
Tax		0.00
<b>TOTAL</b>		<b>20.00</b>
CREDIT \$		20.00

\*\*\*\*\*2208  
Stn# 00301999

VISA

Inv# 9961763  
Auth# 047648  
Entry Method: Chip Read

VISA DEBIT  
MODE: ISSUER  
AID: A0000000031010  
TVR: 8080008000  
IAD: 06011203A00000  
TSI: 6800  
ARC: 00

Get rewarded on  
every fill-up at  
Chevron with a  
Techron Advantage  
card. See app  
for details.

ST# 1 TILL XXXX DR# 1 TRAN# 9011500  
CSH: 0 4/11/23 6:30:37 PM

4733  
Gas for Gator/  
Maintenance  
Cart





Details for Order #113-9071945-0864268

Order Placed: April 12, 2023  
Amazon.com order number: 113-9071945-0864268  
Order Total: \$122.93

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: Simple Houseware 50 Pack Microfiber Cleaning Cloth (12" x 12") Sold by: EPFamily Direct ( <a href="#">seller profile</a> ) Condition: New	\$19.97
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$19.97 Shipping & Handling: \$0.75 Free Shipping: -\$0.75 Total before tax: \$19.97 Sales Tax: \$1.50 <b>Total for This Shipment: \$21.47</b>

4704

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
2 of: JOYMOOP Mop and Bucket with Wringer Set, Flat Floor Mop and Bucket, with 8 Microfiber Pads and Extended Handle, Wet and Dry Use, Household Cleaning Tools, for Hardwood, Laminate, Tile Sold by: JOYMOOP Store ( <a href="#">seller profile</a> )   Product question? ( <a href="#">Ask Seller</a> ) Condition: New	\$47.19
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$94.38 Shipping & Handling: \$1.49 Free Shipping: -\$1.49 Total before tax: \$94.38 Sales Tax: \$7.08 <b>Total for This Shipment: \$101.46</b>

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$114.35
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579	Shipping & Handling: \$2.24 Promotion applied: -\$2.24 Total before tax: \$114.35



United States

Estimated Tax: \$8.58

Grand Total: \$122.93

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

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4704

**Details for Order #113-1789601-5297819**

[Print this page for your records.](#)

**Order Placed:** April 12, 2023  
**Amazon.com order number:** 113-1789601-5297819  
**Order Total:** \$28.48

**Not Yet Shipped**

**Items Ordered**

	<b>Price</b>
1 of: <i>Energetic 24 Pack LED Light Bulbs, 60 Watt Equivalent A19 LED Bulb, Soft White 2700K, Non-Dimmable, E26 Base, UL Listed, 15000 Hrs, Standard Light Bulbs</i>	\$26.49
<small>Sold by: Yankon Lighting Inc (<a href="#">seller profile</a>) Business Price</small>	

Condition: New

**Shipping Address:**

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

**Shipping Speed:**

Rush Shipping

**Payment information**

**Payment Method:**

Visa | Last digits: 2208

**Billing address**

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

4704

Item(s) Subtotal:	\$26.49
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99
-----	
Total before tax:	\$26.49
Estimated tax to be collected:	\$1.99
-----	
<b>Grand Total:</b>	<b>\$28.48</b>

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



How doers  
get more done.

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00028 52325 04/11/23 12:45 PM  
SALE CASHIER KATIE

099137294147 3X4X7 BL <A>	0.60
3"X4"X7" ALUM STEP - BLACK	
099137944103 STEP FLASH <A>	0.84
4"X4"X8" GALV STEP - MILL	
887480054910 SHT MET SCRW <A>	1.38
SMS ZINC PHL FLT #10 X 1	
764666538337 REBAR TIWIRE <A>	9.58
328' 16GA REBAR TIE WIRE	

SUBTOTAL	12.40
SALES TAX	0.93
TOTAL	\$13.33

XXXXXXXXXXXX2208 VISA USD\$ 13.33

AUTH CODE 064063/1284886 TA

Chip Read  
AID A0000000980840 US DEBIT

P.O.#/JOB NAME: TRIPLE CREEK DEVELOPMENT

6380 04/11/23 12:45 PM



6380 28 52325 04/11/2023 2636

4647

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	07/10/2023

\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: HLM 111319 104967  
PASSWORD: 23211 104939

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



Details for Order #113-1417410-1434668

Order Placed: April 12, 2023  
Amazon.com order number: 113-1417410-1434668  
Order Total: \$87.91

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 Of: <i>Bowl Fresh Bathroom Freshener Pack of 30</i> Sold by: MBKEnterprises ( <a href="#">seller profile</a> ) Condition: New	\$53.79
1 Of: <i>Toilet Brush, 2 Pack Toilet Bowl Brush and Holder with Ventilated Holder, Bathroom Accessories Toilet Bowl Cleaners with Silicone Bristles (3Pack Black)</i> Sold by: xwen store ( <a href="#">seller profile</a> ) Condition: New	\$27.99
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	
<b>4704</b>	
<b>Shipping Speed:</b> FREE Prime Delivery	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$81.78
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$0.00
	Total before tax: \$81.78
	<b>Estimated Tax:</b> \$6.13
	<b>Grand Total: \$87.91</b>

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



Details for Order #113-0922539-3736200

Order Placed: April 12, 2023  
Amazon.com order number: 113-0922539-3736200  
Order Total: \$33.85

Not Yet Shipped	
<b>Items Ordered</b> 1 of: OdoBan Bowl Control Urinal Screen with Non-para Block, 12-Pack, Citrus Scent Sold by: Amazon.com Condition: New	<b>Price</b> \$31.49
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	

4704

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$31.49
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$2.99
	Promotion applied: -\$2.99
	-----
	Total before tax: \$31.49
	<b>Estimated Tax:</b> \$2.36
	-----
	<b>Grand Total: \$33.85</b>

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





Details for Order #113-6977533-1858614

Order Placed: April 12, 2023  
Amazon.com order number: 113-6977533-1858614  
Order Total: \$21.96

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 Of: <i>Lysol Power Toilet Bowl Cleaner Gel, For Cleaning and Disinfecting, Stain Removal, 24oz ( 9 count)</i> Sold by: Amazon.com Condition: New	\$20.43
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	
<b>Shipping Speed:</b> Standard Shipping	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$20.43
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$0.00
	-----
	Total before tax: \$20.43
	<b>Estimated Tax:</b> \$1.53
	-----
	<b>Grand Total: \$21.96</b>

4704

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



Details for Order #113-9649901-0873823

Order Placed: April 12, 2023

Amazon.com order number: 113-9649901-0873823

Order Total: \$20.98

Not Yet Shipped

Items Ordered

Price

1 of: Zep Stainless Steel Cleaner and Polish 14 ounces (Case of 4) ZUSSTL14 - Protects Metal Surfaces from Fingerprints, Soil and Waterspots

\$19.52

Sold by: Zep Inc ([seller profile](#)) | Product question? ([Ask Seller](#))

Business Price

Condition: New

Shipping Address:

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

4704

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 2208

Item(s) Subtotal: \$19.52

Shipping & Handling: \$0.00

Billing address

TripleCreekClub  
13013 Boggy Creek Drive  
Riverview, FL 33579  
United States

Total before tax: \$19.52

Estimated Tax: \$1.46

Grand Total: \$20.98

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





How doers  
get more done.

10151 BLOOMINGDALE AVE  
RIVERVIEW, FL 33578 (813)246-5714

6380 00028 58231 04/13/23 01:01 PM  
SALE CASHIER KATIE

017801213737 WHB1060WSW3P <A>  
FEIT(60W) BLUNT B10 WHITE FIL SW 3PK  
2@13.48 26.96

SUBTOTAL 26.96  
SALES TAX 2.02  
TOTAL \$28.98

XXXXXXXXXXXX2208 VISA USD\$ 28.98

AUTH CODE 093208/9285144 TA

Chip Read  
AID A0000000980840 US DEBIT

P.O.#/JOB NAME: TRIPLECREK DEVELOPMENT

6380 04/13/23 01:01 PM



6380 28 58231 04/13/2023 0151

4647

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 07/12/2023

\*\*\*\*\*  
DID WE NAIL IT? \*

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: HLM 123131 116779  
PASSWORD: 23213 116751

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



## Tax Invoice

**Invoice Date**

April 17, 2023

**Invoice no.**

03758-29878208

**To**

Steven Anthony Giovanniello

steven.giovanniello@gmail.com

BAEvRM2Qq2A

**Subscriptions**



**Canva Pro**

IAFgY4Q3GqE

April 17, 2023

**\$12.99**

Paid with Visa \*\*\*\* 2208

**Total**

Includes tax

Total charged

**\$12.99**

**\$0.00**

**\$12.99**

Please retain for your records.

Canva Pty. Ltd. ABN 80 158 929 938, VAT EU372042198

110 Kippax St. Surry Hills NSW 2010 Australia

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4733  
Newsletter / flyer  
Creator



Details for Order #113-3167261-9552266

Order Placed: April 20, 2023  
Amazon.com order number: 113-3167261-9552266  
Order Total: \$38.36

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>Sroker 6 Packs Ultrasonic Pest Repeller, Electronic Pest Repellent Plug in Indoor Pest Control for Insect, Roach, Mice, Spider, Ant, Bug, Mosquito Repellent for House, Garage, Warehouse, Office, Hotel</i> Sold by: Sroker ( <a href="#">seller profile</a> ) Condition: New	\$32.99
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	

4704

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$32.99
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$9.99
	Promotion applied: -\$6.60
	-----
	Total before tax: \$36.38
	<b>Estimated Tax:</b> \$1.98
	-----
	<b>Grand Total: \$38.36</b>

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



Details for Order #112-3444129-7684248

Order Placed: April 21, 2023  
Amazon.com order number: 112-3444129-7684248  
Order Total: \$29.69

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
2 of: Sikacryl Ready-Mix Concrete Patch, Gray. A ready to use, textured patch for reparings spalls and cracks in concrete and masonry, 1 Qt Sold by: Amazon.com Condition: New	\$9.16
<b>Shipping Address:</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	

4647

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2208	Item(s) Subtotal: \$18.32
<b>Billing address</b> TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Shipping & Handling: \$9.99
	-----
	Total before tax: \$28.31
	<b>Estimated Tax:</b> \$1.38
	-----
	<b>Grand Total: \$29.69</b>

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





Departments ▾

Sam's Services ▾



Your club Riverview, FL ▾

Sam's Cash ▾

Sam's Club Credit

Member's Mark ▾

Help Center

Pharmacy

Business Center



## You're all set!

You placed order 10059598680, DAWN



Check [triplecreekclub@gmail.com](mailto:triplecreekclub@gmail.com) for your order confirmation and order updates

**\$236.37 (2 items)**

[Review your order](#)

[Print order](#)

### Shipping items (2)

Steven Giovanniello  
13013 Boggy Creek Dr, Riverview, FL 33579

Shipment 1 of 1

Arrives by Tue, Apr 25

4733



**Shop even faster next time.**  
All your frequently ordered items, all in one place.

[See Your List](#)

[Back to top](#)

## Sign up for email updates

Get updates on savings events, special offers, new items, in-club events and more. [Privacy Notice](#)

Email Address

[Sign up](#)



Departments ▾

Sam's Services ▾



Reorder

Savings

Dawn ▾

Cart

Your club Riverview, FL ▾

Sam's Cash ▾

Sam's Club Credit

Member's Mark ▾

Help Center

Pharmacy

Business Center

sam's club



You're all set!

You placed order 10059432284, DAWN



Check [triplecreekclub@gmail.com](mailto:triplecreekclub@gmail.com) for your order confirmation and order updates



Get the Sam's Club app for order updates

\$217.95 (11 items)

[Review your order](#)

[Print order](#)

### Delivery items (10)

13013 Boggy Creek Dr, Riverview, FL 33579

Delivery options: Leave at door

Delivery 1 of 1

Fri, Apr 21 at 10:00 am - 12:00 pm



4704

### Shipping items (1)

Steven Giovanniello

13013 Boggy Creek Dr, Riverview, FL 33579

Shipment 1 of 1

Arrives by Mon, Apr 24



Shop even faster next time.  
All your frequently ordered items, all in one place.

[See Your List](#)

[Back to top](#)



# Invoice

Page 1 of 2

**Invoice #** 404475  
**Date** 11/18/2022

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

**Terms**

**Due Date**

**Memo** Billable Expenses per ...

### Bill To

Leslie Spock  
Triple Creek CDD  
Rizzetta  
3434 Colwell Ave, Suite 200  
Tampa FL 33614

Description	Quantity	Rate	Amount
H.FALDETTA - ACE - maintenance supplies	1		148.19
H.FALDETTA - AMAZON - event supplies	1		38.28
H.FALDETTA - HOME DEPOT - maintenance supplies	1		32.90
H.FALDETTA - Winn Dixie - maintenance supplies	1		34.66
H.FALDETTA - AMAZON - event supplies	1		21.78
H.FALDETTA - AMAZON - furniture	1		139.99
H.FALDETTA - AMAZON - janitorial supplies	1		120.36
H.FALDETTA - AMAZON - gym fan replacement	1		113.36
H.FALDETTA - AMAZON - janitorial supplies	1		29.75
H.FALDETTA - STANLEY STEAMER - janitorial supplies	1		364.43
H.FALDETTA - ACE - maintenance supplies	1		38.68
H.FALDETTA - LOWES - maintenance & janitorial supplies	1		789.70
H.FALDETTA - ACE - maintenance supplies	1		55.87
H.FALDETTA - HOME DEPOT - maintenance supplies	1		78.86
H.FALDETTA - SAMS - janitorial supplies	1		509.05
H.FALDETTA - AMAZON - dog waste bags	1		336.58
H.FALDETTA - ACE - maintenance supplies	1		47.92
H.FALDETTA - AMAZON - janitorial supplies	1		330.39
H.FALDETTA - AMAZON - pool chair cover	1		203.92
H.FALDETTA - HOME DEPOT - maintenance supplies	1		151.24
H.FALDETTA - AMAZON - event supplies	1		12.99
NARR NETWORK - community website	1		50.00
H.FALDETTA - HOME DEPOT - maintenance supplies	1		131.55
H.FALDETTA - LOWES - maintenance supplies	1		119.75
H.FALDETTA - SAMS - trash bags	1		88.44
H.FALDETTA - HOME DEPOT - trash bags, door handle, water	1		58.67
H.FALDETTA - BADGES - staff name tags	1		54.44
H.FALDETTA - SAMS - special events	1		44.96
H.FALDETTA - PINCH A Penny - pool safety rope	1		35.97
H.FALDETTA - PUBLIX - special events	1		30.54
H.FALDETTA - INSTACART - water & glade plugins	1		25.67
H.FALDETTA - HOME DEPOT - pad lock	1		25.24
H.FALDETTA - HOME DEPOT - pad lock	1		25.24
H.FALDETTA - PUBLIX - water for event	1		18.38
H.FALDETTA - AMAZON - clipboards	1		16.07
H.FALDETTA - AMAZON - carabiners and key ring	1		15.03
H.FALDETTA - AMAZON - key tags	1		13.96
H.FALDETTA - PATRIOTIC - special events	1		200.00
H.FALDETTA - AMAZON - gym wipes	1		155.83
H.FALDETTA - AMAZON - toilet paper	1		155.34
H.FALDETTA - AMAZON - toilet brushes	1		128.95
NABR NETWORK - community website	1		62.50
J.CORTINA - SAMS - food & beverage supplies	1		264.50
J.CORTINA - PATRIOTIC - special events	1		225.00
J.CORTINA -WALMART - decorations	1		193.12
H.FALDETTA - OFFICE DEPOT - office supplies	1		86.99
H.FALDETTA - BAYCENTRAL - pool supplies	1		35.53
H.FALDETTA - OFFICE DEPOT - office supplies	1		13.99
H.FALDETTA - OFFICE DEPOT - office supplies	1		10.19
H.FALDETTA - OFFICE DEPOT - office supplies	1		175.87





# Invoice

Page 2 of 2

**Invoice #**

404475

**Date**

11/18/2022

Vesta Property Services, Inc.  
245 Riverside Avenue  
Suite 300  
Jacksonville FL 32202

Description	Quantity	Rate	Amount
H.FALDETTA - OFFICESUPPLY.COM - office supplies	1		140.45
H.FALDETTA - OFFICESUPPLY.COM - office supplies	1		140.45
J.CORTINA - WALMART - soft beverage mix	1		10.80

**Total** \$6,352.32

**Credit** \$946.21

**Amount Due** \$5,406.11

**RECEIVED**  
03/15/23

# Invoice

## Vesta Property Services

Vesta  
245 Riverside Avenue  
Suite 250  
Jacksonville FL 32202

**Invoice #** 409323  
**Date** 3/31/2023

**Terms**  
**Due Date** 3/31/2023

**Project**  
**Subsidiary** Vesta

### Bill To

Leslie Spock  
Triple Creek CDD  
Rizzetta  
3434 Colwell Ave, Suite 200  
Tampa FL 33614

Item	Description	Amount	Tax Rate
Billable Group	Billable Expenses Association Website - Triple Creek	78.50	
Subtotal		78.50	
End of Group	Total Billable Expenses	78.50	

**Total** \$78.50

**RECEIVED**  
04/12/2023



409323

VGlobalTech  
636 Fanning Drive  
Winter Springs, FL 32708 US  
contact@vglobaltech.com  
www.vglobaltech.com



# INVOICE

**BILL TO**

Mr. Joe Roethke  
Triple Creek CDD c/o Rizzetta  
& Company  
3434 Colwell Ave. Suite 200  
Tampa, FL 33614 USA

**INVOICE #** 4976  
**DATE** 04/02/2023  
**DUE DATE** 04/02/2023  
**TERMS** Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Web Maintenance:CDD Community Care Sites - Maintenance</b> CDD Updates as needed	1	75.00	75.00

**RECEIVED**  
04/02/23

You may pay online via CCN or ACH or mail a check payable to "VGlobalTech" at the above address.

**BALANCE DUE**

**\$75.00**



# INVOICE

**Customer ID:**

**26-35178-13005**

Customer Name:

TRIPLE CREEK CLUB

Service Period:

04/01/23-04/30/23

Invoice Date:

03/23/2023

Invoice Number:

9923696-2206-1

**How to Contact Us**

**Visit [wm.com/MyWM](http://wm.com/MyWM)**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (813) 621-3055**

**Your Payment is Due**

**Apr 22, 2023**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

**Your Total Due**

**\$525.89**

If payment is received after 04/22/2023: **\$ 538.71**

<b>Previous Balance</b>	+	<b>Payments</b>	+	<b>Adjustments</b>	+	<b>Current Invoice Charges</b>	=	<b>Total Account Balance Due</b>
1,051.78		(1,064.93)		0.00		539.04		<b>525.89</b>

DETAILS OF SERVICE				
<b>Details for Service Location:</b> Triple Creek Club, 13013 Bogy Creek Dr, Riverview FL 33579-9410			<b>Customer ID: 26-35178-13005</b>	
Description	Date	Ticket	Quantity	Amount
Disposal 8 Yard Dumpster 1X Week	04/01/23		1.00	125.90
8 Yard Dumpster 1X Week	04/01/23		1.00	399.99
Late Payment Charge for 01/25/2023 Invoice 9901317	02/24/23			13.15
<b>Total Current Charges</b>				<b>539.04</b>

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----

**WM**  
WASTE MANAGEMENT INC. OF FLORIDA  
PO BOX 42930  
PHOENIX, AZ 85080  
(813) 621-3055  
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
03/23/2023	9923696-2206-1	<b>26-35178-13005</b>
Payment Terms	Total Due	Amount
Total Due by 04/22/2023	\$525.89	<b>\$538.71</b>
If Received after 04/22/2023	<b>\$538.71</b>	

220600026351781300509923696000005390400000052589 4

10290C96

**TRIPLE CREEK CLUB**  
250 INTERNATIONAL PKWY STE 280  
LAKE MARY FL 32746-5018

Remit To: **WM CORPORATE SERVICES, INC.**  
**AS PAYMENT AGENT**  
PO BOX 4648  
CAROL STREAM, IL 60197-4648





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<input type="checkbox"/> <b>Check Here to Change Contact Info</b>	
List your new billing information below. For a change of service address, please contact <b>WM</b> .	
<b>Address 1</b>	
<b>Address 2</b>	
<b>City</b>	
<b>State</b>	
<b>Zip</b>	
<b>Email</b>	
<b>Date Valid</b>	

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

<input type="checkbox"/> <b>Check Here</b>
If I enroll in Automatic Deducting money from my account could take 1-2 billing cycles. Payment will be deducted from my account until payment in full is received.
<b>Email</b>
<b>Date</b>
<b>Bank Account Holder Signature</b>

**NOTICE:** By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to [RMCbankruptcy@wm.com](mailto:RMCbankruptcy@wm.com) or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

# Tab 17

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 Budget Workshop for Triple Creek Community Development District was held on **Tuesday, May 2, 2023 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:

Alex Garces	<b>Board Supervisor, Chairman</b>
Marc Carlton	<b>Board Supervisor, Vice Chairman</b>
David Stafford	<b>Board Supervisor, Assistant Secretary</b>
Elizabeth Rosado	<b>Board Supervisor, Assistant Secretary</b>
Shannon Lewis	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Steven Giovanniello	<b>Clubhouse Manager, Vesta</b>
Julie Cortina	<b>Vesta</b>
Heather Alexandre	<b>Vesta</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Nielsen called the meeting to order and read the roll call.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board heard audience comments in regards to pickleball.

**THIRD ORDER OF BUSINESS**

**Review Proposed Budget for FY 23/24**

Mr. Nielsen presented the Proposed Budget for FY 23/24 to the Board. The Board discussed the Proposed Budget.



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**FOURTH ORDER OF BUSINESS**

**Adjournment**

Mr. Nielsen adjourned the Budget Workshop at 7:18 p.m.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman