



Rizzetta & Company

# Triple Creek Community Development District

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**Board of Supervisors' Meeting  
May 18, 2021**

**District Office:  
9428 Camden Field Parkway  
Riverview, Florida 33578  
813.533.2950**

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

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

Rizzetta & Company, Inc. located at 9428 Camden Field Parkway, Riverview, FL 33578.

<b>District Board of Supervisors</b>	Alex Garces Marc Carlton David Stafford Vacant Kevin Zedek	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>Regional District Manager</b>	Taylor Nielsen	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lindsay Whelan	Hopping Green & Sam's, P.A.
<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 • 9428 CAMDEN FIELD PARKWAY• RIVERVIEW, FL 33578**

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

May 11, 2021

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Triple Creek Community Development District will be held on **Tuesday, May 18, 2021 at 6:00 p.m.** at the offices of Rizzetta & Company, Inc. located at 9428 Camden Field Parkway, Riverview, FL 33578. To access the meeting, please use a telephone to dial **929-205-6099**, and enter the ID# **3476422507**. If you need assistance participating in the meeting, please contact the District Manager's Office at 813-533-2950. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. CONSIDERATION OF RESUME FOR OPEN BOARD SEAT #4**
- 4. BUSINESS ADMINISTRATION**
  - A.** Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on April 20, 2021 ..... Tab 1
- 5. STAFF REPORTS**
  - A.** Field Services Manager
    1. Presentation of Field Inspection Report .....Tab 2
  - B.** Sitex Aquatics
    1. Presentation of Sitex Aquatics Inspection Report..... Tab 3
  - C.** Amenity Manager
    1. Presentation of Amenity Management Report .....Tab 4
  - D.** District Counsel
    1. Review of the COVID-19 Liability Bill.....Tab 5
    2. Review of Cornerstone Letter.....Tab 6
    3. Consideration of the Bond Financing Team Funding Agreement.....Tab 7
  - E.** District Engineer
    1. Update on Sod Installation
    2. Discussion on HVAC System
  - F.** District Manager
    1. Discussion on Night Swimming
    2. Consideration of Night Swimming Lighting Material Proposals..... Tab 8
- 6. BUSINESS ITEMS**
  - A.** Consideration of Resolution 2021-13, Contribution in Lieu of the Payment of Debt Service..... Tab 9
  - B.** Presentation of Proposed Budget for Fiscal Year 2021/2022....Tab 10
    1. Consideration of Resolution 2021-14, Approving Proposed Budget & Setting Public Hearing..... Tab 11
  - C.** Public Hearing on Uniform Method of Collection
    1. Consideration of Resolution 2021-15, Intent to Use Uniform Method of Collection..... Tab 12

- D. Consideration of Arbitrage Proposal..... Tab 13
- 7. **SUPERVISOR REQUESTS**
- 8. **DISCUSSION ON SECURITY/SURVEILLANCE (Closed door)**
  - A. Consideration of Security/Surveillance Proposal.....Tab 14
- 9. **ADJOURNMENT**

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

Sincerely,  
*Taylor Nielsen*  
 Taylor Nielsen  
 District Manager

# Tab 1

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, April 20, 2021 at 10:00 a.m.** to be held at the offices of Rizzetta & Company, Inc. located at 9428 Camden Field Parkway, Riverview, FL 33578.

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>
Kevin Zedek	<b>Board Supervisor, Assistant Secretary</b>

Also, present were:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Lindsay Whelan	<b>District Counsel, Hopping Green &amp; Sams, P.A. (by phone)</b>
Kyle Thornton	<b>District Engineer (by phone)</b>
Garth Rinard	<b>LMP</b>
Paul Gomez	<b>LMP</b>
Dawn O'Brian	<b>Clubhouse Manager</b>
Bryan Schuab	<b>Field Service Manager, Rizzetta &amp; Company</b>
Kelly Klukowski	<b>RASI, Representative</b>
Scott Brizendine	<b>Vice President of Operations, Rizzetta &amp; Company</b>
Nicole Kustes	<b>Administrative Assistant, Rizzetta &amp; Company</b>

**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**

There were no audience comments.

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**THIRD ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on March 16, 2021**

On a Motion by Mr. Garces, seconded by Mr. Zedek, with all in favor, the Board approved the Board of Supervisors' Meeting Minutes from the meeting held on March 16, 2021 for the Triple Creek Community Development District.

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**FOURTH ORDER OF BUSINESS**

**Ratification of Operation and Maintenance Expenditures for February & March 2021**

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2021 in the amount of (\$118,650.35) and for March 2021 in the amount of (\$154,225.23), for the Triple Creek Community Development District.

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The Board requested the District Manager follow up with an invoice reimbursement from Frontier for irrigation, improvements damaged by their installation.

The Board requested the Clubhouse Manager determine total dollars spent on the paver sealer project, including labor, to compare against third party contracting.

The Board requested the District Manager provide a contact information for each of the companies doing construction in the District.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

A. Field Services Manager

1. Presentation of the Field Inspection Report

The Board reviewed the details of the field inspection report provided by Mr. Schuab.

The Board requested the District Manager work with LMP in applying for a water variance.

2. Consideration of Landscape Enhancement Proposals

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On a Motion by Mr. Stafford, seconded by Mr. Garces, with all in favor, the Board approved the proposal from LMP #70629, for plant material installation at the dog park, at a total cost of \$6,226.40 for the Triple Creek Community Development District.

On a Motion by Mr. Garces, seconded by Mr. Carlton, with all in favor, the Board authorized the Chairman to execute the approved the proposal from LMP #71039, for additional irrigation servicing, at a total cost of \$1,200.00/ a week, as needed for the next 10 weeks, for the Triple Creek Community Development District.

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B. Sitex Aquatics

1. Presentation of the Sitex Aquatics Inspection Report

The Board reviewed the Sitex Aquatics inspection report.

C. Amenity Manager

1. Presentation of the Amenity Management Report

Ms. O'Brien reviewed her amenity management report with the Board.

The Board instructed the Clubhouse manager to align the facility rental hours with the pool hours.

The Board instructed the Clubhouse manager to have James install heavier springs, hinges, and a limiting strap/chain on the basketball court gate.

D. District Counsel

Ms. Whelan updated the Board on her upcoming maternity leave and District Counsel coverage for the district.

E. District Engineer

Mr. Thornton updated the Board with his report.

1. Update on HVAC Matters

Ms. O'Brian advised the Board the HVAC Matters have been resolved and are working.

2. Update on Cornerstone Sod Installation Matter

The Board instructed the District Engineer to obtain proposals for repair work to be done on the sod install at the Central (Meadow Pond) and East (with existing tree) locations.

The Board instructed District Counsel to send a follow up letter to Cornerstone, confirming we will not issue further payments, until all repairs are done to the Districts satisfaction. Additional work is to be done by a new contractor selected by the Board.

On a Motion by Mr. Carlton, seconded by Mr. Stafford, with all in favor, the Board approved a 50% retainage release for Kearney, for the Triple Creek Community Development District.

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The Board authorized the Chairman to approve the best repair proposal for the District's turf repair.

F. District Manager

Mr. Nielsen communicated that the next regular meeting is scheduled for Tuesday, May 18<sup>th</sup>, 2021 at 6:00 p.m. which will take place at the offices of Rizzetta & Company.

The Board instructed the District Manager get installation proposals for the lighting at Streambed pool, and check with the Health Department on any additional permitting required for night swimming.

**SIXTH ORDER OF BUSINESS**

**Discussion of Proposed Budget for Fiscal Year 2021/2022**

Mr. Nielsen opened a discussion for the Proposed Budget for Fiscal Year 2021/2022 with the Board.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-10, Project Completion Resolution (Series 2021)**

Mr. Nielsen presented Resolution 2021-10, Project Completion Resolution (Series 2021) to the Board.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board adopted Resolution 2021-10, Project Completion Resolution (Series 2021), for the Triple Creek Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-11, Project Completion Resolution (Series 2017)**

Mr. Nielsen presented Resolution 2021-11, Project Completion Resolution (Series 2017) to the Board.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board adopted Resolution 2021-11, Project Completion Resolution (Series 2017), for the Triple Creek

Community Development District.

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**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-12,  
Project Completion Resolution (Series  
2018)**

Mr. Nielsen presented Resolution 2021-12, Project Completion Resolution (Series 2018) to the Board.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board adopted Resolution 2021-12, Project Completion Resolution (Series 2018), for the Triple Creek Community Development District.

**TENTH ORDER OF BUSINESS**

**Approval of Village N&P Project Change  
Order #1**

Mr. Nielsen presented Village N&P Project Change Order #1 to the Board for approval.

On a Motion by Mr. Carlton, seconded by Mr. Garces, with all in favor, the Board approved the Village M1 and M2 N&P Project Change Order #1, for the Triple Creek Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Discussion on Irrigation**

Mr. Nielsen opened a discussion regarding Irrigation with the Board.

**TWELFTH ORDER OF BUSINESS**

**Consideration of Resume for Open Board  
Seat #4**

Mr. Nielsen presented Resumes from Tyler Wolfe and Elizabeth Rosado to the Board. The Board reviewed the Resumes and decided to table this matter until the next meeting.

**THIRTEENTH ORDER OF BUSINESS**

**Discussion of Security/Surveillance  
(Closed door)**

Mr. Nielsen opened a discussion on Security/Surveillance with the Board. The Board discussed the Security/ Surveillance matter and decided to table until next meeting.

203 **FOURTEETH ORDER OF BUSINESS**                      **Supervisor Requests**

204  
205 The Board requested an excel of the Budget.

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207 The Board asked legal counsel to confirm if there were requirements for an AED device on  
208 site, and if it would present liability to the district if used incorrectly. Legal Counsel confirmed  
209 there is no requirement to have this device on site.

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213 **FIFTEENTH ORDER OF BUSINESS**                      **Adjournment**

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On a Motion by Mr. Garces, seconded by Mr. Carlton, with all in favor, the Board adjourned the meeting at 1:12 p.m. for the Triple Creek Community Development District.

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

\_\_\_\_\_  
Chairman/Vice Chairman

## **Tab 2**

# TRIPLE CREEK

## FIELD INSPECTION REPORT



May 4, 2021

Rizzetta & Company

Bryan Schaub – Field Services Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, Balm River Entrance & TCB

## General Updates, Recent & Upcoming Maintenance Events

- Continue weed treatments and hand pulling, property-wide.
- With the watering days restrictions lifted, implement the treatment plans and adjust irrigation times.
- Upcoming Ornamental Grasses installation along 301.

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.

1. At main entrance and property-wide, the watering days restriction has been removed. Implement all nutrition & treatment plans and schedule all irrigation appropriately to speed plant recovery.
2. By main entrance and property-wide, treat all Juniper for Mites.
3. **At the main entrance, along TCB in the median & ROWs, hand pull grassy weeds growing into the Juniper and other beds.**
4. At the main entrance, treat Tree Ligustrum. There is distorted leaf growth associated with an insect infestation.
5. At the main entrance and property-wide, remove all suckers, water shoots, & low sprouting shoots from all Live Oaks and Ornamental Standards.
6. Along Balm, the Ornamental Grasses installation is set for May.
7. Annual flowers are checking out. Prepare beds for new installation removing all weeds.
8. Property-wide continue to treat joint expansion crack weeds.
9. Property-wide, detail all Flax Lily beds.
10. At the Night Jasmine Cul-de-Sac, the turf is stressed from the area being used as an animal waste area. Also, treat beds for weeds and continue to treat the Jasmine for Mites.
11. At the bed on the berm north of Streambed & west of Night Jasmine, remove Pepper trees, weeds & moss from hedge. (Pic11)



12. In the Streambed Pool Deck, Xanadu are off colored. Continue treatment plans. Some beds have recovered, but others are still struggling.
13. Property-wide, check shorter Palms' budding sites for insect infestations.
14. **At the Round About, mail kiosks, & property-wide, monitor the Beach Sunflower and remove volunteers.**



# TCB, Round About & Pennybrook

15. Along TCB, remove all dead and broken Palm fronds. (Pic 15)



16. At the first Round About, remove all grassy weeds from the Schilling's Holly. (Pic 16)



17. At the SW corner of the parking area for the walking trail near the first Round About, remove dead Loropetalum and replace. Invoice.

18. In the beds surrounding the first Round About, remove suckers from Live Oaks, treat yellowing Liriope, and diagnose & treat stressed Oleander.

19. Along Dorado Shores, remove all suckers and water shoots from all Crepe Myrtles.

20. As it is late Spring, there are multiple weed blooms. Continue treating all beds for weeds, hand pulling larger weeds.

21. Along Satin Lily & Baby Belle, approved proposal for tree staking to be completed this month. (Pic 21)



22. At the SE corner of Orca Sound at the trail head, detail all beds including weed removal.

23. At the park on Wildflower Meadow, treat turf for weeds, treat Juniper for Mites, weed beds, and detail tree rings.

24. At the corner of Wildflower Meadow & Hammock Park and Property-wide, treat recovering Allamanda for fungus.

25. At the same intersection, replace dead/damaged turf from utility installation between sidewalk and road. Approximately 10 sod pieces, invoice.

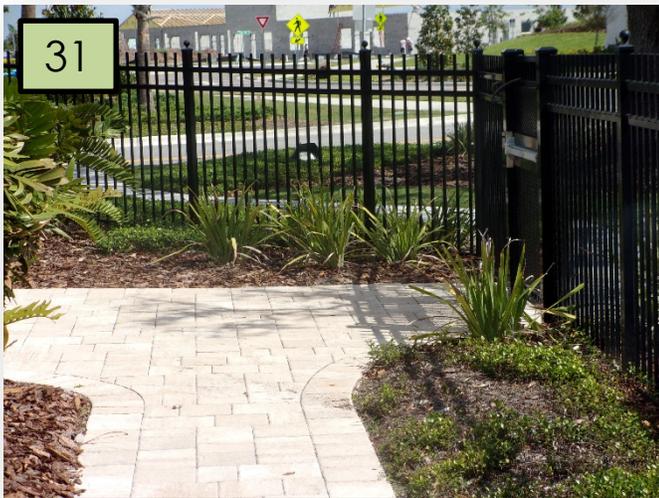
**26. At the eastern most park with the troubled sod installation, there is vehicle damage to the turf.**

27. At Fruitville & Penny Brook and Bent Twig & Penny Brook park areas, construction trucks have torn up the turf areas and negatively impacted the grading near the curbs. This has happened in multiple areas.



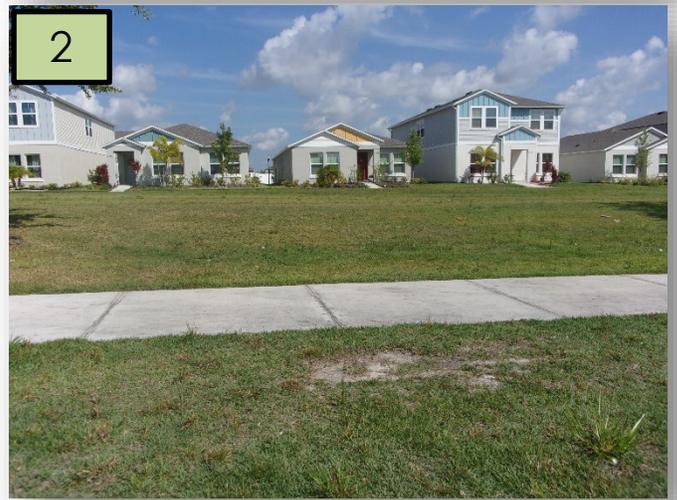
# Majestic Garden & Hammock Club

28. At the walking path south of the park on Majestic Garden, vendor to line trim around bridge structures and treat pine straw beds for weeds.
29. At almost all new parks where construction is present, construction and vehicles have damaged irrigation drip lines, turf stands and plant beds.
30. At the park on Sessile Shore, detail all beds including weed removal and treat turf for weeds.
31. At the Hammock Club, diagnose and treat the African Iris. (Pic 31)



# Proposals

1. Generate a proposal for the Crested Iris park, to repair construction damaged turf and replace missing/dead/damaged plants, mulch and irrigation. (Pic 1)
2. Generate a proposal for the Pennybrook park to remove and replace dead/damaged turf caused by construction traffic. (Pic 2)



## **Tab 3**

# Triple Creek CDD



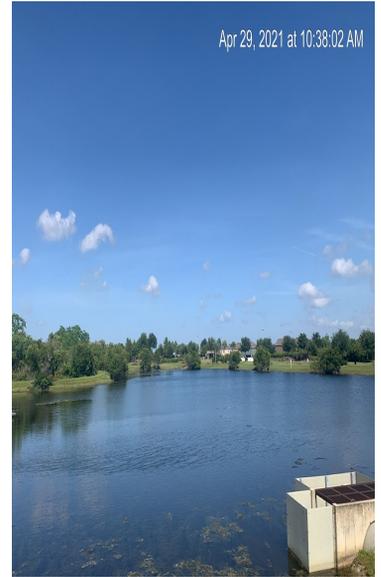
**Monthly Report**  
**Inspection Date: 5/1/21**

**Prepared For:**  
Taylor Nielson  
Rizzetta & Company

**Prepared By:**  
Brian Fackler  
P: 407-402-6536  
E: [bfackler@sitexaquatics.com](mailto:bfackler@sitexaquatics.com)

# Monthly Report

## Ponds, 5a, 5c, 14a



Ponds received treatment for shoreline grasses and invasive species as needed. 5c treated for algae and 14 a treated for algae and hydrilla

## Ponds 16b, 16a, 38c



Ponds received treatment for shoreline grasses and invasive species as needed. 16a treated for algae 38c treated for spike rush

# Monthly Report



## Ponds, 38e, 38f1, 38f



Ponds received treatment for shoreline grasses and invasive species as needed. 38f treated for algae  
38e treated for algae

## Ponds, 38g, 38h, 32a



Ponds received treatment for shoreline grasses and invasive species as needed. 38g treated for algae

# Monthly Report



## Ponds, 38g2, 38g1, G3



## Ponds, fcas, fcan, 3812



Ponds received treatment for shoreline grasses and invasive species as needed. FCAN and FCAS treated for algae



# Monthly Report

## Ponds, H1, H2, H3



## Ponds, 38-1b, 38-1a, 44a

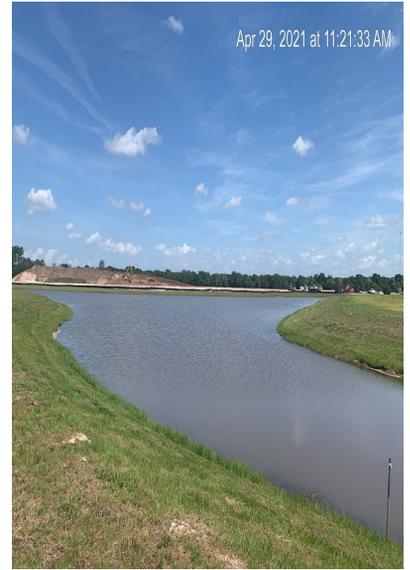


Ponds received treatment for shoreline grasses and invasive species as needed. 38-1a treated for algae.



# Monthly Report

## Ponds 44c, 44b, 44e



## Ponds, 41a, d1, 38k2

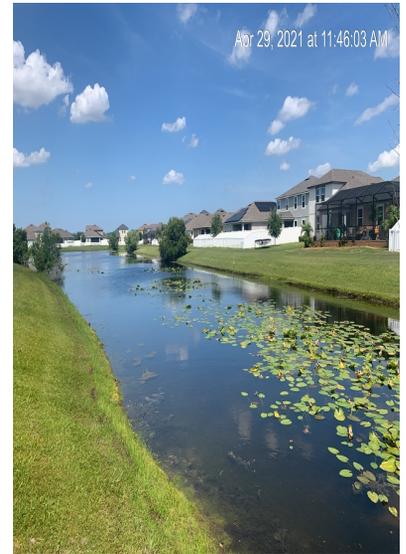


Ponds received treatment for shoreline grasses and invasive species as needed. D1 treated for grasses

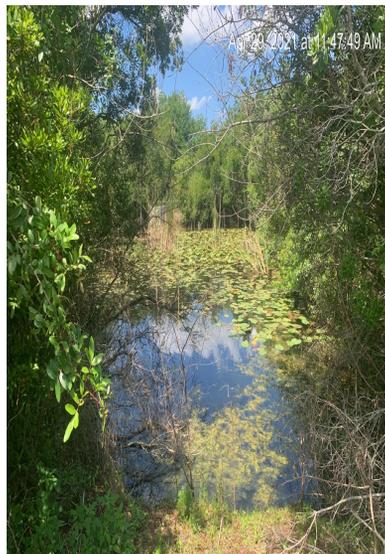


# Monthly report

## Ponds, 38k1, 38d, 4d



## Ponds, 4c, 4b, 5b



Ponds received treatment for shoreline grasses and invasive species as needed. 4b treated for algae and lillies

# Monthly report

## Ponds 4a, 2a



## Ponds 2b, 15a



Ponds received treatment for shoreline grasses and invasive species as needed 2b treated for algae and Hydrilla



# Monthly Report

## MONTHLY SUMMARY

All ponds with shoreline vegetation and algae have been treated. All trash on the property has been picked up around shorelines and in the ponds. Water levels are low from lack of rain. We are taking advantage of this to treat the shoreline vegetation.

As always please feel free to reach out to myself or one of my staff should you have any questions or concerns.

Regards  
Brian Fackler  
Field Operations Manager  
Sitex Aquatics llc

# Tab 4

# TRIPLE CREEK

13013 Boggy Creek Dr.  
Riverview, Fl. 33579

triple  
creek



## PROJECT SUMMARY

REPORT DATE	PROJECT NAME	PREPARED BY
APRIL 2021	MONTHLY MANAGER REPORT	DAWN OBRIEN

## OFFICE / STAFF

TASK	LAST DATE OF COMMUNICATION	NOTES	COMPLETED Y/N
Clubhouse Rentals	3/31/21	7	NA
Mail Chimp	3/31/21	Welcome letter was sent out, Newsletter being created and scheduled to go out first week of May.	Y

## MAINTENANCE

TASK	LAST DATE OF COMMUNICATION	NOTES	COMPLETED Y/N
A/C	4/29/21	Came in at 10am to find the AC was failing, temp was 80+ degs, Prime came out and fixed it.	Y
LANDSCAPERS / IRRIGATION	4/30/21	I have been meeting with Paul weekly to discuss projects & Concerns. The dry weather has been putting a delay in some projects.	N
Sports Court	4/27/21	Entrance gate hardware updated and fixed on 4/28/21	Y



POOP 911	4/26/21	Someone has been stealing the bags out of the stations at the front of the community, leaving the boxes on the ground; Right after they have been refilled.	N
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- NviroTech** 4/29/21 Treated both amenity centers
- Community Sign** 4/29/21 Was fixed to reflect 5/18/21 6pm board meeting @ Rizzetta
- FitRev** 4/15/21 There are a few items that have worn out. I have put in a request for a visit to replace/repair items. Quotes if funds will be needed.
- Bike Racks** 4/4/21 Installed Both. One by gym, the other by sports court.
- Electrician Quotes** Met with 2 separate vendors to get quotes for the pool lights, pool fans, GFI's, Breezeway Chandeliers,

**SECURITY**

TASK	LAST DATE OF COMMUNICATION	NOTES	COMPLETED Y/N
ENVERA	3/31/21	<p>Security: Randy @ Access Control – I text him prior to the Apr board meeting in hopes of having him and/or his quote at the meeting. He text me during the meeting letting me know “the approximate cost per door would be 2k and if we wanted a written quote to let him know”. I was not impressed with his lack of effort and let him know that I would not be presenting the info text over to the board, however, if he wanted to sent over a formal written quote for ALL services needed I would gladly present. I have not received anything yet.</p> <p>We are unfortunately still awaiting proposals from a few companies whom came out to quote us.</p>	N

## SOCIAL FUNCTIONS

TASK	LAST DATE OF COMMUNICATION	NOTES	COMPLETED Y/N
Card Game	4/9/21	7pm-10pm	
Coffee Chat	4/14/21	9am. This event was designed as a "Meet Your Neighbor" event; to discuss current events, neighborhood activities, etc. We had a small turn out, but good for a trial run.	
Resident Meeting	4/15/21	7pm-9pm. This gives new and old residents a chance to come ask the myself, CDD and HOA neighborhood related question.	
Family Bingo	4/17/21	A HUGE turnout, ran out of room. The families loved it!	
CDD Board Meeting	4/20/21	10am Rizzetta Office.	
Social Committee Meeting	4/29/21	7pm-9pm. Summer Plans	
UP Coming Events	MAY	5/12 Coffee Chat, 5/15 Kids Safety Event, 5/18 CDD Board Mtg, 5/22 Girls Scout Food Drive, 5/29 Summer Party,	

## OTHER

TASK	LAST DATE OF COMMUNICATION	NOTES	COMPLETED Y/N
Frontier	4/30/21	We have updated the speed and service @ Streambed. However, they are behind on the digging. Hammock Club was assumed (by frontier) to be done and serviceable and it is unfortunately not. I am waiting to hear back from Hayley in regards to an updated set up date to finish the transfer of services.	

# Tab 5

# Hopping Green & Sams

Attorneys and Counselors

## MEMORANDUM

**To:** *Triple Creek CDD Board of Supervisors*

**From:** *Lindsay Whelan*

**Date:** *May 18, 2021*

**Re:** *Legislative Update on the Civil Liability for Damages Relating to COVID-19 Bill*

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The 2021 Legislative Session has been a busy one. As the Governor still has the ability to veto bills recently approved by the Legislature, we will provide a full wrap up at a later Board meeting. However, important to immediate District interests, Hopping Green & Sams, P.A. wanted to advise the Board of Supervisors that the *Civil Liability for Damages Relating to COVID-19* bill (CS/HB 7 - McClure; CS/SB 72 - Brandes) passed the House and Senate, was signed into law by the Governor on March 29, 2021, and accordingly is currently in effect.

This new law provides COVID-19 liability protection to certain business entities, educational institutions, governmental entities (including special districts like Triple Creek Community Development District) and religious institutions. The law requires a high burden of proof from plaintiffs, including a showing of gross negligence (higher standard than negligence) and further requires an affidavit signed by a physician attesting to his or her belief that plaintiff's COVID-19-related damages, injury or death occurred as a result of the defendant's actions. The law also requires courts to determine whether the business or government entity made a good faith effort to substantially comply with any one of the authoritative or controlling government health standards or guidance at the time the cause of action occurred. The burden of proof lies with the plaintiff to prove that the entity did not make a good faith effort. If the entity is found to have made a good faith effort to substantially comply, they are immune from civil liability. The lawsuit for a COVID-19-related action must be commenced within one year of the alleged incident. The law applies retroactively but will not apply to civil suits commenced before the effective date of the law. Please contact me with any questions regarding the law or its application to the District.

## **Tab 6**

BUSH | ROSS  
ATTORNEYS AT LAW

1801 N. Highland Avenue  
Tampa, Florida 33602  
(813) 224-9255 [Phone]  
(813) 223-9620 [Fax]  
www.bushross.com

Mailing Address:  
Post Office Box 3913  
Tampa, Florida 33601-3913

LORI A. HEIM  
lheim@bushross.com  
(813) 204-6444 [Direct Line]

May 4, 2021

*Via Email* ([lwhelan@hgslaw.com](mailto:lwhelan@hgslaw.com))

Lindsay Whelan, Esq.  
Hopping Green & Sams  
Post Office Box 6526  
Tallahassee, Florida 32314-6526

Dear Ms. Whelan:

This firm represents Cornerstone Solutions Group (“Cornerstone”) in certain legal matters. Your letter to Cornerstone dated April 27, 2021 has been referred to me for a response.

As an initial matter, it is unfortunate that your client has chosen to refuse to allow Cornerstone to continue to remediate the two remaining parks at issue. My client has made repeated attempts to contact the management team and the design team in order to complete the remaining work, to no avail. My client remains ready, willing and able to continue to treat the two remaining parks, and is willing to discuss a full sod replacement in exchange for payment in full of the original contract. My client has clearly demonstrated that it understands the District’s expectations by replacing the west park to the District’s satisfaction, and requests that it be given the opportunity to complete the necessary work.

It is my understanding that approximately 32,000 square feet continues to need remediation. While your client is within its rights to use another vendor for the remaining work needed, my client expects that the District will accept a bid that is not only reasonable, but within the limited scope of remaining work necessary. My client expects to be provided with an itemized contract for its review when the remaining work is completed. I trust that this matter will be handled in a commercially reasonable manner, so that it can be resolved amicably.

If the District would like to discuss allowing Cornerstone to complete the remaining work, please do not hesitate to contact me.

Sincerely,



Lori A. Heim

LAH/tm

# Tab 7

**BOND FINANCING TEAM FUNDING AGREEMENT  
BETWEEN THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT,  
TC VENTURE 1, LLC AND TC VENTURE 2, LLC**

This **Bond Financing Team Funding Agreement** (the “Agreement”) is made and entered into this 18<sup>th</sup> day of May, 2021, by and between:

**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Hillsborough County, Florida (the “District”); and

**TC VENTURE 1, LLC**, a Delaware limited liability company and a landowner in the District, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256 (“TC Venture 1”).

**TC VENTURE 2, LLC**, a Delaware limited liability company and a landowner in the District, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256 (TC Venture 2, and together with TC Venture 1, the “Landowner”).

**RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the County Commission of Hillsborough County, Florida for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District presently expects to access the public bond market to provide for the financing of certain capital improvements, facilities, and services to benefit the lands within the District known as Village O and Rhodine (the “Project”); and

**WHEREAS**, the District and the Landowner desire to enter into this Agreement to provide funds to enable the District to commence its financing program.

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

**1. RECITALS.** Above stated recitals are true and correct and by this reference are incorporated herein and form a material part of this Agreement.

**2. PROVISION OF FUNDS.** TC Venture 1 and TC Venture 2 jointly and severally agree to make available to the District such monies as are necessary to proceed with the issuance of bonds or other indebtedness to fund the District’s improvements, facilities, and services as set forth in more detail herein.

**A.** Landowner agrees to provide to the District any such monies upon receipt of an invoice from the District requesting such funds. Such funds, and all future funds

provided pursuant to this Agreement, may be supplied by check, cash, wire transfer or other form of payment deemed satisfactory in the sole discretion of the District as determined by the District Manager. The District agrees to authorize District staff, including the District Engineer, District Manager, and District Counsel to proceed with the work contemplated by this Agreement and to retain a Bond Counsel and Financial Advisor and other professional assistance as may be necessary to proceed with the work contemplated by this Agreement.

**B.** Landowner and the District agree that all fees, costs or other expenses incurred by the District for the services of the District's Engineer, District Counsel, Financial Advisor or other professionals, for the work contemplated by this Agreement shall be paid solely from the funds provided by Landowner pursuant to this Agreement. Such payments shall be made in accordance with the District's normal invoice and payment procedures. The District agrees that any funds provided by Landowner pursuant to this Agreement shall be used solely for fees, costs, and expenses arising from or related to the work contemplated by this Agreement.

**C.** The District agrees to provide to Landowner, on a monthly basis, copies of all invoices, requisitions, or other bills for which payment is to be made from the funds provided by Landowner. The District agrees to provide to Landowner, monthly, a statement from the District Manager showing funds on deposit prior to payment, payments made, and funds remaining on deposit with the District.

**D.** Landowner agrees to provide funds within fifteen (15) days of receipt of written notification from the District Manager of the need for such funds.

**E.** In the event that Landowner fails to provide any such funds pursuant to this Agreement, Landowner and the District agree the work may be halted until such time as sufficient funds are provided by Landowner to ensure payment of the costs, fees or expenses which may be incurred in the performance of such work.

**3. TERMINATION.** Landowner and the District agree that Landowner may terminate this Agreement without cause by providing thirty (30) days written notice of termination to the District. Any such termination by Landowner is contingent upon Landowner's provision of sufficient funds to cover any and all fees, costs or expenses incurred by the District in connection with the work to be performed under this Agreement as of the date by when notice of termination is received. Landowner and the District agree that the District may terminate this Agreement due to a failure of Landowner to provide funds in accordance with Section 2 of this Agreement, by providing ten (10) days written notice of termination to Landowner; provided, however, that the Landowner shall be provided a reasonable opportunity to cure any such failure.

**4. CAPITALIZATION.** The parties agree that all funds provided by Landowner pursuant to this Agreement may be reimbursable from proceeds of the District financing for capital improvements, and that within forty-five (45) days of receipt of the proceeds by the District of bonds or notes for the District's capital projects, the District shall reimburse Landowner in full, exclusive of interest, for these advances; provided, however, that in the event

Bond Counsel determines that any such monies are not properly reimbursable, such funds shall be deemed paid in lieu of taxes or debt service assessments and not reimbursed. In the event that the District bonds are not issued within three (3) years of the date of this Agreement, all funds provided by Landowner pursuant to this Agreement shall be deemed paid in lieu of taxes or debt service assessments and not reimbursed.

**5. DEFAULT.** A default by either party under this Agreement shall entitle the non-defaulting party to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and/or specific performance.

**6. ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**7. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

**8. 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 both of the parties hereto.

**9. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**10. NOTICES.** All notices, requests, consents and other communications hereunder ("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  
9428 Camden Field Parkway  
Riverview, Florida 33578  
Attn: District Manager

**With a copy to:** Hopping Green & Sams PA  
119 S. Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attn: District Counsel

**B. If to TC Venture 1:** TC Venture 1, LLC  
7807 Baymeadows Road East, Suite 205  
Jacksonville, Florida 32256

Attn: Jim McGowan

**C. If to TC Venture 2:**

TC Venture 2, LLC  
7807 Baymeadows Road East, Suite 205  
Jacksonville, Florida 32256  
Attn: Jim McGowan

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. 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 the parties. 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.

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

**12. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

**13. CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents to, for the purposes of venue, the exclusive jurisdiction of the appropriate courts of Hillsborough County, Florida.

**14. EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto and shall remain in effect unless terminated by either of the parties hereto.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

**IN WITNESS WHEREOF**, the parties execute this Agreement to be effective the day and year first written above.

**ATTEST:**

**TRIPLE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**WITNESSES:**

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

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

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

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

**WITNESSES:**

**TC VENTURE 2, LLC**, a Delaware limited liability company

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

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

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

# Tab 8



**Proposal Submitted to:**  
**Triple Creek**

May 5, 2021

Ph: 813-671-5900

Fax/Email: DObrien@rizzetta.com

Job Description: Pool Pole Lighting

**Location: 11920 Strembed Drive  
Riverview FL, 33579**

**Proposal #2021\_5295**

WE PROPOSE a complete electrical installation including all labor, material, code requirements and completed in accordance with the below specifications.

**Installation of new Led Pole Lighting in Designated Areas for Pool:**

Utilizing scissor lift, install (2) new 27ft oal direct burial fiberglass poles in designated locations. Trench in new underground conduit from existing pole lights to both new pole light locations. Installation of new Beacon integrated LED fixtures (one fixture per pole). Pull in new copper circuitry through new conduit and wire in each new fixture. Install new in-line fuses at the base of each new pole to protect new fixtures. New lights will be wired into existing pool lighting and controls. Make all connections, check for proper operation. *(Owens Electric is not providing the poles and fixtures for this install, this proposal is strictly labor for installation. Owens Electric does not offer a warranty on materials provided by others. Night swimming lighting layout and foot candles provided by others, not Owens Electric)*

**Total Proposal: \$3,825**

**Notes/Comments:**

**All material provided by Owens Electric is protected by a comprehensive (1) year warranty.** All labor provided by Owens Electric is protected by a comprehensive (90) day warranty. All work performed as per National Electrical Code (NEC) 2014 Edition unless otherwise noted.

**Exclusions in Proposal:**

- 1.) Any unforeseen code violation requiring additional service.
- 2.) Any fixtures (new or existing) other than listed as being supplied by Owens Electric, Inc (OE).
- 3.) Any outside lighting (i.e., landscape, security, sign, low voltage lighting) not listed above.
- 4.) Any private unmarked irrigation/electrical conduit/wire/sprinkler/utilities repairs.

**PAYMENT SCHEDULE AS FOLLOWS:**

**50% upon approval: \$1,912.50**

**50% upon completion: \$1,912.50**

**Work described at the price quoted is subject to adjustment for material price increases at time when work is scheduled to be performed. Material prices will be adjusted for any increases over 5% from the price at which the material was available at the time of submittal of this proposal.**

Any alteration or deviations from the above specifications will be executed only upon written orders and will become an extra charge over and above the estimate. Change orders may result in an adjustment or addition to the original price of the work including but not limited to any increased cost of labor, including overtime, additional equipment, or materials. In the event such request results in one or more change orders,

Residential • Commercial • Light Industrial  
Phone (941) 355-0035 • Fax (941) 894-0394 • Service@Owens-Electric.com • 2242 Industrial Blvd • Sarasota, FL 34234  
State Certified # EC13002293 • Bonded • Insured.

**www.Owens-Electric.com**



these orders will be invoiced as they are completed, and payment is expected within 30 days from the date of the invoice. Fixtures, devices, and circuits not listed are not included. All work to be completed in a workmanlike manner according to standard practices. Any alterations, additions, adjustments, or repairs made by others, unless authorized or agreed upon by Owens Electric, Inc. may be considered grounds to terminate this agreement and subsequent warranty. Reasonable effort will be used to complete the project in a timely manner; however, all agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Owens Electric, Inc. maintains liability insurance and all workers are fully covered by Workers Compensation Insurance.

All invoices are due and payable within fifteen days from the date of the invoice. All parties agree to the payment terms as identified in the attached proposal that may include initial deposit, progress payments and final payment. Initial deposit as defined must be received prior to commencement of work. Progress payments will be invoiced and submitted via email based on the schedule outlined within the proposal and progress payment is expected within 30 days from the date of the invoice. Final payment of proposed work will be invoiced upon completion of work and payment is expected within 30 days from the date of the invoice. The scope of work shall include only the work set forth in the attached proposal. Any delinquent accounts will be subject to a monthly service charge at a rate of 18% yearly. Should we incur any costs or expenses in collecting payment per the terms of this agreement, the undersigned agrees to pay all such costs and expenses including reasonable attorney fees.

This proposal subject to acceptance within 30 days and is void thereafter at the option of the undersigned. If customer terminates the project after acceptance, Customer agrees to reimburse Owens Electric, Inc. for reasonable project start-up costs incurred such as re-stocking fees, rescheduling charges permit fees, project management fees, etc. Customer agrees that such fees may be deducted prior to refunding any initial deposit paid. Customer agrees that Owens Electric, Inc. is entitled to recover reasonable attorney and collection fees.

Authorized Signature: \_\_\_\_\_  
**Matthew Aloy**

***ACCEPTANCE OF PROPOSAL***

The above prices, specifications, and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Date:** \_\_\_\_\_ **Print Name:** \_\_\_\_\_ **Signature:** \_\_\_\_\_



Western Florida Lighting - Tampa  
2533 Permit Place  
New Port Richey FL 34655  
Phone: (727) 733-7000  
Fax: (727) 733-4008  
**From: David Constantine**  
**Quoter Ph:**  
**Email: davidc@wfli.com**

**Project** TRIPLE CREEK SWIMMING POOL  
**Location**  
**Quote** WFLI/TPA21-99467-1

**To:**  
Western Florida Lighting  
2533 Permit Place  
New Port Richey FL 34655  
Phone: (727) 733-7000  
Fax: (727) 733-4008

**For**  
**Bid Date** Apr 14, 2021  
**Expires** May 14, 2021  
Agency: Western Florida Lighting, Inc

QTY	Type	MFG	Part
2		BEACON	VP-L/96L-220/4K7/4W/UNV/A/STD COLOR
2		ALLCOMP	DS27-*SDN1

**Total:** **\$5,085.64**

**Notes:**

- 1) AS SPECIFIED
- 2) FINISH HAS TO BE A FACTORY STANDARD
- 3) POLE IS FREIGHT ALLOWED  
FIXTURE IS PLUS FREIGHT

**Terms and conditions of sale:**

Please send all orders to orders@wfli.com

Quotes are valid for 30 days.

Quote is subject to Manufacturer's published terms & conditions of sale. All items are quoted as standard production items, and do not include additional parts, fittings, stems, or other accessories unless otherwise noted. Anchor bolts shipped separate of poles are plus freight. Stenographic and clerical errors are subject to correction. Price is based on BOM shown and information supplied to WFLI by customer. WFLI is not responsible for any specification not given to us at the time of bid by the customer requesting pricing. IE: Dimming or Emergency Ballasts.. WFLI is not responsible for incorrect quantities supplied by the customer.

SALES TAX IS NOT INCLUDED

Freight charges for items not included in factory pricing are estimates.

Mfg Terms:	Freight Allowance	Minimum Order
ALLCO Alliance Composites, Inc.	Freight Allowed	
HUB Hubbell Lighting, Inc.	Freight Allowed	\$50.00

\$50 minimum order fee for orders below \$200. Please send all orders to orders@wfli.com

# Tab 9

**RESOLUTION 2021-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING A CONTRIBUTION IN LIEU OF THE PAYMENT OF CERTAIN DEBT SERVICE SPECIAL ASSESSMENTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Triple Creek Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (the “Act”), being situated in Hillsborough County, Florida; and

**WHEREAS**, pursuant to the Act, the District is authorized to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including but not limited to stormwater management systems, roadways, water and wastewater distribution systems, landscaping and hardscaping, and recreational facilities; and

**WHEREAS**, on or about July 19, 2018, the District issued its \$7,550,000 Triple Creek Community Development District Special Assessment Revenue Bonds, Series 2018A (the “Series 2018A Bonds”); and

**WHEREAS**, pursuant to Resolutions 2016-04, 2016-05, 2016-07, 2017-11, 2017-13, 2017-14, and 2018-16, the Series 2018A Bonds are secured by debt service special assessments levied on certain of the property located within “Series 2018A Assessment Area” within the District (hereinafter, the “Debt Service Assessments”) that are specially benefitted by the construction, installation, and/or acquisition of the “Series 2018A Project” as set forth in that certain *Supplemental Engineering Report Special Assessment Bonds, Series 2017*, dated January 23, 2017 (the “Engineer’s Report”); and

**WHEREAS**, the manner in which the Debt Service Assessments securing the Series 2018A Bonds are allocated among the benefitted properties is set forth in that certain *Final Supplemental Special Assessment Allocation Report, Special Assessment Bonds, Series 2018A*, dated June 21, 2018 (the “Supplemental Assessment Report”); and

**WHEREAS**, in order to impose the Debt Service Assessments at target assessment levels determined by the developer of the lands within the District (hereinafter, the “Developer”), the Supplemental Assessment Report contemplates that Developer shall be required to provide in-kind contributions of public infrastructure, work product, or real property in the amount of \$253,131.59, which amount acts as an assessment credit to the product type(s) specified in Table 8 of such report (hereinafter, the “Contribution Obligation”); and

**WHEREAS**, the Developer employed the services of an independent professional real estate appraiser (the “Appraiser”) to appraise certain real property located within the Series 2018A Assessment Area within the boundary of the District that was owned by the Developer

that is intended to comprise the Contribution Obligation, which property is as more specifically identified on the attached **Exhibit A** (the “Property”); and

**WHEREAS**, the District previously accepted conveyance of such Property; and

**WHEREAS**, the Appraiser prepared a report summarizing the appraised value of the Property, which report is attached hereto as **Exhibit B** (the “Appraisal”); and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) accordingly desires to accept the Appraisal, and to determine that the conveyance of the Property satisfies the Developer’s Contribution Obligation required by the District’s financing documents in the amount of \$253,131.59.

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

**SECTION 1. RECOGNITION OF CONTRIBUTION IN LIEU OF CERTAIN DEBT SERVICE SPECIAL ASSESSMENTS.** The District hereby agrees, accepts, and acknowledges that, through final conveyance of the Property identified in **Exhibit A**, and in reliance on the Appraisal set forth in **Exhibit B**, the Developer has satisfied its Contribution Obligation in the amount of \$253,131.59. A contribution is hereby recognized and acknowledged by the Board to be an in-kind contribution of infrastructure, work product or real property in lieu of Debt Service Assessments levied on certain parcels within Series 2018A Assessment Area of the District, as more particularly described in the financing documents.

**SECTION 2. SEVERABILITY.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED**, this 18<sup>th</sup> day of May 2021.

**ATTEST:**

**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Description of the Property

**Exhibit B:** Appraisal Report

## **Exhibit A**

### **Description of the Property**

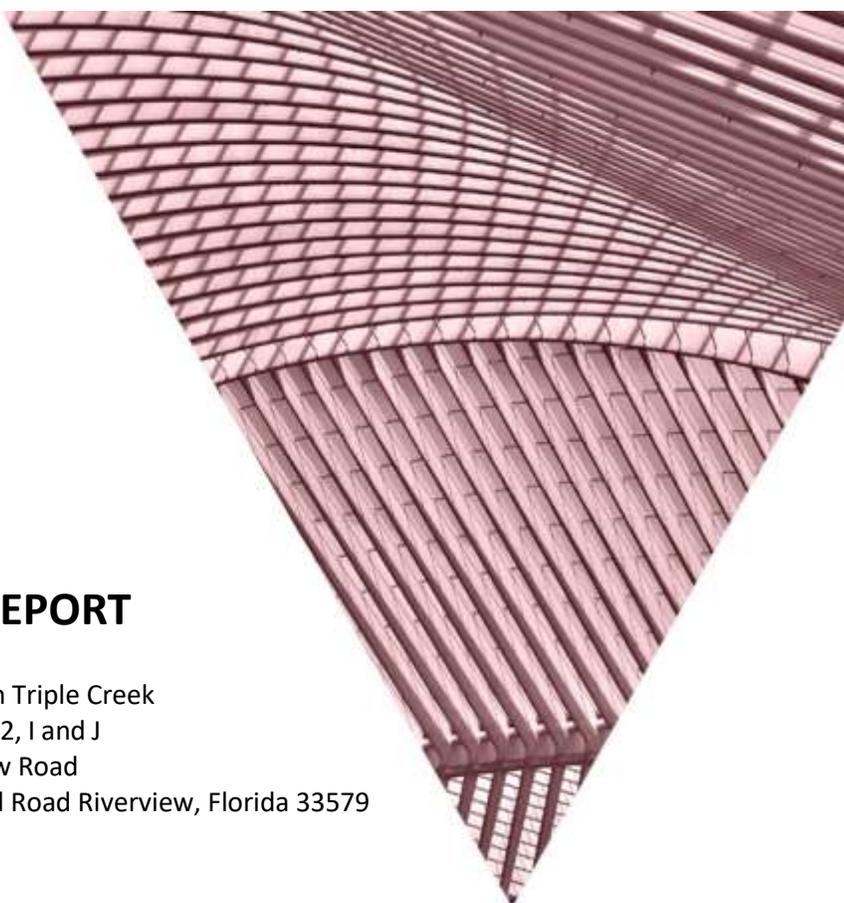
Tracts B-9, B-11, B-12, B-32, B-33 and P-1, as shown on the plat of *Triple Creek Phase 4 Village G2*, recorded in the Official Records of Hillsborough County, Florida at Plat Book 134, Page 236; and

Tracts A-4, A-5, A-6, B-12, B-32, B-34, B-35, P-2, P-3, P-4, P-5 and P-6, as shown on the plat of *Triple Creek Phase 4 Village I*, recorded in the Official Records of Hillsborough County, Florida at Plat Book 135, Page 260; and

Tracts A-7, A-8, B-12, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, and B-47, as shown on the plat of *Triple Creek Phase 4 Village J*, recorded in the Official Records of Hillsborough County, Florida at Plat Book 135, Page 170.

**Exhibit B**

**Appraisal Report**



## **APPRAISAL REPORT**

Multiple Tracks within Triple Creek  
Triple Creek Villages G2, I and J  
East of Balm Riverview Road  
and South of Big Bend Road Riverview, Florida 33579

### **Prepared For:**

TC Venture 1, LLC  
7807 Baymeadows Road East, Suite 205  
Jacksonville, Florida 32256

### **Requested By:**

Mr. Jim McGowan

### **As Of:**

April 1, 2021



518 N. Tampa Street, Suite 300  
Tampa, FL 33602  
813.223.9111  
DohringGroup.com



**Triple Creek Entrance**



## TABLE OF CONTENTS

### **Introduction 1**

Summary of Salient Facts and Conclusions 1  
Purpose of the Appraisal 1  
Intended Use/Client and Intended User(s) 1  
Competency of the Appraisers 1  
Interest Appraised 2  
Effective Date of Value 2  
Date of Report 2  
Scope of Work 2  
Inspection 3  
Methodology 4

### **Site Description 4**

#### **Zoning 8**

Flood Information 8  
Utilities 8  
Ownership and Subject Property History 8  
Taxes and Assessments 8

### **Neighborhood Description 8**

### **Economic Drivers 13**

### **COVID-19 14**

### **Highest and Best Use 16**

Physically Possible 17  
Legally Permissible 17  
Financially Feasible/Maximally Productive 18

### **Valuation 20**

### **Sales Comparison Approach 20**

### **Land Sale Write-ups 21**

Land Sales Adjustment Grid 31  
Land Comparables Map 32  
Land Sales Analysis 33

### **Summary and Reconciliation 35**

### **Certification 37**

### **Insurance Replacement Value 40**

### **Assumptions 41**

### **Definitions 44**

### **Addenda 47**

Subject Photos 47  
Area Map 62  
Neighborhood Map 63  
Aerial Map 66  
Site Plans 68  
Property Appraiser's Record 91

Flood Map 92  
Engagement Letter 93  
Qualifications 96



**Brenda Dohring Hicks, MAI**

**CEO** | Cert Gen RZ385

**Jeff Hicks, MAI**

**President** | Cert Gen RZ754

518 N Tampa Street, Ste 300

Tampa, Florida 33602

813.223.9111

DohringGroup.com

April 20, 2021

Mr. Jim McGowan  
TC Venture 1, LLC  
7807 Baymeadows Road East, Suite 205  
Jacksonville, Florida 32256

Re: Multiple Tracks within Triple Creek  
Triple Creek Villages G2, I and J  
East of Balm Riverview Road and South of  
Big Bend Road Riverview, Florida 33579

Dear Mr. McGowan:

Thank you for the opportunity to provide appraisal services. Based on our agreement with you, we have performed an appraisal and reported our findings in this Appraisal Report format. This report is intended to comply with the reporting requirements under Standards Rule 2.2 of the Uniform Standards of Professional Appraisal Practice (USPAP 2020-2021 edition).

The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The Dohring Group is not responsible for unauthorized use of this report.

The subject reflects various parcels located in Villages G2, I, and J within the Triple Creek residential development in Riverview, an unincorporated area of Hillsborough County. The various tracts reflect community parcels being sold in fee simple interest to the Community Development District (CDD).

As requested, we are appraising the various parcels within each village which requires a hypothetical condition that the parcels could be developed with single-family lots commensurate with their tract. Within each village, the various shaped tracts are largely non-contiguous with varying sizes, some of which are non-buildable or inaccessible, with some reflecting planned retention, existing wetlands or open spaces.

In order to value the subject parcels, we have made a hypothetical condition that the various tracts could be developed with single-family lots commensurate with the approved density for the overall triple Creek master plan. This includes an assumption of a reasonable development characteristics such as site size, access, retention, availability of utilities, etc.

This report is the result of the appraiser and client concurring on the appropriate valuation methods based on the subject property specifics resulting in a credible value opinion. The scope of the appraisal is addressed on the following pages, while the definition of Market Value is found at the end of this report.

This appraisal does not include any extraordinary assumptions or hypothetical conditions. The following table summarizes our relevant data and value conclusions.



### Introduction

Property Name	Multiple Tracks within Triple Creek
Property Address	East of Balm Riverview Road and South of Big Bend Road, Riverview, Florida 33579
Property Tax Identification Number(s)	Village G2 077694-1252, Village I 077694-1588 and Village J 077690-6854
Owner(s) of Record	Triple Creek CDD
Date of the Report	April 20, 2021
Effective Date of the Appraisal	April 1, 2021
Property Rights Appraised	Fee Simple Interest
Land Area	Village G2 = 15.66, I = 26.47 & J = 11.24 acres
Zoning	The property is zoned PD, "Planned Development" by Hillsborough County.
Extraordinary Assumptions	None
Hypothetical Conditions	None

Cost Approach	n/a	n/a	n/a
Sales Comparison Approach	\$585,000	\$180,000	\$45,000
Income Approach	n/a	n/a	n/a
<b>Final Value Conclusion</b>	<b>\$585,000</b>	<b>\$180,000</b>	<b>\$45,000</b>

### Purpose of the Appraisal

The purpose of this appraisal is to estimate the "As Is" Market Value of the fee simple interest of the subject.

### Intended Use/Client and Intended User(s)

The intended use of this report is for valuation purposes. It is our understanding that the intended user and client of the report is Mr. Jim McGowan of TC Venture 1, LLC, the only intended user of this report. Use of this report by Third-Parties and other unintended users is not permitted.

This report must be used in its entirety. Reliance on any portion of the report independent of others may lead the reader to erroneous conclusions regarding the property values. Dissemination of any or all of the report is strictly prohibited for any marketing efforts, print or any electronic means. The definition of Market Value relied upon is included before the Addenda.

### Competency of the Appraisers

The appraisers' specific qualifications are included within this report. These qualifications serve as evidence of their competence for the completion of this appraisal assignment in compliance with the competency provision in USPAP.



The appraisers' knowledge and experience, combined with their professional qualifications, are commensurate with the complexity of this assignment. The appraisers have previously provided consultation and value estimates for properties similar to the subject in Florida.

### **Interest Appraised**

Fee Simple Interest is absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

### **Effective Date of Value**

April 1, 2021

### **Date of Report**

April 20, 2021

### **Scope of Work**

Scope of work is the most critical decision an appraiser will make in performing an assignment. Solving an appraisal problem involves three steps:

1. Identifying the problem
2. Determining the solution (or scope of work)
3. Applying the solution

None of the three steps can be omitted, and each must be performed in order. To analyze the problem, the appraiser identifies seven key assignment elements: (1) client, (2) intended users in addition to the client, (3) intended use, (4) objective of the appraisal, or type of value and its definition, (5) effective date, (6) property characteristics that are relevant to the assignment such as the interest to be valued and physical and legal characteristics), and (7) assignment conditions such as hypothetical conditions, extraordinary assumptions, and other requirements. These elements provide the framework for the assignment and allow the appraiser to identify the problem to be solved.

The second step is to determine the scope of work to solve the problem. Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any. The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation.

**Source: *Appraisal of Real Estate***



**Identification of Relevant Real Property Characteristics**

Process:	Physical	Legal (e.g., zoning)	Economic (e.g., actual gross income)
Least Intensive	No inspection*	No research*	Obtain from owner*
↓	Drive-by inspection*	Examine zoning maps*	Read leases
	Exterior inspection with exterior measurements*	Talk to planning/zoning department*	Read leases, verify with management company
Most Intensive	Interior inspection, with exterior measurements	Talk to planning/zoning department, obtain and read zoning ordinance	Read leases, verify with management company and tenants

\* Extraordinary assumptions will need to be stated about information taken to be true when it is uncertain.

**Application of the Three Approaches to Value**

Process:	Sales Comparison Approach	Income Capitalization Approach	Cost Approach
Least Intensive	Not necessary; omitted	Not necessary; omitted	Not necessary; omitted
↓	Comparable data from files; no adjustments to comparables in analysis	Comparable rental, expense, and vacancy data from files; capitalization rates from readily available sources	Land valuation via extraction; comparable cost data from readily available sources
	Comparable data from readily available sources confirmed with one or more parties to the transaction; adjustments supportable	Comparable data, including capitalization rates from readily available sources; confirmed with one or more parties to the transaction	Comparable cost data from cost manual but verified
Most Intensive	Thorough search of all available data sources; confirmation with one or more parties to the transaction; adjustments via paired sales analysis	Thorough search of all available data sources; confirmation with one or more parties to the transaction; local vacancy survey	Land valuation via sales comparison method with complete verification of sales information; comparable cost data obtained from local contractors

Source: Stephanie Coleman, *Scope of Work* (Chicago: Appraisal Institute)

**Inspection**

Jeff Hicks has inspected the subject site and the general neighborhood. The Dohring Group, Inc.'s professionals are not engineers and are not competent to judge matters of an engineering nature, nor has The Dohring Group, Inc. retained independent structural, mechanical, electrical, or civil engineers in connection with the report. As such, The Dohring Group, Inc. makes no representations relative to the condition of the improvements, if any exist. Unless otherwise noted in the report, no problems were brought to the attention of The Dohring Group, Inc.'s professionals by ownership or management.

Unless otherwise noted, The Dohring Group, Inc.'s professionals inspected less than 100% of the entire interior and exterior portions of the improvements. If questions regarding engineering studies are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon.



### Data Research

We collected factual information about the subject property and the surrounding market. Our research included CoStar, Loopnet, MLS and to some degree the Hillsborough County Property Appraiser's Office. We generally researched three years from the date of our valuation including reviewing any relevant current listings. We confirmed that information with various sources such as buyers, sellers and brokers.

### Methodology

In this instance, we have used one of the three traditional approaches to value, the Sales Comparison Approach. The Cost and Income Approaches are not typically used to estimate value for vacant land. The Sales Comparison Approach provided sales of similar properties as the subject in which to estimate Market Value.

### Site Description

The subject site reflects various tracts of land to be dedicated to the community development district of Triple Creek in an unincorporated area of Hillsborough County known as Riverview. The tracts are shown on the plat of Triple Creek Phase 4 within three Villages known as G2, I, and J.

Village G2 runs along the terminus of Hammock Park Drive and Wildflower Meadow Drive east of Triple Creek Boulevard. Village I is located east of the roundabout at Triple Creek Boulevard and Boggy Creek Drive. Village J is located south of the roundabout at Triple Creek Boulevard and Boggy Creek Drive.

Triple Creek Boulevard is the main road within Triple Creek accessing the various villages and is a four-lane east-west, median divided road which turns northbound at a roundabout. Dorando Shores Avenue will be a two-lane east-west road. The main entrance to Triple Creek is granted via Triple Creek Boulevard which extends east from Balm Riverview Road.

In the following sections, the Villages are further described as well as the individual tracts which are the subject of this appraisal. For reader edification, we have also included an aerial of each tract and a summary table for the tracts within each Village. The boundaries of the various tracts within the Villages are denoted with a red border.

### TRIPLE CREEK PHASE 4 SUMMARY TABLE OF VILLAGES: G2, I, and J

G2	B9, B11, B12, B32, B33, P1	15.66
I	A4, A5, A6, B12, B32, B34, B35, P2, P3, P4, P5, P6	26.47
J	A7, A8, B12, B36, B37, B38, B39, B40, B41, B42, B43, B44, B45, B46, B47	11.24



## Village G2

Village G2 runs along the terminus of Hammock Park Drive and Wildflower Meadow Drive east of Triple Creek Boulevard. Village G2 is irregular and comprises 15.66 gross acres. Village G2 is planned to have 110 homesites on 50 foot and 60 foot lots. Hammock Park Drive grants access to Village G2. There are six tracts within Village G2 known as Tracts B-9, B-11, B12, B32, B33, and P-1.





## Village I

Village I is located east of the roundabout at Triple Creek Boulevard and Boggy Creek Drive. Village I is irregular and comprises 26.47 gross acres. Village I is planned to have 163 homesites on 50 foot and 60 foot lots. Boggy Creek Drive grants access to Village I. There are twelve tracts within Village I known as A-4, A-5, A-6, B-12, B-32, B-34, B-35, P-2, P-3, P-4, P-5, and P-6.





## Village J

Village J is located south of the roundabout at Triple Creek Boulevard and Boggy Creek Drive. Village J is irregular and comprises 11.24 gross acres. Village J is planned to have 76 homesites on 50 foot and 60 foot lots. Triple Creek Boulevard grants access to Village J. There are fifteen tracts within Village J known as A-7, A-8, B-12, B36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, and B-47.





## Zoning

The property is zoned PD, "Planned Development" by Hillsborough County..

## Flood Information

The subject site is generally at road grade. Per FEMA Map No. 15057C0520H, dated August 28, 2008, the properties are situated in Flood Zones A and X.

## Utilities

Water service is provided by Hillsborough County. Sewer service is provided by Hillsborough County. Phone service to the general area is provided by Frontier Communications. Police and fire services are provided by Hillsborough County. Electricity service is provided by Tampa Electric Company.

## Ownership and Subject Property History

According to the Hillsborough County Property Appraiser's Office, the current owner of record is Triple Creek CDD. The property is identified as Village G2 077694-1252, Village I 077694-1588 and Village J 077690-6854, within section 12, township 31 and range 20.

We are not aware that the subject is actively listed for sale or under contract. No other sale of the subject property was noted in a five-year sale search.

## Taxes and Assessments

The current just market assessment for the property is or #VALUE! per square foot with the land representing or #VALUE! of the total. The balance reflects the improvement assessment of #VALUE! or #VALUE! of the total assessment.

The current total real estate taxes are or #VALUE! per square foot. Current taxes been paid. . .

## Neighborhood Description

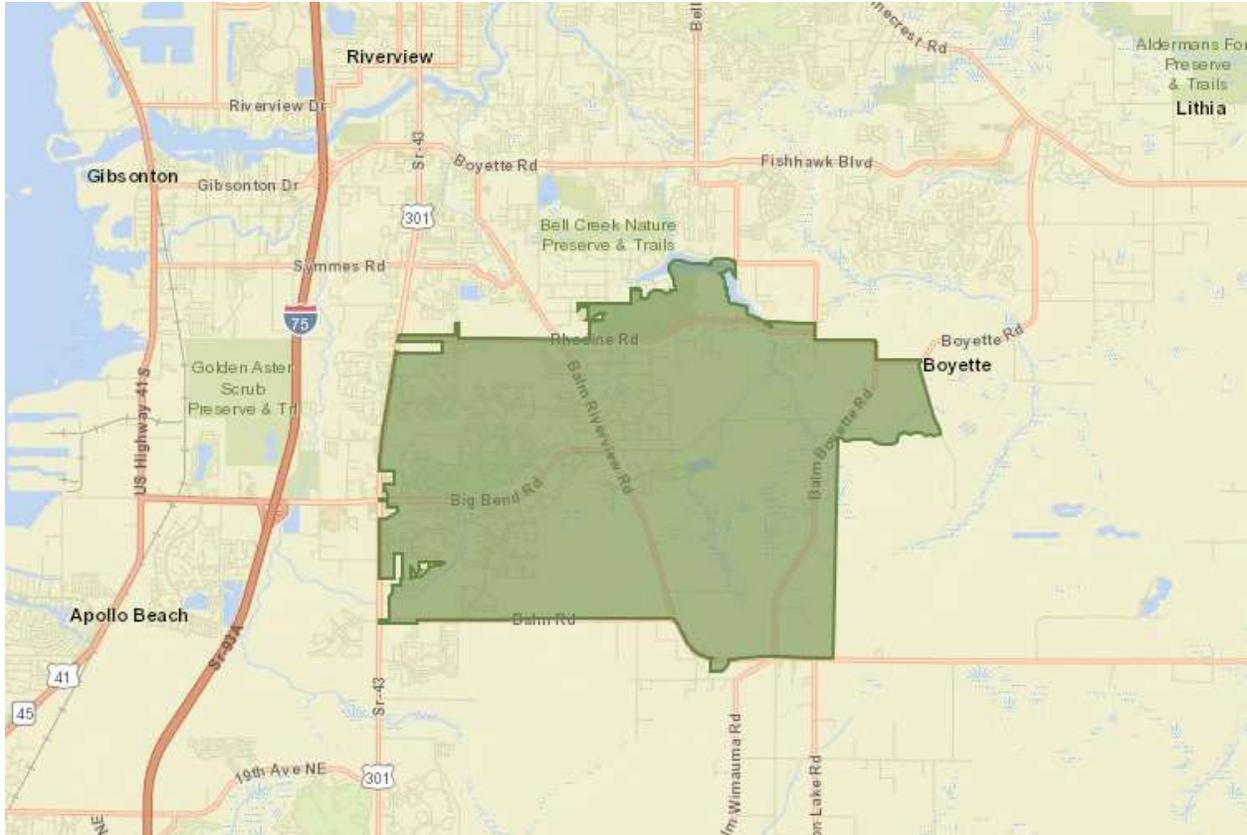
The neighborhood analysis provides the link between factors which influence the area as a whole and those which influence a particular property. The reason we analyze the neighborhood in the appraisal process is to determine how the four forces affecting value; social, economic, government and environmental, influence property values in the specific area in which the subject is located.

The stages of a neighborhood are generally described as follows.

- Growth - A period in which the neighborhood gains public favor and acceptance;
- Stability - A period of equilibrium without market gains or losses;
- Decline - A period of diminishing demand;
- Revitalization - A period of renewal, modernization and increasing demand.



### Zip Code Boundaries



Source: STDB

The primary growth sector in the general area of the county continues to be Brandon. This suburb is estimated to be home to more than 100,000 residents and has seen unprecedented growth since the late 1970s. The majority of new residential development is centered in south Brandon, between Brandon Boulevard (State Road 60) and the Alafia River.

Projects such as Bloomingdale, Sterling Ranch, Boyette Springs and Providence Lakes have shown steady development activity since the early 1990s. As south Brandon has continued to develop, growth has begun moving south of the Alafia River, north of the subject neighborhood.

The following tables summarize demographics in the subject zip code of Riverview.



## Demographic and Income Profile

33579 (Riverview) 2  
33579 (Riverview)  
Geography: ZIP Code

Prepared by Esri

Summary	Census 2010	2017	2022	
Population	26,560	33,962	38,926	
Households	8,412	10,723	12,277	
Families	6,841	8,665	9,892	
Average Household Size	3.12	3.13	3.14	
Owner Occupied Housing Units	7,018	8,482	9,662	
Renter Occupied Housing Units	1,394	2,241	2,615	
Median Age	32.5	33.6	32.7	
Trends: 2017 - 2022 Annual Rate	Area	State	National	
Population	2.77%	1.36%	0.83%	
Households	2.74%	1.30%	0.79%	
Families	2.68%	1.25%	0.71%	
Owner HHs	2.64%	1.19%	0.72%	
Median Household Income	1.60%	2.13%	2.12%	
Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	352	3.3%	365	3.0%
\$15,000 - \$24,999	638	5.9%	621	5.1%
\$25,000 - \$34,999	614	5.7%	565	4.6%
\$35,000 - \$49,999	1,183	11.0%	1,056	8.6%
\$50,000 - \$74,999	2,282	21.3%	2,327	19.0%
\$75,000 - \$99,999	2,288	21.3%	2,774	22.6%
\$100,000 - \$149,999	2,027	18.9%	2,648	21.6%
\$150,000 - \$199,999	979	9.1%	1,396	11.4%
\$200,000+	360	3.4%	525	4.3%
Median Household Income	\$77,243		\$83,607	
Average Household Income	\$89,652		\$102,639	
Per Capita Income	\$28,727		\$32,738	

New development in the south Hillsborough County area includes:

- 20,000 square feet of commercial development and 179 townhomes was developed on 32 acres at the southwest quadrant of Tucker Jones Road and U.S. Highway 301 by Park Creek.
- Metro Investments LLC built 60,000 square feet of office space on 5.76 acres at the northwest corner of Boyette Road and Donneymoor Drive.
- Bloomingdale Partners developed a 19,380 square foot pharmacy, 3,114 square foot fast food restaurant, 4,500 square foot restaurant and 3,500 square foot bank building on 5.9 acres at the southwest corner of Bloomingdale Avenue and John Moore Road in Brandon.
- American Hospital Group has developed a 55-room, 3-story Holiday Inn Express on 1.43 acres at the northwest corner of I-75 and Ruskin-Wimauma Road in Ruskin.
- Horizon View Ltd. has built the 160-unit Irongate apartments on 27 acres at the southeast quadrant of 19<sup>th</sup> Avenue N.W. and 12<sup>th</sup> Street S.E. in Ruskin.
- Terrabrook developed Harbor Bay with 500 single-family lots, 40,000 square feet of commercial space and an 18-hole golf course on 376.8 acres west of U.S. Highway 41 and north of S.R. 674.



- Hillsborough County built a 15,000 square foot fire station on 5.57 acres at the southeast quadrant of I-75 and S.R. 674 in Sun City Center.
- Westfield Homes of Florida developed a planned community called Boyette Farms at Boyette and McMullen Roads. The 85-acre development has 270 homes.
- MiraBay is a large project of note in the Tampa Bay area. This \$400 million mixed-use project is located off U.S. Highway 41 in the Apollo Beach area. Terrabrook, Tampa Bay's development company, developed this upscale gated community with waterfront views and deepwater access to Tampa Bay. The project comprises 750 acres, with 1,300 single-family homes, 400 multifamily units and commercial space planned. About 400 homes have been built on canals. A 135-acre freshwater lagoon provides waterfront for another 350 homes. When completed, the development will have a population of about 5,000. Terrabrook was a 10 year build-out for MiraBay.

New developments in Riverview include the following:

- Belmont, with 2,260 townhomes and single-family homes and a 7.5-acre park, situated on U.S. 301 and Big Bend Road on 929 acres, developed by Beazer Homes.
- Aprile Farms developed by LawDevCo, consisting of 54 duplex units on 61.3 acres at the northwest quadrant of Rhodine and Balm-Riverview Roads.
- 301/Balm Road Partnership built a 99,000 square foot retail/office building at the southeast quadrant of U.S. Highway 301 and Big Bend Road on 13.4 acres. The center is anchored by SweetBay with numerous outparcels.
- 140 townhomes, 303 single-family homes, and 160 zero lot-line homes were developed on 143.5 acres by Morrison Homes at the northwest quadrant of U.S. Highway 301 and Cowley Road.
- Riverview Bell Plaza- is a 46-acre shopping center built by DeBartolo Development at the southwest corner of U.S. 301 and Big Bend Road. The first phase, comprising 34 acres, was completed in 2007. This phase consists of a 12,920 square foot strip center, Village Inn, Sonic and Applebee's restaurants, as well as a state of the art 32-lane bowling alley. Phase Two was anchored by Sam's Club. Other tenants include Walgreen's, Burger King and Longhorn Steakhouse.
- A 45,000 square foot Publix, 24,000 square feet of retail space, an adjacent Bealls and two outparcels was developed by RMC Property Group in Summerfield Crossings at the northeast quadrant of U.S. 301 and Big Bend Road. .

Another relatively new subdivision is South Pointe, a 1,100-home development by Pulte Homes. This \$50 million project provides affordable entry level homes with one-car garages. Pulte is offering five floor plans ranging from 1,500 to 1,946 square feet. Absorption has been very strong, about 200 homes per year. The project is sold out.

St. Joseph Hospital developed a new hospital at the northeast quadrant of I-75 and Big Bend Road. The hospital has 90 beds and cost \$225 million. Built on the 72 acre parcel, the first phase has a 40,000 square



foot free standing medical office building anticipated to be completed in 2013. The 325,000 square foot hospital includes a 29-bed emergency department, 16-bed intensive care, 14-bed neonatal and four operating rooms. It will ultimately connect to a second 80,000 square foot medical office building. To be known as St. Joseph – South this facility will be a similar size as St. Joseph Hospital - North which cost \$230 million and created about 500 jobs.

South Bay Hospital owned by HCA Inc. also has a certificate of need and had planned to build a hospital across the street replacing the South Bay Hospital at Sun City Center. St. Joseph Hospital and Tampa General Hospital have challenged their certificate of need and the legal issue is ongoing.

Most of the commercial support facilities for the neighborhood are located in Sun City. Originally developed in the 1960s, Sun City is a 6,000-acre community approved for almost 30,000 residential units. It has always been marketed as a retirement community and has met with market success. There are other large-scale projects in the area, including The Villages of Cypress Creek located in the western corner of State Road 674 and I-75.

Two new anchored shopping centers have been built in the Gibsonton area over the past two years. A new 75,000 square foot shopping center was developed by Horne Properties at the southwest quadrant of Boyette and McMullen Roads. Publix is the anchor tenant with 44,000 square feet, with the balance of space for local tenants.

New development along Boyette Road includes a Publix-anchored center, driving range with putt-putt golf, CVS drugstore, Eckerd Drug, Walgreens and 7-11. Behind the Walgreens on the west side of Bell Shoals Road, south of Boyette Road, is a new medical center known as Boyette Medical Center. Phase I reflects a 16,500 square foot medical building. Phase II reflects a front 7,000 square foot office/retail building.

In conclusion, the neighborhood of south Brandon and Riverview has experienced tremendous growth, both in the commercial as well as residential markets in recent years. The housing market continues to experience relatively strong demand in south Hillsborough County. The area still has available developable land will likely continue its growth pattern. The neighborhood is considered stable.

Our neighborhood description, also called an area of influence, is defined as a group of complimentary land uses. Districts are a type of market area characterized by homogeneous property uses. In broader terms, the market area can encompass one or more neighborhoods and districts or both. A market area reflects similar properties that effectively compete with the subject property. The foregoing residential sales trends and demographic data provide a snapshot of the neighborhood. Please refer to the Highest and Best Use section of this report for subject-specific market trends.



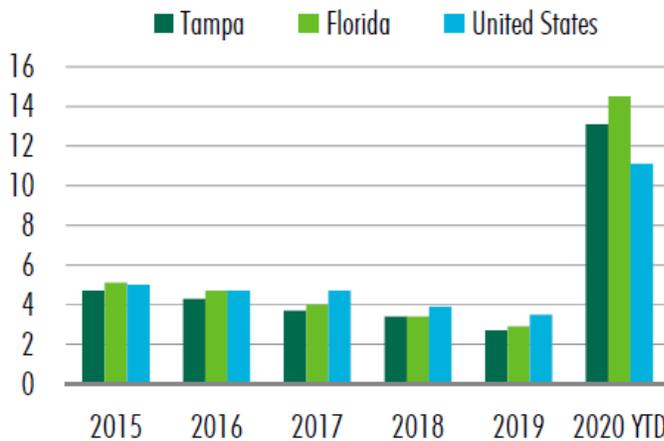
### Economic Drivers

US Real GDP contracted 31.6% at an annualized rate in the 2Q 2020 per the Bureau of Economic Analysis. Since Real GDP dropped 5% annualized in the 1Q 2020, the US economy contracted 10.2% at an unannualized pace in the first half of 2020. In other words, the US economy was about 10% smaller in the 2Q 2020 than the 4Q 2019.

Economic momentum since May 2020 reflects July retail sales almost 2% above February. Total consumer spending through July adjusted for inflation has regained about 75% of the initial drop off between February and April. A strong housing sector has been a bright spot. The US added 1.76 million jobs in July, down from a record 4.79 million jobs added in June, the third-largest gain on record.

According to a 2020 Southeast US Real Estate Market Outlook provided by CBRE Inc., the Tampa Bay area is steadily growing and is a strong competitor in its region. The Tampa region has added about 8,000 construction jobs year-over-year. Financial activities remain strong industry for the area adding 1,600 jobs year over year. Technical, professional and scientific sector has added 8,700 jobs which reflects a 7.8% increase over the previous year. One of the top five employers of the area is McDill Air Force Base with 18,000 employees. Lakeland-based Publix Supermarkets employs over 30,000 people locally.

Employment growth has also been positive since 2015 and gradually decreasing from a high of 4.5% to 2.4% in 2019. The following chart shows a significant increase in unemployment between 2019 and year-to-date 2020. Unemployment in Tampa is currently less than Florida but higher than the rest the United States at about 13%.



Source: BLS Unemployment, CBRE Research, Q2 2020.

The Tampa Bay Area (TBA) ranks high among other metro areas of the southeast. TBA has a population of 3.1 million ranking 2nd in the region, a net migration rate of 54,300 ranking 1st in the region, a baby boomer population of 24.8% ranking 2nd in the region, and an unemployment rate of 3.5% ranking 12th in the region. TBA ranks 9th in five-year population growth rate at 6.7%, 3rd in 10-year job growth with an anticipated 256,000 new jobs.



## COVID-19

A highly virulent pandemic of respiratory disease caused by the novel Coronavirus (abbreviated COVID-19) evolved into a global presence in Q1 2020. COVID-19 can cause mild to severe illness with persons 65 and older most severely impacted. The United States is currently in the acceleration phase of the pandemic with different parts of the country experiencing different levels of COVID-19 activity levels.

According to the Institute for Health Metrics and Evaluation (IHME) projections anticipate the death rate to stay relatively flat with a decline if masks were used uniformly. An uptick is projected without masks and an easing on social restrictions.



Source: IHME

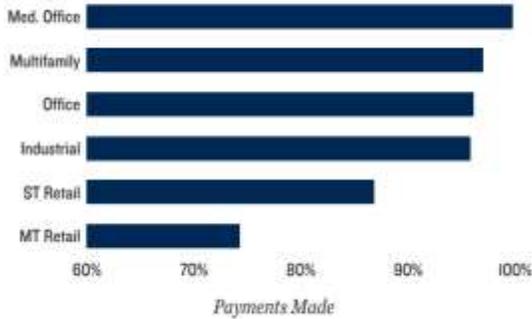
COVID-19's long-term effects on commercial real estate are difficult to quantify. Organizations such as the Urban Land Institute, Costar, and CB Richard Ellis are surveying real estate professionals such as brokers, property managers, buyers/sellers, and appraisers to assist in keeping our finger on the pulse of this highly evolving situation. Landlords need to evaluate and work with those tenants most impacted on their ability to pay rent, regardless of lease language.

As a response to potential re-use of some structures to alternative uses, the concept of upzoning is being discussed in various municipalities. Upzoning would allow for greater density and affordable housing in most instances. It remains to be seen if upzoning will be initiated in the subject's municipality.

The following chart reported by Marcus and Millichap presents the 2Q 2020 rent collection payments breakdown by property type. The highest collection of rents at 99.8% was the medical office segment. Multifamily (97%), office (96.1%) and industrial (95.8%) reflecting the next highest tier below medical office. Single tenant retail collections were 86.8%. The lowest surveyed segment was multi-tenant retail at 74.3%.



— 2Q Rent Collections Vary by Property Type —



*Note: Includes publicly traded U.S. equity real estate investment trusts that disclosed the percentage of second quarter collections in July 2020 earnings release*

Short-term effects for some properties might include landlords offering rent abatement or lease extensions and lender loan modifications, possibly forbearance. The key to this health crisis is its duration. If restrictions by state and local governments are lifted by the next quarter, we do not anticipate any substantive effect on market value when viewed through the investor lens of a typically holding period for a particular property type. With the vaccine rolling out nationwide, a more hopeful attitude is emerging.



## Highest and Best Use

According to the *Dictionary of Real Estate Appraisal*, highest and best use is defined as: The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are physically possible, legally permissible, financially feasible and maximally productive. Alternatively, the probable use of land or improved property, specific with respect to the user and timing of the use, that is adequately supported and results in the highest present value.

**Figure 18.1** Eight Steps of the Highest and Best Use Analysis Process

<b>Step 1.</b> Property productivity analysis	Analyze property productivity attributes (site, legal, and location) to eliminate uses and determine most probable uses	<ul style="list-style-type: none"> <li>Physical possibility</li> <li>Legal permissibility</li> </ul>
<b>Step 2.</b> Delineate the market	Perform market studies to determine the economic demand and timing for probable alternative uses	Data required for analysis of financial feasibility
<b>Step 3.</b> Demand analysis		
<b>Step 4.</b> Supply analysis		
<b>Step 5.</b> Residual demand analysis		
<b>Step 6.</b> Subject capture analysis		
<b>Step 7.</b> Financial analysis of alternative uses	Complete a financial analysis of alternative land uses to determine which use has the highest residual land value	Financial feasibility
<b>Step 8.</b> Highest and best use conclusions	Perform highest and best use reconciliation and draw conclusions: <ul style="list-style-type: none"> <li>Use</li> <li>Timing</li> <li>Market participants               <ul style="list-style-type: none"> <li>Users of space</li> <li>Most probable buyer type</li> </ul> </li> </ul>	Maximum productivity

Source: *The Appraisal of Real Estate 15<sup>th</sup> Edition*

When a site is improved, we must recognize that the highest and best use may differ from the existing use; however, the existing use will continue, unless and until, land value (at its highest and best use) exceeds the total value of the property in its present use. The definition of highest and best use recognizes the contribution of a specific use to the community or to individual property owners.

The determination of highest and best use results from the appraiser's judgment and analytical skill; i.e., determination of highest and best use is an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use is the premise upon which value is based. In the context of investment value, "most profitable use" is another alternative term but the degree of risk must be considered.

The highest and best use concept requires an analysis of the subject as if it were vacant and also as improved to determine if the land is more valuable as vacant than the property as improved. There are four criteria that must be met. The highest and best use must be 1) physically possible; 2) legally permissible; 3) financially feasible; and, 4) maximally productive. These criteria are generally considered sequentially and the analysis may indicate more than one use.



### Development of Highest and Best Use Opinion (Market Value Appraisals)

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**Process:**

Least Intensive	Inferred, based on readily observed evidence such as surrounding land uses, age and condition of existing improvements, and known market demand for property type*
	Application of four tests (physically possible, legally permissible, financially feasible, maximally productive) but based on readily observed evidence*
	Application of four tests (physically possible, legally permissible, financially feasible, maximally productive) with research into each factor, testing for feasibility
Most Intensive	Application of four tests (physically possible, legally permissible, financially feasible, maximally productive) with complete market analysis and feasibility study

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\* Extraordinary assumptions may need to be stated about information taken to be true when it is uncertain.

Source: Stephanie Coleman, *Scope of Work* (Chicago: Appraisal Institute)

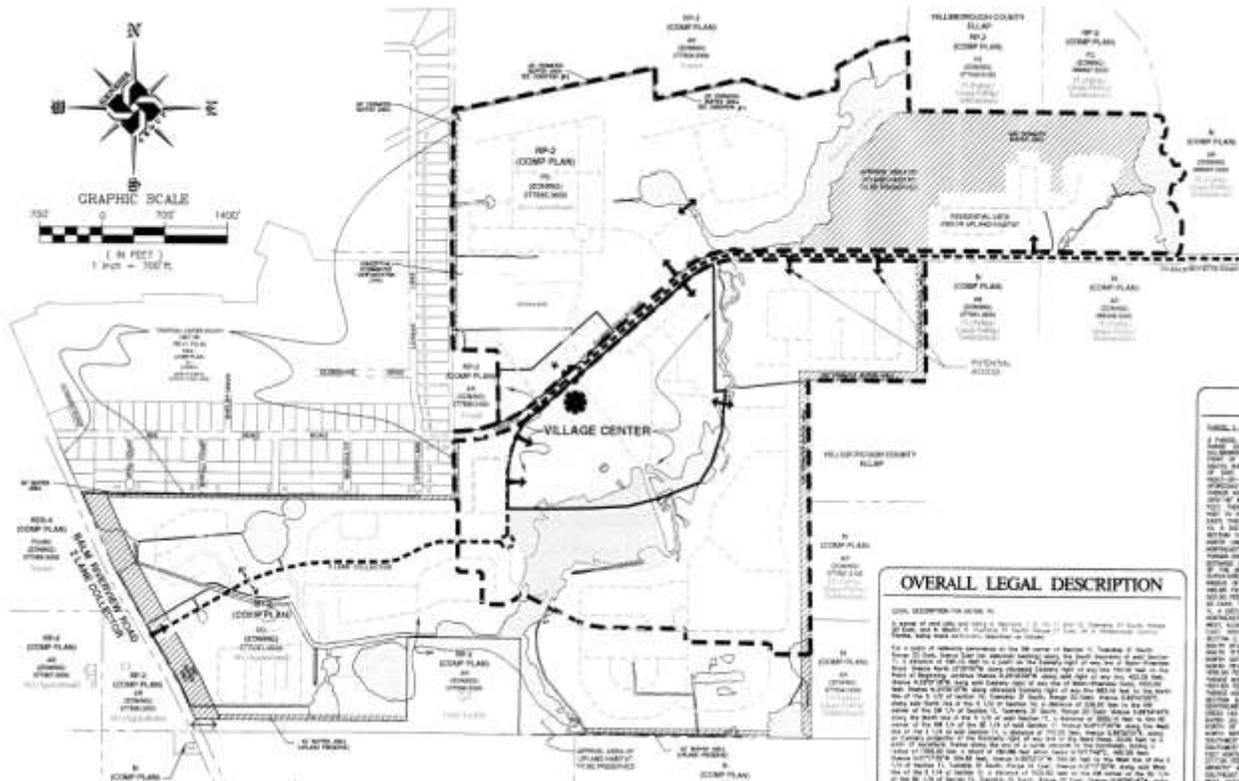
#### Physically Possible

The subject site reflects various tracts of land to be dedicated to the community development district of Triple Creek in an unincorporated area of Hillsborough County known as Riverview. The tracts are located within the three Villages known as Villages as G2, I, and J.

Village G2 runs along the terminus of Hammock Park Drive and Wildflower Meadow Drive east of Triple Creek Boulevard. Village I is located east of the roundabout at Triple Creek Boulevard and Boggy Creek Drive. Village J is located south of the roundabout at Triple Creek Boulevard and Boggy Creek Drive.

#### Legally Permissible

The subject is zoned PD, "Planned Development", by Hillsborough County. PD zoning is approved on a site-specific basis. The site is located within the Triple Creek Master Planned Community. Please refer to the site development plan and table of entitlements below for further reader edification.



Source: Hillsborough County Clerk's Office

Use	Non-Residential Sq. Ft	FAR	Residential Units	Net and Gross Density	Approximate Acres
Commercial	70,000				
Office *	170,000				
Residential *			2,045	2	936
Total	240,000	0.35	2,045	2	1038**
Village Center					102
* Includes Home Office and Flex Live/Work Office Space					
** Total acreage to include a minimum of 290 acres of Open Space					

Source: Hillsborough County Clerk's Office

**Financially Feasible/Maximally Productive**

Those uses which are financially feasible and that use which is maximally productive are generally closely related. Any use that results in a net return to the land after satisfying the return to the improvements is considered to be financially feasible; however, that use which returns the maximum dollars to the land is considered the use which is maximally productive.

The subject is located within the Triple Creek residential development in Riverview, an unincorporated area of Hillsborough County. The development has access granted via Triple Creek Boulevard from Balm Riverview Road to the west.



The subject reflects various Tracts located within the three Villages in the Triple Creek development, Village G2, Village I, and Village J. There are various Tracts located within each village reflecting retention, common and landscape area, right of ways, and various easements.

As requested, we are appraising the various parcels within each village which requires a hypothetical condition that the parcels could be developed with single-family lots commensurate with their tract. Within each village, the various tracts are largely non-contiguous with varying irregular sizes, some of which are non-buildable or inaccessible, with some reflecting planned retention, existing wetlands or open spaces.

In order to value the subject parcels, we have made a hypothetical condition that the various tracts could be developed with single-family lots commensurate with their village. This includes an assumption of a reasonable development characteristics such as site size, access, retention, availability of utilities, etc.

The Tracts reflect community parcels being sold in fee simple interest to the Community Development District (CDD). Given that the tracts are located within separate villages, each with unique lot frontage mixtures and densities, we have evaluated the parcels based on the density and lot sizes of the village they are located within.

Triple Creek reflects a master planned community which is authorized for up to 2,045 residential units across 1,010.64 acres reflecting an approved density of 2.02 units per acre. Applied to the collective tract acreage within each village, this would allow for 39 units in Village F-1, 12 units in Village K and three units in Village L. Therefore, we have valued the collective tracts within each village based on their allowable unit counts.

It is our opinion that the highest and best use of the subject property would be for various residential uses, such as single family homes. With the highest and best use identified, we can proceed with our valuation.



## **Valuation**

### **Sales Comparison Approach**

Direct Sales Comparison is a valuation technique in which the value estimate is predicated on prices paid in actual market transactions. In this process, comparison is made between properties having a satisfactory degree of similarity to the subject. We have presented transactions involving similar residential sites on the following pages. A land adjustment grid and comparable map is presented thereafter.

**Land Sale No. 1**



**Property Identification**

**Record ID** 9876  
**Address** N/S Jameson Road, east of S County Road 39 , Lithia, Hillsborough County, Florida 33547  
**Location** Lithia  
**Tax ID** U-08-31-22-ZZZ-000005-30510.0  
**Latitude, Longitude** W27.800380, N82.122630

**Sale Data**

**Grantor** Lee Roy Adams  
**Grantee** Thomas Lane Bernasek  
**Sale Date** December, 2020  
**Financing** Cash to Seller  
**Verification** Ann Lee - Ann Lee Realty; 813-685-4523, April, 2021; Confirmed by Alan Mills  
  
**Sale Price** \$565,000



**Land Data**

**Zoning** AR

**Land Size Information**

**Gross Land Size** 12.000 Acres or 522,720 SF  
24

**Indicators**

**Sale Price/Gross Acre** \$47,083

**Sale Price/Gross SF** \$1.08

**Sale Price/ Unit** \$23,542

**Remarks**

This property sale is located west of Plant City-Picnic Road in Lithia. The 12 acre site is near the southeast corner of Plant City-Picnic Road and Jameson Road. The site allows for 12 single family homes reflecting a density of 1 unit per gross acre. The seller was Lee Roy Adams of Riverview. The buyer was Thomas Lane Bernasek of Tampa. The property was sold for \$565,000, \$1.08 per square foot of land area, or \$47,083 per allowable unit. No other sale of the property was noted in a three year sales search.



**Land Sale No. 2**



**Property Identification**

<b>Record ID</b>	9877
<b>Address</b>	SWC Rhodine Road and Boyette Road, Riverview, Hillsborough County, Florida 33579
<b>Location</b>	Riverview
<b>Tax ID</b>	U-31-30-21-ZZZ-000004-43220.0 and U-31-30-21-ZZZ-000004-43250.0
<b>Latitude, Longitude</b>	W27.822730, N82.244980

**Sale Data**

<b>Grantor</b>	Shirley Moore & John Ewing
<b>Grantee</b>	Dhureena O'Donnell
<b>Sale Date</b>	November, 2020
<b>Conditions of Sale</b>	Cash to Seller
<b>Verification</b>	Jim Schatz - Century 21 All Aces Realty; 941-920-5751, April, 2021; Confirmed by Alan Mills



**Sale Price** \$550,000

**Land Data**

**Zoning** AR

**Land Size Information**

**Gross Land Size** 8.250 Acres or 359,370 SF  
33

**Indicators**

**Sale Price/Gross Acre** \$66,667

**Sale Price/Gross SF** \$1.53

**Sale Price/ Unit** \$16,667

**Remarks**

This property sale is a two parcel assemblage. Parcel 088386-200 and 088367-0000. The 180 acre site is on the southwest corner of Rhodine Road and Boyette Road. The site allows for 33 single family homes reflecting a density of 1.53 units per gross acre. The seller was Shirley Moore & John Ewing of Riverview. The buyer was Dhureena O'Donnell of Riverview. The property was sold for \$550,000, \$1.53 per square foot of land area, or \$16,667 per allowable unit. No other sale of the property was noted in a three year sales search.



**Land Sale No. 3**



**Property Identification**

<b>Record ID</b>	9879
<b>Address</b>	SWC Channing Park Road and Boyette Road, Lithia, Hillsborough County, Florida 33547
<b>Location</b>	Lithia
<b>Tax ID</b>	U-34-30-21-ZZZ-000004-43890.0
<b>Latitude, Longitude</b>	W27.829710, N82.200140

**Sale Data**

<b>Grantor</b>	Anthony Son Hai Pham
<b>Grantee</b>	James Raysbrook
<b>Sale Date</b>	November, 2020
<b>Financing</b>	Cash to Seller
<b>Verification</b>	Dao Alderman - KW Commercial; 813-997-2536, April, 2021; Confirmed by Alan Mills



**Sale Price** \$535,000

**Land Data**

**Zoning** AR

**Land Size Information**

**Gross Land Size** 9.090 Acres or 395,960 SF  
20

**Indicators**

**Sale Price/Gross Acre** \$58,856

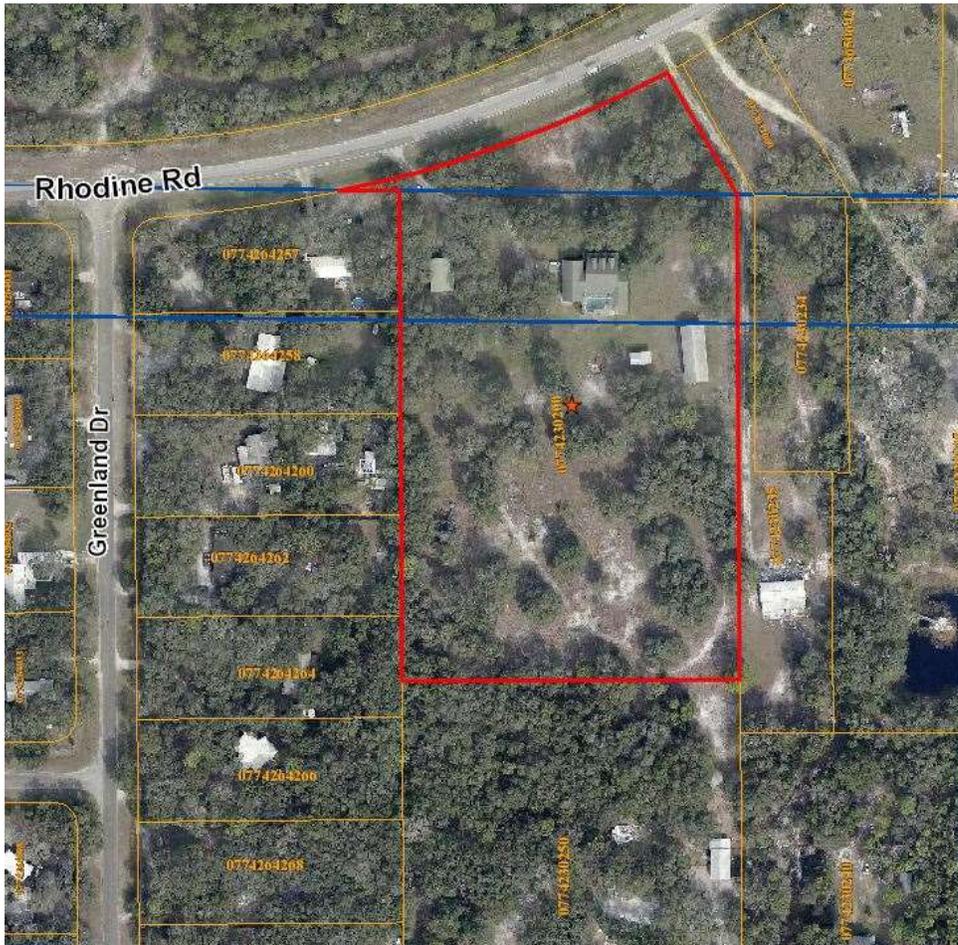
**Sale Price/Gross SF** \$1.35

**Sale Price/ Unit** \$26,750

**Remarks**

This property sale is located south of Lithia Pinecrest Road and west of Boyette Road in Riverview. The 9.09 acre site is on the southwest corner of Channing Park Road and Boyette Road. The site allows for 20 single family homes reflecting a density of 2.2 units per gross acre. The seller was Anthony Son Hai Phan of Riverview. The buyer was James Raysbrook of Riverview. The property was sold for \$535,000, \$1.35 per square foot of land area, or \$26,750 per allowable unit. No other sale of the property was noted in a three year sales search.

Land Sale No. 4



**Property Identification**

<b>Record ID</b>	9878
<b>Address</b>	S/S Rhodnie Road, east of Greenland Drive, Riverview, Hillsborough County, Florida 33579
<b>Location</b>	Riverview
<b>Tax ID</b>	U-02-31-20-ZZZ-000003-10540.0
<b>Latitude, Longitude</b>	W27.821450, N82.276680

**Sale Data**

<b>Grantor</b>	Robert E. Knepp
<b>Grantee</b>	Rhodine Holdings, LLC
<b>Sale Date</b>	August, 2020



**Land Sale No. 4 (Cont.)**

**Financing** Cash to Seller  
**Verification** Sharon Bokor - Bokor Realty Group, LLC; 813-708-2266,  
Confirmed by Alan Mills

**Sale Price** \$815,000

**Land Data**

**Zoning** PD

**Land Size Information**

**Gross Land Size** 7.500 Acres or 326,700 SF  
30

**Indicators**

**Sale Price/Gross Acre** \$108,667

**Sale Price/Gross SF** \$2.49

**Sale Price/ Unit** \$27,167

**Remarks**

This property sale is located south of Rhodine Road and west of Greenland Drive in Riverview. The 180 acre site is near the southeast corner of Rhodine Road and Greenland Drive. The site allows for 30 single family homes reflecting a density of 4 units per gross acre. The seller was Robert E. Knepp and Deborah Dianne Knepp. The buyer was Rhodine Holdings, LLC of Tampa. The property was sold for \$815,000, \$2.49 per square foot of land area, or \$27,167 per allowable unit. No other sale of the property was noted in a three year sales search.



**Land Sale No. 5**



**Property Identification**

**Record ID** 9875  
**Address** S/S Rhodine Road, east of Balm Riverview Road, Riverview, Hillsborough County, Florida 33579  
**Location** Riverview  
**Tax ID** U-01-31-20-ZZZ-000003-10380  
**Latitude, Longitude** W27.825380, N82.264610

**Sale Data**

**Grantor** Rhodine Pit, LLC  
**Grantee** TC Venture 2, LLC  
**Sale Date** June, 2020  
**Financing** Cash to Seller  
**Verification** Jason Sasser - CBRE; 813-273-8418, April, 2021; Confirmed by Alan Mills  
  
**Sale Price** \$5,000,000

**Land Data**

**Zoning** PD



**Land Size Information**

**Gross Land Size** 180.000 Acres or 7,840,800 SF  
271

**Indicators**

**Sale Price/Gross Acre** \$27,778  
**Sale Price/Gross SF** \$0.64  
**Sale Price/ Unit** \$18,450

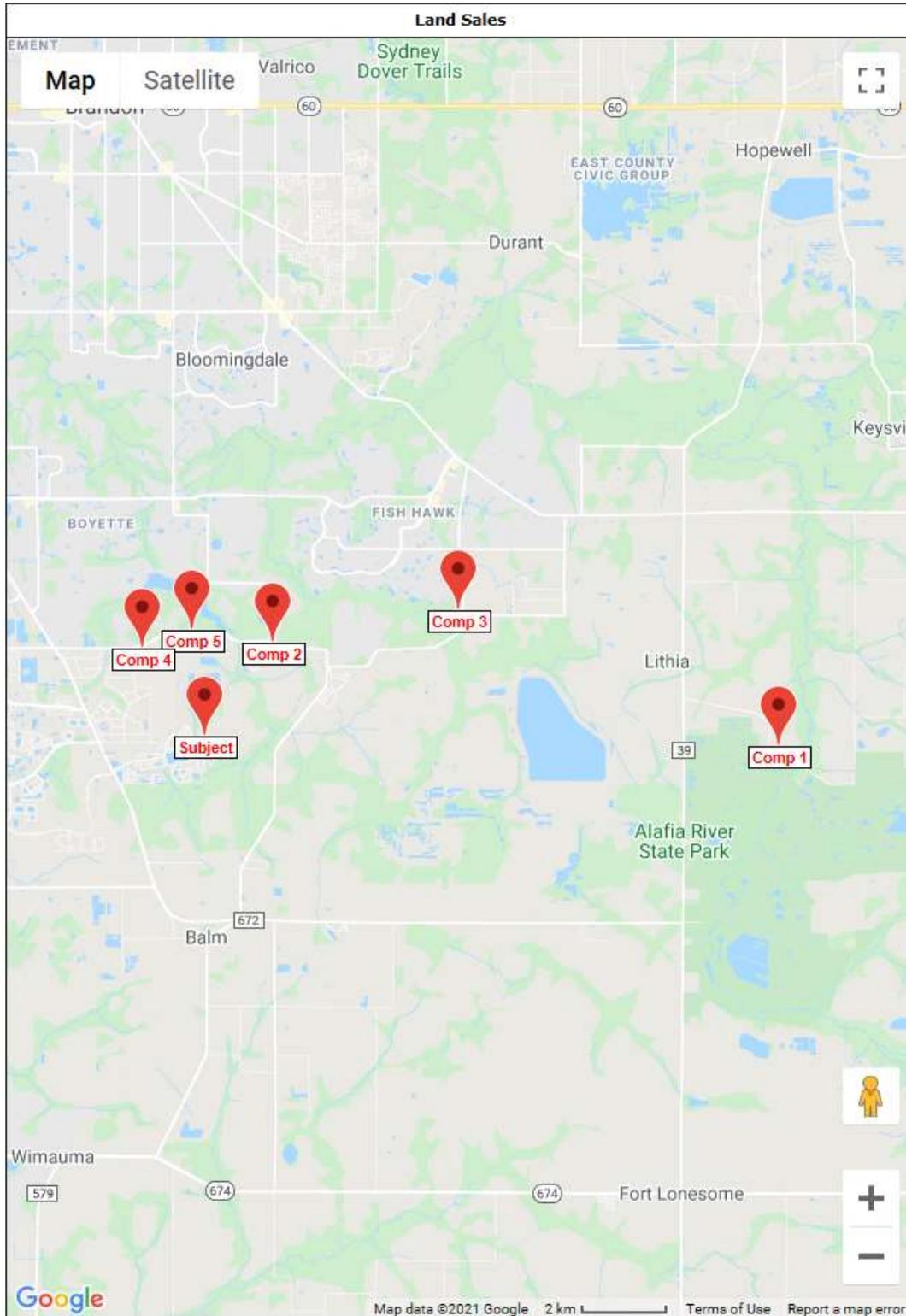
**Remarks**

This property sale is located south of Rhodine Road and north of Big Bend Road in Riverview. The 180 acre site is near the southeast corner of Rhodine Road and Balm Riverview Road. The site allows for 271 single family homes reflecting a density of 1.51 units per gross acre. The seller was Rhodine Pit, LLC of Zephyrhills. The buyer was TC Venture 2, LLC of Jacksonville. The property was sold for \$5,000,000, \$.64 per square foot of land area, or \$27,778 per allowable unit. No other sale of the property was noted in a three year sales search.



Land Sales Summary and Adjustment Grid						
	Subject	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Location:	East of Balm Riverview Road and South of Big Bend Road Riverview, Riverview	N/S Jameson Road, east of S County Road 39	SWC Rhodine Road and Boyette Road	SWC Channing Park Road and Boyette Road	S/S Rhodnie Road, east of Greenland Drive	S/S Rhodine Road, east of Balm Riverview Road
Submarket:		Lithia	Riverview	Lithia	Riverview	Riverview
Seller:		Lee Roy Adams	Shirley Moore & John Ewing	Anthony Son Hai Pham	Robert E. Knepp	Rhodine Pit, LLC
Buyer:		Thomas Lane Bernasek	Dhureena O'Donnell	James Raysbrook	Rhodine Holdings, LLC	TC Venture 2, LLC
Date of Sale:		December, 2020	November, 2020	November, 2020	August, 2020	June, 2020
Sale Price:		\$565,000	\$550,000	\$535,000	\$815,000	\$5,000,000
No of Units:		24	33	20	30	271
Density:		2.00	4.00	2.20	4.00	1.51
Site Size (SF):		522,720	359,370	395,960	326,700	7,840,800
Site Size (Acres):		12.00	8.25	9.09	7.50	180.00
Unadjusted Price/Gross Acre:		\$47,083	\$66,667	\$58,856	\$108,667	\$27,778
Unadjusted Price/Sq. Ft:		\$1.08	\$1.53	\$1.35	\$2.49	\$0.64
Unadjusted Price/Unit:		\$23,542	\$16,667	\$26,750	\$27,167	\$18,450
Adjustments						
Rights Transferred:		Fee simple	Fee simple	Fee simple	Fee simple	Fee simple
Financial Considerations:		Market	Market	Market	Market	Market
Conditions of Sale:		Arm's Length	Assemblage -10%	Arm's Length	Arm's Length	Arm's Length
Market Conditions - Time:		Stable	Stable	Stable	Stable	Stable
Time Adj. Cash Equiv. Price/Unit:		\$23,542	\$15,000	\$26,750	\$27,167	\$18,450
Location:	Average	Similar	Similar	Similar	Similar	Similar
Site Size (Gross Acres):	G2 = 15.66, I = 26.47 & J = 11.24	12.00	8.25	9.09	7.50	180.00
Zoning:	PD	AR	AR	AR	PD	5% PD
Utilities:	All Available	Similar	Similar	Similar	Similar	Similar
Net Adjustments:		0%	0%	0%	0%	5%
<b>Adjusted Price/Unit:</b>		<b>\$23,542</b>	<b>\$15,000</b>	<b>\$26,750</b>	<b>\$27,167</b>	<b>\$19,373</b>

**Land Sales Adjustment Grid**



Land Comparables Map



## Land Sales Analysis

The preceding sales were confirmed to offer the best indication of value of the subject site via the Sales Comparison Approach. A number of sales were examined, and in the final analysis they were narrowed to the five most comparable transactions. We have researched sales specifically residential sites in the general subject market area.

There are several units of comparison generally employed in the analysis of residential land. In this instance, the market dictates the most appropriate index is price per unit. The adjustment categories include location, site size, zoning and utilities.

All of the transactions were financed at market terms by third party financial institutions; hence, no adjustments for financing were required. If atypical financing were involved in the transaction, the appraiser would determine if those terms had a quantifiable effect on the sale price necessitating an adjustment.

Each transaction was confirmed to be arm's length between willing buyers and sellers; therefore, no adjustments for abnormal conditions of sale were necessary. However, if a listing is included in the analysis, a downward adjustment is considered to reflect a typical cushion for negotiations. Nonetheless, the amount of adjustment, if any, would depend on the asking price as it relates to the market at that time. Some transactions might include a bank sale sometimes referred to as "short sale". An adjustment will be made if warranted based on confirmation of that transaction.

Adjustments for time and price trends attempt to quantify changes in market conditions between the date of each sale and the date of the appraisal, based on current market conditions and available properties. All of the transactions are relatively timely, taking place from June, 2020 to December, 2020. Adjustment for this category would be based on any quantifiable appreciation or depreciation, typically identified through paired sales analysis.

Adjustments for location typically are associated with the general demographics of the area and property specific influences such as traffic counts, ingress/egress, proximity to linkages such as interstates and overall characteristics of an area.

Site size is an adjustment in which comparables site size is compared to the subject. Depending on the market segment, variation in site size can have effect up to a point on the price per square foot index. Typically, if a comparable site is larger than the subject site, an upward adjustment is applied to reflect economies of scale. Conversely, if a comparable site is smaller than the subject site, a downward adjustment was applied. This category can also include adjustments for parcels that may have off-site retention and reflect a fully buildable lot.

Zoning is an important consideration in land sales analysis as it specifies the development potential of a given parcel. In this category, the comparables' zoning classification relative to allowable uses, building setbacks and other restrictions are compared to the subject. Generally speaking, zoning classifications that allow more uses and flexible development are superior.



The availability of municipal services, specifically water and sewer, is an important attribute to a typical site. The adjustment would be applied if the comparable has a different availability of municipal services as the subject. This is especially true for parcels that may need to have municipal lines extended to the property at a cost.

After adjustments, the sales range from \$15,000 to \$27,167 per unit, with a mean of \$22,366 per unit. In this instance, we estimated value at the lower end of the range due to the common area characteristics of the subject parcels. Therefore, we have concluded to value of the subject site at \$15,000 per unit.

Our math is as follows:

**Village G2 Tracts**

39 Units x \$15,000/Unit = \$585,000

**Village I Tracts**

12 Units x \$15,000/Unit = \$180,000

**Village J Tracts**

3 Units x \$15,000/Unit = \$45,000

<b>Market Value via Sales Comparison Approach</b>	<b>- Village G2</b>	<b>\$585,000</b>
<b>Market Value via Sales Comparison Approach</b>	<b>- Village I</b>	<b>\$180,000</b>
<b>Market Value via Sales Comparison Approach</b>	<b>- Village J</b>	<b>\$45,000</b>



### Summary and Reconciliation

Cost Approach	n/a	n/a	n/a
Sales Comparison Approach	\$585,000	\$180,000	\$45,000
Income Approach	n/a	n/a	n/a
<b>Final Value Conclusion</b>	<b>\$585,000</b>	<b>\$180,000</b>	<b>\$45,000</b>

The subject reflects various parcels located within Villages G2, I, and J within the Triple Creek Phase 4 residential development in Riverview, an unincorporated area of Hillsborough County. The various tracts reflect community parcels being sold in fee simple interest to the Community Development District (CDD).

As requested, we are appraising the various parcels within each village which requires a hypothetical condition that the parcels could be developed with single-family lots commensurate with their tract. Within each village, the various shaped tracts are largely non-contiguous with varying sizes, some of which are non-buildable or inaccessible, with some reflecting planned retention, existing wetlands or open spaces.

In order to value the subject parcels, we have made a hypothetical condition that the various tracts could be developed with single-family lots commensurate with the approved density for the overall triple Creek master plan. This includes an assumption of a reasonable development characteristics such as site size, access, retention, availability of utilities, etc.

Therefore, we have determined the following values opinion as of April 1, 2021 as follows:

**Market Value – Tracts in Village G2 Based on Hypothetical Condition**

**FIVE HUNDRED EIGHTY FIVE THOUSAND DOLLARS  
(\$585,000)**

**Market Value – Tracts in Village I Based on Hypothetical Condition**

**ONE HUNDRED EIGHTY THOUSAND DOLLARS  
(\$180,000)**

**Market Value – Tracts in Village J Based on Hypothetical Condition**

**FORTY FIVE THOUSAND DOLLARS  
(\$45,000)**



Following is the Certification, Assumptions, subject photographs and other information related to the appraisal. The above value opinion is based on a 12-month marketing and exposure period. We appreciate the opportunity to provide this appraisal service. Should you have any questions about the appraisal report or the methodology applied, please feel free to give us a call.

Respectfully submitted,  
**THE DOHRING GROUP, INC.**

**Jeff Hicks, MAI**  
President  
Cert Gen RZ754

21-0329.DGA



### Certification

We certify that, to the best of our knowledge and belief:

- ✔ The statements of fact contained in this report are true and correct.
- ✔ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ✔ We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- ✔ We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ✔ Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ✔ The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- ✔ The signatories of this appraisal report nor the Dohring Group have been sued by a regulatory agency or financial institution for fraud or negligence involving an appraisal report.
- ✔ Compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ✔ Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition.
- ✔ Jeff Hicks has made a personal inspection of the property that is the subject of this report.
- ✔ No one provided significant real property appraisal assistance to the persons signing this certification.
- ✔ Our analyses, opinions, and conclusions have been developed, and this report has been prepared, in compliance with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of The Appraisal Foundation, and in accordance with the appraisal-related mandates within Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA). This report was also prepared in conformance with the State of Florida Standards for Certified General Real Estate Appraisers.



- ✔ We have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.
- ✔ It is our opinion that the subject does not include any enhancement in value as a result of any natural, cultural, recreational or scientific influences retrospective or prospective.
- ✔ We have extensive experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
- ✔ The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ✔ As of the date of this report, Jeff Hicks, MAI and Brenda Dohring Hicks, MAI have completed the continuing education program for Designated Members of the Appraisal Institute.
- ✔ We have not relied on the work of others if we have a reasonable doubt that the work is credible.
- ✔ We have performed no services as an appraiser, or in any capacity, regarding the property that is the subject of this report within the three year period immediately preceding acceptance of this assignment.



The market value of the property described herein, as of April 1, 2021, is certified to be the following:

**Market Value – Tracts in Village G2 Based on Hypothetical Condition**

**FIVE HUNDRED EIGHTY FIVE THOUSAND DOLLARS  
(\$585,000)**

**Market Value – Tracts in Village I Based on Hypothetical Condition**

**ONE HUNDRED EIGHTY THOUSAND DOLLARS  
(\$180,000)**

**Market Value – Tracts in Village J Based on Hypothetical Condition**

**FORTY FIVE THOUSAND DOLLARS  
(\$45,000)**

Certified by,  
**THE DOHRING GROUP, INC.**

A handwritten signature in cursive script that reads "Jeff Hicks".

**Jeff Hicks, MAI**  
President  
Cert Gen RZ754



### Insurance Replacement Value

As requested, we have provided a replacement cost new for the subject property of the structure only. We have relied solely on Commercial Estimator from Marshall and Swift Valuation Service by CoreLogic for this estimate. In the absence of building plans, the subject building size was based on public records. After consideration of applicable multipliers, we have estimated the base cost for the subject via Marshall and Swift detailed below.

According to an Appraisal Institute Insurance Replacement Valuation seminar, the definition of insurance replacement value is the cost of replacement of all improvements to the property which could conceivably be destroyed. Replacement cost of a building for which standard insurance policies provide indemnity cover. Insurable value is less than the property's appraised market value because it excludes the value of land on which the building stands. The formula for computing the insurable value is usually stated in the valuation clause of a policy document. Replacement cost of the actual cost replace an item or structure at its pre-loss condition. The instructors of the seminar concluded that replacement value equals insurable value.

There are some distinctions in which the flood value excludes the cost of the foundation and casualty value (wind, fire) excludes foundation in about 15% of plumbing and electric costs. Since we are estimating the replacement cost new, depreciation was not considered. It should be noted that land value was not included in the replacement cost and that the cost of the slab, foundation, site improvements (parking lot lighting, landscaping, irrigation, paved parking lot, swimming pools, etc.), site work (including underground utilities) and furniture, fixtures and equipment (FF&E) were excluded.

Our replacement cost new estimate does not take into consideration any government fees, permitting issues (such as non-conforming structures) and costs that may arise if the structure were needed to be rebuilt. These costs include but are not limited to cost of impact fees, utility reconnection costs, zoning changes (and their implications to the subject site plan design), coastal zone requirements and statute or regulation that substantively restricts the ability to reconstruct the subject building. No consideration was considered to business loss or any stigma.

Entrepreneurial profit is also not included as it is not required for reconstruction, if necessary, market conditions notwithstanding. We have estimated the cost of demolition and removal of the existing structure(s) at \$5.00 per square foot. We added this cost to our total replacement cost new. The following chart summarizes the foregoing.

**Insurance Replacement Value**

**Rd. \$**



## Assumptions

1. This is an appraisal report presented in an Appraisal Report format which is intended to comply with the reporting requirements set forth under Standard Rule 2-2 of the Uniform Standards of Professional Appraisal Practice. It is understood between the parties that the scope of the assignment is limited and we relied on information obtained from the Public Records of Hillsborough County, published data sources and discussions with market professionals such as investors and brokers relative to the subject's income performance and physical composition. The Dohring Group is not responsible for unauthorized use of this report.
2. Unless otherwise specifically noted in the body of the report, it is assumed that title to the property or properties which are identified as the subject of the report, are clear and marketable and there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value including but not limited to liens, easements, restrictions, and encumbrances. The Dohring Group, Inc. has not examined title and makes no representations relative to the condition thereof.
3. Unless otherwise specifically noted in the body of the report, the legal description furnished is assumed to be correct. Any abbreviations or discrepancies relative to the legal would be identified.
4. It is assumed that surveys and/or plats furnished to, or acquired by, the appraiser and used in the making of this report are correct. The Dohring Group, Inc. has not made a land survey or caused one to be made unless identified in the report and therefore, assumes no responsibility for accuracy of same.
5. It is assumed any improvements have been, or will be, constructed according to approved architectural plans and specifications in conformance with recommendations contained in or based on any soil report(s). Unless otherwise noted, The Dohring Group, Inc. has not retained independent engineer(s) or architect(s) in connection with the report and therefore, makes no representations relative to conformance with approved architectural plans, specifications, or recommendations contained in or based on any soil(s) report.
6. It is assumed that all factual data furnished by the client, property owner, owner's representative, or persons designated by the client or owner are accurate and correct unless otherwise specifically noted in the report. I do not guarantee the correctness of such data, although as far as is reasonably possible, the data has been checked and is believed to be correct. Information and data referred to in this paragraph may include but is not limited to information relative to the subject of the report regarding numerical street addresses, lot and block numbers, assessor's parcel numbers, land dimensions, square footage area of land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, budgets, historic operating expenses, and related data. Information obtained regarding demographics, comparable verification, and data of a general sense is assumed factual as confirmed and the source(s) reliable. Any material error in the gathered data could have substantial impact on the conclusions reported; as a result, The Dohring Group, Inc. reserves a right to amend conclusions reported if made aware of such an error.
7. Unless otherwise noted in the body of the report, it is assumed that there are no mineral or sub-surface rights of value involved in the report and there are no other development rights of value that may be transferred. Subsurface rights, minerals and oils, were not considered in making this report unless otherwise stated.
8. Any riparian and/or littoral rights identified by survey or plat are assumed to go with the property unless easements and/or deeds of record were found by the appraiser to the contrary.
9. It is assumed that there is full compliance with all federal, state, and local environmental regulations and laws, unless non-compliance is stated, defined, and considered in the report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless the non-conformity has been stated, defined, and considered in the report. Unless otherwise noted, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape, are being considered.
11. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization has been, or can be, obtained or renewed for any use on which the value estimate contained in the report is based.



12. Unless otherwise stated in the report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such material on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated ground water, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated upon the assumption that there is no such material on or in the property that would cause loss in value or affect its marketability. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.
13. The soil of the area which is the subject of the report appears to be firm and solid. Unless otherwise stated, subsidence in the area is unknown or uncommon, but The Dohring Group, Inc. does not warrant against this condition and/or occurrence.
14. It is assumed that the utilization of the land and improvements is within the boundaries or property lines as described in the report, and there is no encroachment or trespass, unless noted.
15. The date of value of which the opinions in the report apply is set forth in the body of the report. The Dohring Group, Inc. assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions stated in the report.
16. Unless specifically noted in the body of this report, it is assumed that the property or properties described are structurally sound, seismically safe, and that all building systems (mechanical, electrical, HVAC, elevator, plumbing, etc.) are, or will be upon completion, in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion from the elements; that the property or properties have been engineered in such a manner that it/they will withstand any known elements such as wind storm, flooding, or similar natural occurrences; and that the improvements as currently constituted conform to all applicable local, state, and federal building codes and ordinances. The Dohring Group, Inc.'s professionals are not engineers and are not competent to judge matters of an engineering nature, nor has The Dohring Group, Inc. retained independent structural, mechanical, electrical, or civil engineers in connection with the report. As such, The Dohring Group, Inc. makes no representations relative to the condition of the improvements. Unless otherwise noted in the report, no problems were brought to the attention of The Dohring Group, Inc.'s professionals by ownership or management. Unless otherwise noted, The Dohring Group, Inc.'s professionals inspected less than 100% of the entire interior and exterior portions of the improvements. If questions regarding engineering studies are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. If engineers and consultants retained should report negative factors of a material nature or if such are later discussed relative to the condition of the improvements, such information could have a substantial negative impact on the conclusions reported. Accordingly, if negative findings are reported by engineering consultants, The Dohring Group, Inc. reserves the right to amend the report conclusions.
17. Unless otherwise specifically noted, this report is not being prepared for use in conjunction with litigation. Accordingly, no rights to expert testimony, pretrial or other conferences, disposition, or related services are included in this appraisal. If as a result of this undertaking, The Dohring Group, Inc. or any its officers, professionals, and/or consultants are requested or required to provide any of the foregoing services, such shall be subject to the availability of The Dohring Group, Inc.'s professionals or consultants at the time and shall further be subject to the party or parties requesting or requiring such services paying the then applicable professional fees and expenses.
18. Neither all nor any of the contents of the report shall be conveyed to the public through advertising, public relations, news, sales or other media without written consent and approval of The Dohring Group, Inc., particularly as to the valuation conclusions, the identity of the professionals or firm, or any reference to the Appraisal Institute, the MAI designation, or certification by the State of Florida. Exempt from restrictions relative to the transmittal of this report to third parties is duplication for internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom the report was prepared, providing that the report and/or its contents shall not be published, in whole or in part in any public document without the express written consent of The Dohring Group, Inc. or its principals, which consent The Dohring Group, Inc. reserves the right to deny. The report should not be advertised to the public or otherwise used to induce a third party to purchase the property. Any third party not covered by the exemptions herein who may possess this report is advised that he should rely on his own independently secured advice for any decision in conjunction with the property. The Dohring Group, Inc., its professionals and/or principals, shall have no accountability or responsibility to any such third party.



19. Unless specifically set forth in the body of the report, nothing contained therein shall be construed to represent any direct or indirect recommendation to buy, sell, or hold the property(ies) at the value(s), or development scenario as stated. Such decisions involve substantial investment strategy and must be specifically addressed in consultation form.
20. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other report and are invalid if so used.
21. The forecasts, projections, and/or operating estimates contained herein are based on current market conditions, anticipated (though recognizably short term) supply and demand factors, and a continued stable economy, unless otherwise stated. Any forecasts are therefore subject to changes in future conditions.
22. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The Dohring Group, Inc. has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since The Dohring Group, Inc. has no direct evidence relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.



## Definitions

### **Appraisal**

(noun) The act or process of developing an opinion of value; an opinion of value. (adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services.

Comment: an appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, not less than) to a previous value opinion or numerical benchmark (e.g., assessed value, collateral value).

### **Assignment**

A valuation service that is provided by an appraiser as a consequence of an agreement with the client.

### **Assignment Conditions**

Assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work.

Comment: Laws include constitutions, legislative and court-made law, administrative rules, and ordinances. Regulations include rules or orders, having legal force, issued by an administrative agency.

### **Client**

The party or parties who engage, by employment or contract, an appraiser and a specific assignment.

Comment: client may be an individual, group or entity, and may engage and communicate with the appraiser directly or through an agent.

### **Exposure Time**

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.



### **Extraordinary Assumption**

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

### **Hypothetical Condition**

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

### **Intended Use**

The use(s) of an appraiser's reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.

### **Intended User**

The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.

### **Jurisdictional Exception**

An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP<sup>1</sup>.

### **Marketing Time**

The reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal.

<sup>1</sup>USPAP 2020-2021



### **Market Value<sup>2</sup>**

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

<sup>2</sup>Definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Addenda

Subject Photos



Entrance



Village G2 - 1



Village G2 - 2



Village G2 - 3



Village G2 - 4



Village G2 - 5



Village I - 1



Village I - 2



Village I - 3



Village I - 4



Village I - 5



Village I - 6



Village I - 7



Village I - 8



Village I - 9



Village I - 10



Village J - 1



Village J - 2



Village J - 3



Village J - 4



Village J - 5



Village J - 6



Village J - 7



Village J - 8



Village J - 9



Village J - 10



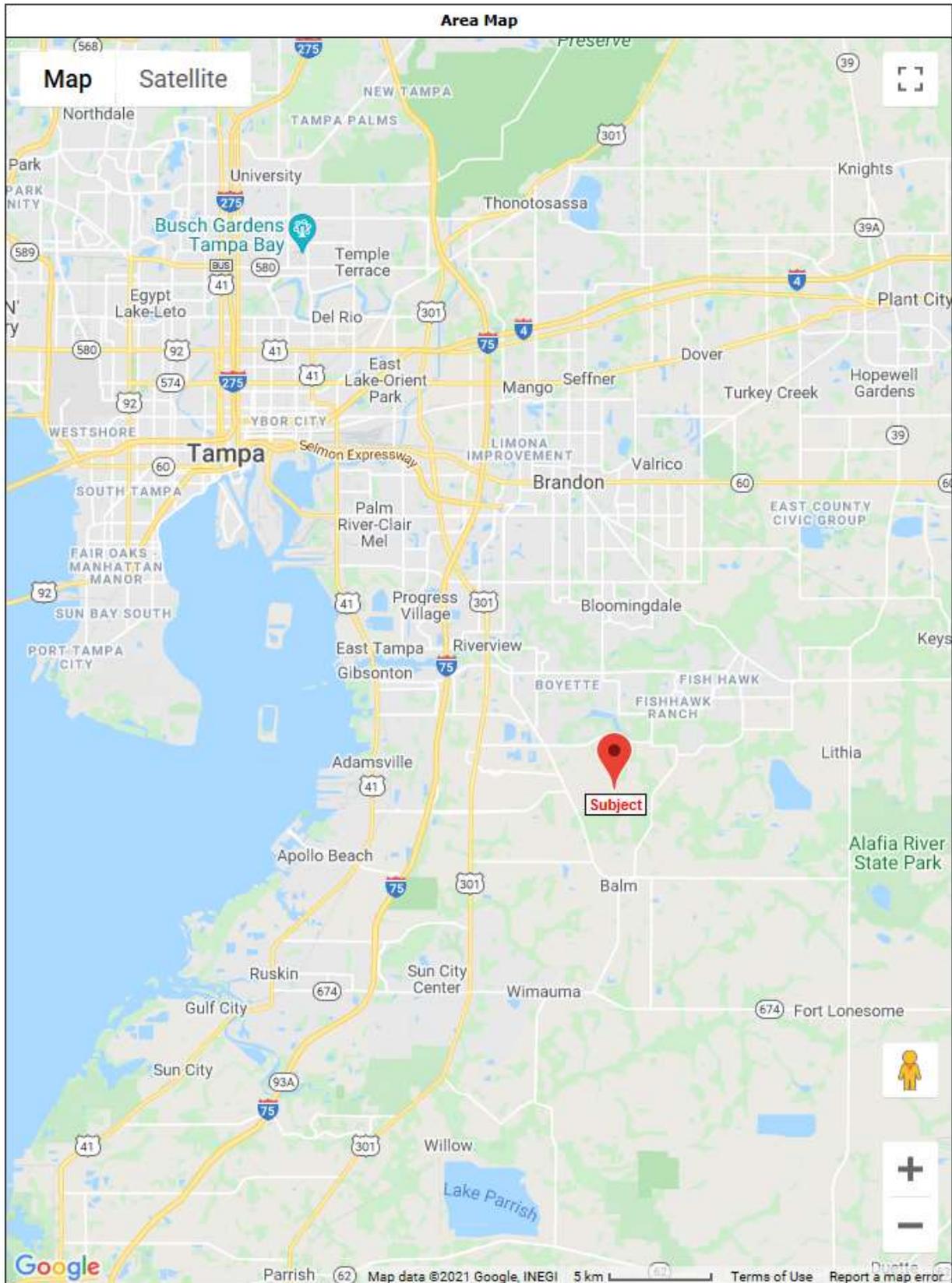
Village J - 11



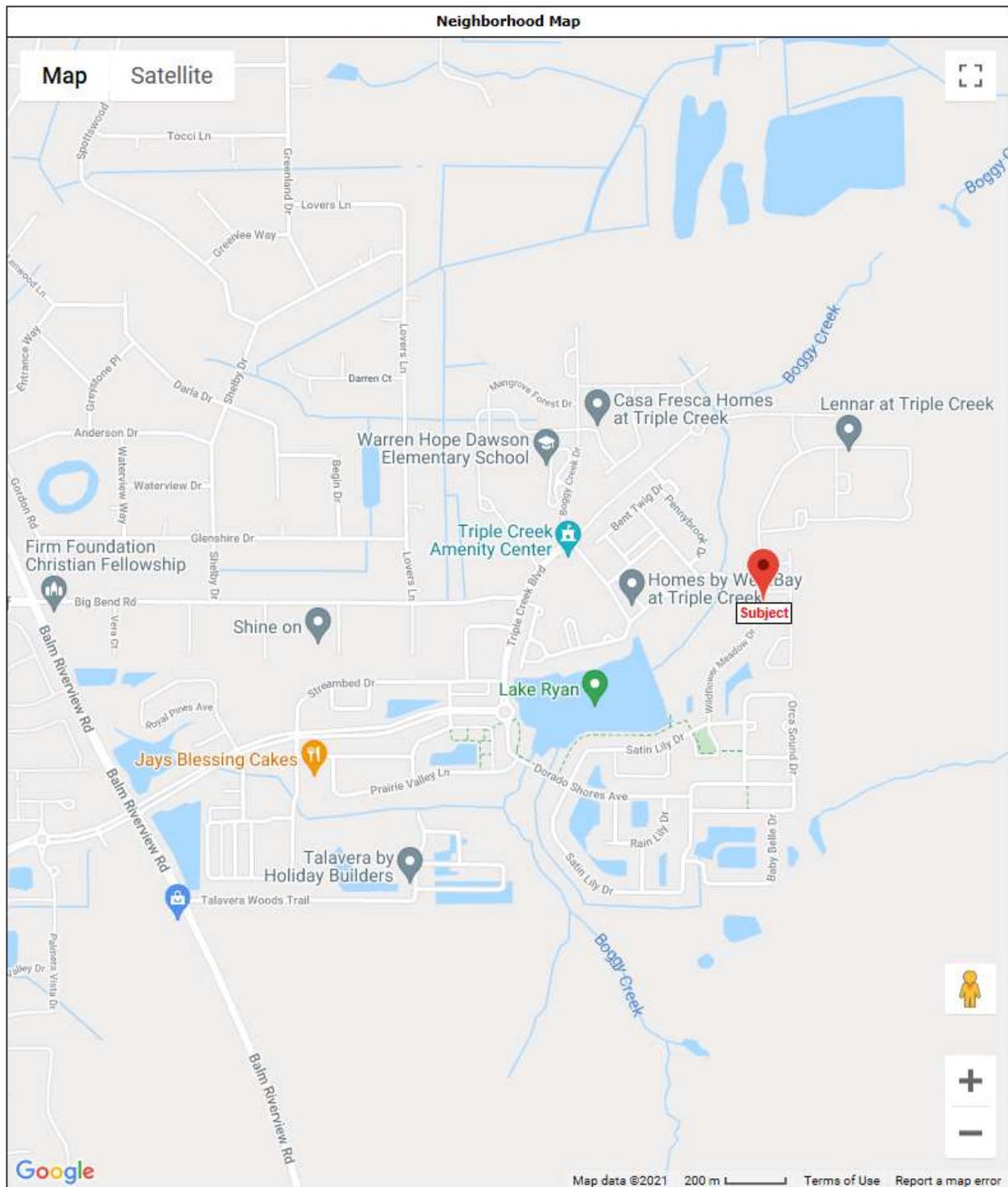
**Village J - 12**



**Village J - 13**



Area Map



Neighborhood Map

Village G2



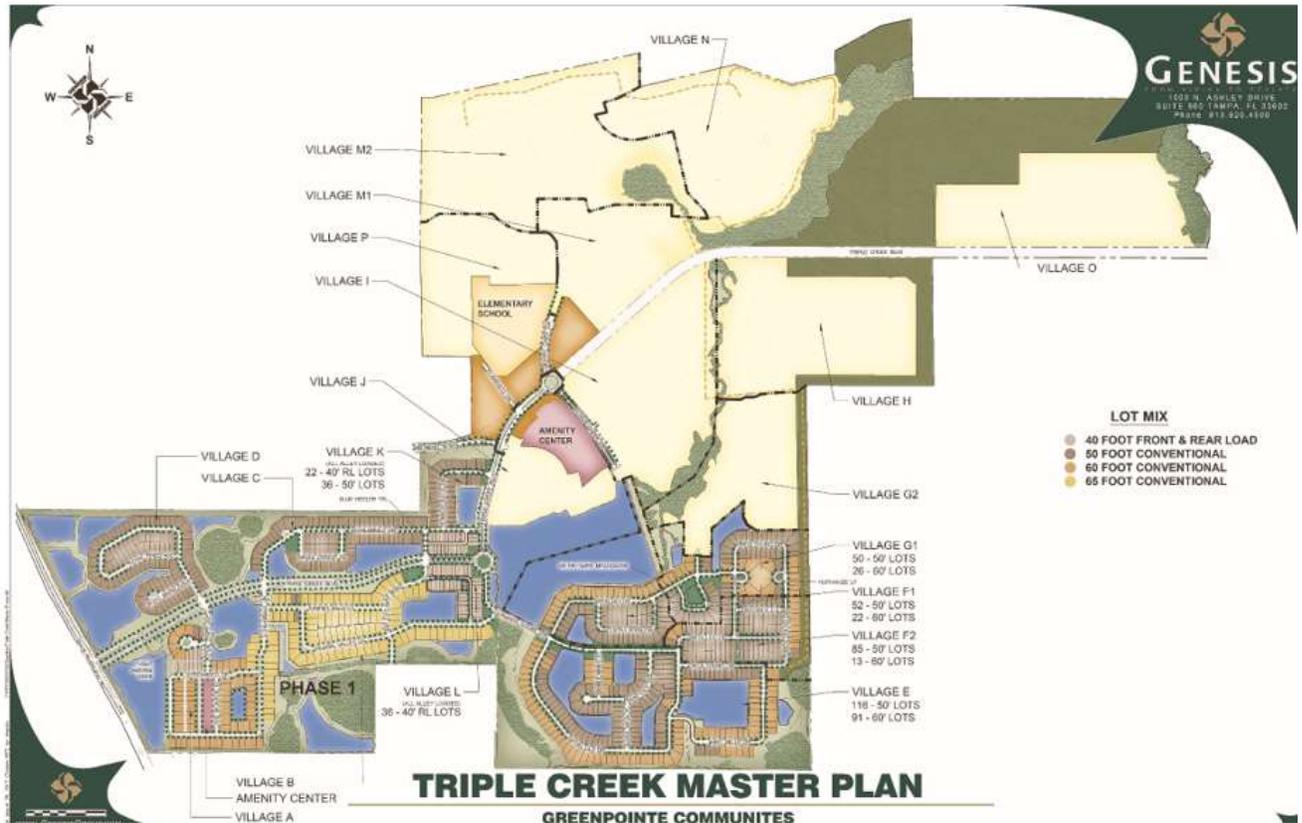
Village I



Village J



Aerial Map





Consideration: \$10.00  
Documentary Stamps: \$.70

INSTRUMENT #: 2020044432  
02/10/2020 at 11:17:45 AM  
Deputy Clerk: LMAYE  
Pat Frank, Clerk of the Circuit Court  
Hillsborough County

Prepared by and when  
recorded return to:

Donna J. Feldman, Esq.  
FELDMAN & MAHONEY, P.A.  
2240 Belleair Road, Suite 210  
Clearwater, Florida 33764

Folio No: 077694-1252; 077690-6854 and 077694-1588

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED ("Deed") is made this 30<sup>th</sup> day of January, 2020, by TC VENTURE 1, LLC, a Delaware limited liability company ("Grantor"), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("Grantee"), whose address is 9428 Camden Field Parkway, Riverview, Florida 33578.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("Property"):

That certain real property which is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever, for the purposes set forth on the applicable subdivision plats. By acceptance hereof, Grantee acknowledges its responsibility for maintenance and operation of the Property.

This conveyance is subject to: (a) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); and (b) all easements, covenants, conditions, restrictions, reservations and other matters of record, including, without limitation, all matters set forth on, and rights and interests reserved to Grantor as "Owner" pursuant to the applicable subdivision plats; however, reference hereto will not operate to reimpose the same.

**THIS IS A CONVEYANCE OF PROPERTY TO A COMMUNITY DEVELOPMENT DISTRICT FOR OWNERSHIP, OPERATION AND MAINTENANCE. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.**

Subject to the matters noted in this Deed, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered in the presence of:

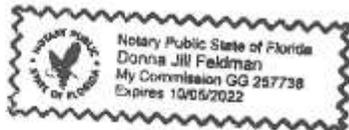
TC VENTURE 1, LLC, a Delaware limited liability company

Print Name: Donna J. Feldman By: Rick Harcrow  
Rick Harcrow, Vice President

Print Name: Aimee E. Jones

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of January, 2020, by Rick Harcrow, as Vice President of TC VENTURE 1, LLC, a Delaware limited liability company, on behalf of the company, (check one) /  who is personally known to me or /  who has produced a \_\_\_\_\_ as identification.



[Signature]  
Notary Public, State of Florida  
My Commission Expires:  
Affix Notary Seal Below:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

ACCEPTED BY GRANTEE:

Signed, sealed and delivered

in the presence of:

TRIPLE CREEK COMMUNITY  
DEVELOPMENT DISTRICT, a local unit of  
special-purpose government established pursuant to  
Chapter 190, Florida Statutes

Ellen Johnson  
Print Name: Ellen Johnson

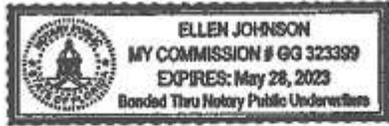
By: Ellen Johnson  
Name: Graydon E. Mears  
Title: Chairman

Cheri Schrubbe  
Print Name: Cheri Schrubbe

STATE OF FLORIDA  
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this 28<sup>th</sup> day of January, 2020, by Graydon E. Mears,  
as Chairman of the Triple Creek Community Development District, a local  
unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf  
of said entity, (check one)  who is personally known to me or  who has produced a  
\_\_\_\_\_ as identification.

Ellen Johnson  
Notary Public, State of Florida  
My Commission Expires: 5/28/23  
Affix Notary Seal Below:



**EXHIBIT "A"**

Legal Description of the Property

The non-exclusive easement over the areas designated on such plat as "(CDD) Drainage Easement" and "(CDD) Wall Easement" on the plat of Triple Creek Phase 4 Village J, according to the map or plat thereof, recorded in Plat Book 135, Pages 169 through 182, inclusive, of the Public Records of Hillsborough County, Florida;

Tracts A-4, A-5, A-6, B-12, B-32, B-34, B-35, P-2, P-3, P-4, P-5 and P-6, Triple Creek Phase 4 Village I, according to the map or plat thereof, recorded in Plat Book 135, Pages 260 through 280, inclusive, of the Public Records of Hillsborough County, Florida, together with the non-exclusive easement over the areas designated on such plat as "(CDD) Drainage Easement";

AND

The non-exclusive easement over the areas designated as "(CDD) Drainage Easement" on the plat of Triple Creek Phase 3 Village K, according to the map or plat thereof, recorded in Plat Book 131, Pages 151 through 161, inclusive, of the Public Records of Hillsborough County, Florida.

INSTRUMENT#: 2019294631, BK: 26775 PG: 1004 PGS: 1004 - 1006 07/11/2019 at 07:30:44 AM, DOC TAX PD(F.S.201.02) \$0.70 DEPUTY CLERK:MKEHOE1 Pat Frank, Clerk of the Circuit Court Hillsborough County

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Jennifer Kilinski  
HOPPING GREEN & SAMS P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 25<sup>th</sup> day of June, 2019, by TC VENTURE 1, LLC, a Delaware limited liability company, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, hereinafter called the "Grantor," to TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, whose address is at c/o Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578, hereinafter called the "Grantee."

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

**WITNESSETH:**

The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Hillsborough County, Florida, described in the attached **Exhibit A**.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, Florida Statutes.

[Signatures on Next Page]

Bk 26775 Pg 1005

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

[Signature]  
Printed Name: Justin Croom  
Witness

TC VENTURE I LLC,  
a Delaware limited liability company

[Signature]  
Printed Name: Joseph Roethke  
Witness

By: [Signature]  
Printed Name: Grady Mills  
Title: Dep.

STATE OF FLORIDA,  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 25 day of June, 2019, by Grady Mills (name), as Vice President (title) of TC Venture I, LLC, a Delaware limited liability company, and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)



[Signature]  
Notary Public Signature

Joseph Roethke  
(Name typed, printed or stamped)  
Notary Public, State of Florida  
Commission No. GG 165558  
My Commission Expires: 12/16/21

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

Bk 26775 Pg 1006

**EXHIBIT A**

Tracts B-9, B-11, B-12, B-32, B-33 and P-1, as shown on the plat of *Triple Creek Phase 4 Village G2* recorded in the Official Records of Hillsborough County, Florida at Plat Book 134, Page 236.

INSTRUMENT#: 2019294630, BK: 26775 PG: 1001 PGS: 1001 - 1003 07/11/2019 at 07:30:44 AM, DOC TAX PD(F.S.201.02) \$0.70 DEPUTY CLERK:MKEHOE1 Pat Frank, Clerk of the Circuit Court Hillsborough County

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Jennifer Kilinski  
HOPPING GREEN & SAMS P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 25<sup>th</sup> day of June, 2019, by TC VENTURE 1, LLC, a Delaware limited liability company, whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, hereinafter called the "Grantor," to TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, whose address is at c/o Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578, hereinafter called the "Grantee."

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

**WITNESSETH:**

The Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Hillsborough County, Florida, described in the attached Exhibit A.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, Florida Statutes.

[Signatures on Next Page]

Bk 26775 Pg 1002

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Justin Cream  
Printed Name: Justin Cream  
Witness

TC VENTURE I LLC,  
a Delaware limited liability company

Joseph Roethke  
Printed Name: Joseph Roethke  
Witness

By: [Signature]  
Printed Name: Grady Mears  
Title: V.P.

STATE OF FLORIDA  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 25 day of June, 2019, by Grady Mears (name), as Vice President (title) of TC Venture 1, LLC, a Delaware limited liability company, and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)

[Signature]  
Notary Public Signature



Joseph Roethke  
(Name typed, printed or stamped)  
Notary Public, State of Florida  
Commission No. GG 165556  
My Commission Expires: 12/16/21

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

Bk 26775 Pg 1003

**EXHIBIT A**

Tracts A-7, A-8, B-12, B-36, B-37, B-38, B-39, B-40, B-41, B-42, B-43, B-44, B-45, B-46, and B-47 as shown on the plat of *Triple Creek Phase 4 Village J* recorded in the Official Records of Hillsborough County, Florida at Plat Book 135, Page 170.



**Bob Henriquez**  
**Hillsborough County Property Appraiser**

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

**Folio: 077694-1252**



Owner Information	
<b>Owner Name</b>	TRIPLE CREEK CDD
<b>Mailing Address</b>	C/O RIZZETTA & COMPANY INC 9428 CAMDEN FIELD PKWY RIVERVIEW, FL 33578-0519
<b>Site Address</b>	13100 JETER CREEK DR, RIVERVIEW
<b>PIN</b>	U-12-31-20-B6E-000000-B0009.0
<b>Folio</b>	077694-1252
<b>Prior PIN</b>	U-12-31-20-ZZZ-000003-14500.0
<b>Prior Folio</b>	077693-0000
<b>Tax District</b>	U - UNINCORPORATED
<b>Property Use</b>	8900 MUNICIPAL
<b>Plat Book/Page</b>	134/236
<b>Neighborhood</b>	226014.00   Triple Creek Area
<b>Subdivision</b>	B6E   TRIPLE CREEK PHASE 4 VILLAGE G2

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$445,173	\$445,173	\$445,173	\$0
Public Schools	\$445,173	\$445,173	\$445,173	\$0
Municipal	\$445,173	\$445,173	\$445,173	\$0
Other Districts	\$445,173	\$445,173	\$445,173	\$0

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

Sales Information							
Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
26775	1004	06	2019	WD	Unqualified	Vacant	\$100
19815	0632	04	2010	WD	Unqualified	Improved	\$14,750,000

Extra Features								
OB/XF Code	Description	Building	Year On Roll	Length	Width	Units	Value	
0820	BRIDGE PEDESTRIAN	0	2020	50	8	400.00	\$0	
0820	BRIDGE PEDESTRIAN	0	2021	502	11	5,522.00	\$445,073	

Land Information							
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
9990	Common Area	PD	0.0	0.0	LT   LOTS	1.00	\$100

**Legal Description**

TRIPLE CREEK PHASE 4 VILLAGE G2 TRACTS B-9 B-11 B-12 B-32 B-33 AND P-1

<b>Plat Ownership</b>					<b>Beginning Parcel Identification Number (PIN)</b>					
TC Venture 1 LLC c/o Green Pointe Holdings LLC					U-12-31-20-B6E-000000-00000.0					
<b>Address</b>				<b>City</b>	<b>State</b>	<b>Zip Code</b>				
7807 Baymeadows Rd E Ste 205				Jacksonville	FL	32256-9666				
<b>T.D.</b>	<b>Plat Bk-Pg</b>	<b>Prior Parcel ID Number</b>			<b>OR Bk-Pg</b>	<b>Date Sale</b>	<b>Inst</b>	<b>Q/U</b>	<b>I/V</b>	<b>Reason Code</b>
U	134-236	U-12-31-20-ZZZ-000003-14500.0			19815-632	Apr-10	WD	U	I	
<b>Sp Dist</b>	<b>Nhd Code</b>	<b>DOR</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Sales Price</b>			<b>Prior Folio No</b>		
119	226002	0000	0195	PD	4,750,000			77693.0000		
<b>Plat Name</b>					<b>ADDRESSES ASSIGNED 03/07/2019</b>					
Triple Creek Phase 4 Village G2					RIVERVIEW 33579					
<b>Lot</b>	<b>Bk</b>	<b>Bldg</b>	<b>Unit</b>	<b>Address</b>	<b>Parcel Identification Number</b>					<b>Folio No</b>
1				13109 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00001	77694.1032
2				13111 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00002	77694.1034
3				13113 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00003	77694.1036
4				13115 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00004	77694.1038
5				13117 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00005	77694.1040
6				13004 MINTY CHAPEL CT	U	12-31-20	B6E	000000	00006	77694.1042
7				13006 MINTY CHAPEL CT	U	12-31-20	B6E	000000	00007	77694.1044
8				13008 MINTY CHAPEL CT	U	12-31-20	B6E	000000	00008	77694.1046
9				13010 MINTY CHAPEL CT	U	12-31-20	B6E	000000	00009	77694.1048
10				13005 MINTY CHAPEL CT	U	12-31-20	B6E	000000	00010	77694.1050
11				13007 MINTY CHAPEL CT	U	12-31-20	B6E	000000	00011	77694.1052
12				13009 MINTY CHAPEL CT	U	12-31-20	B6E	000000	00012	77694.1054
13				13011 MINTY CHAPEL CT	U	12-31-20	B6E	000000	00013	77694.1056
14				13004 LILY CHAPEL CT	U	12-31-20	B6E	000000	00014	77694.1058
15				13006 LILY CHAPEL CT	U	12-31-20	B6E	000000	00015	77694.1060
16				13008 LILY CHAPEL CT	U	12-31-20	B6E	000000	00016	77694.1062
17				13010 LILY CHAPEL CT	U	12-31-20	B6E	000000	00017	77694.1064
18				13104 JETER CREEK DR	U	12-31-20	B6E	000000	00018	77694.1066
19				13106 JETER CREEK DR	U	12-31-20	B6E	000000	00019	77694.1068
20				13108 JETER CREEK DR	U	12-31-20	B6E	000000	00020	77694.1070
21				13110 JETER CREEK DR	U	12-31-20	B6E	000000	00021	77694.1072
22				13112 JETER CREEK DR	U	12-31-20	B6E	000000	00022	77694.1074
23				13114 JETER CREEK DR	U	12-31-20	B6E	000000	00023	77694.1076
24				13116 JETER CREEK DR	U	12-31-20	B6E	000000	00024	77694.1078
25				13118 JETER CREEK DR	U	12-31-20	B6E	000000	00025	77694.1080
26				13202 JETER CREEK DR	U	12-31-20	B6E	000000	00026	77694.1082
27				13204 JETER CREEK DR	U	12-31-20	B6E	000000	00027	77694.1084
28				13206 JETER CREEK DR	U	12-31-20	B6E	000000	00028	77694.1086
29				13208 JETER CREEK DR	U	12-31-20	B6E	000000	00029	77694.1088
30				13210 JETER CREEK DR	U	12-31-20	B6E	000000	00030	77694.1090
31				13212 JETER CREEK DR	U	12-31-20	B6E	000000	00031	77694.1092
32				13214 JETER CREEK DR	U	12-31-20	B6E	000000	00032	77694.1094
33				13216 JETER CREEK DR	U	12-31-20	B6E	000000	00033	77694.1096
34				13218 JETER CREEK DR	U	12-31-20	B6E	000000	00034	77694.1098
35				13220 JETER CREEK DR	U	12-31-20	B6E	000000	00035	77694.1100
36				13222 JETER CREEK DR	U	12-31-20	B6E	000000	00036	77694.1102
37				13224 JETER CREEK DR	U	12-31-20	B6E	000000	00037	77694.1104
38				13226 JETER CREEK DR	U	12-31-20	B6E	000000	00038	77694.1106
39				13228 JETER CREEK DR	U	12-31-20	B6E	000000	00039	77694.1108
40				13235 JETER CREEK DR	U	12-31-20	B6E	000000	00040	77694.1110
41				13237 JETER CREEK DR	U	12-31-20	B6E	000000	00041	77694.1112
42				13239 JETER CREEK DR	U	12-31-20	B6E	000000	00042	77694.1114
SHEET 1 OF 3										

<b>Plat Ownership</b>					<b>Beginning Parcel Identification Number (PIN)</b>					
TC Venture 1 LLC c/o Green Pointe Holdings LLC					U-12-31-20-B6E-000000-00000.0					
<b>Address</b>				<b>City</b>	<b>State</b>	<b>Zip Code</b>				
7807 Baymeadows Rd E Ste 205				Jacksonville	FL	32256-9666				
<b>T.D.</b>	<b>Plat Bk-Pg</b>	<b>Prior Parcel ID Number</b>			<b>OR Bk-Pg</b>	<b>Date Sale</b>	<b>Inst</b>	<b>Q/U</b>	<b>I/V</b>	<b>Reason Code</b>
U	134-236	U-12-31-20-ZZZ-000003-14500.0			19815-632	Apr-10	WD	U	I	
<b>Sp Dist</b>	<b>Nhd Code</b>	<b>DOR</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Sales Price</b>			<b>Prior Folio No</b>		
119	226002	0000	0195	PD	4,750,000			77693.0000		
<b>Plat Name</b>					<b>ADDRESSES ASSIGNED 03/07/2019</b>					
Triple Creek Phase 4 Village G2					RIVERVIEW 33579					
<b>Lot</b>	<b>Bk</b>	<b>Bldg</b>	<b>Unit</b>	<b>Address</b>	<b>Parcel Identification Number</b>					<b>Folio No</b>
43				13230 JETER CREEK DR	U	12-31-20	B6E	000000	00043	77694.1116
44				13232 JETER CREEK DR	U	12-31-20	B6E	000000	00044	77694.1118
45				13234 JETER CREEK DR	U	12-31-20	B6E	000000	00045	77694.1120
46				13236 JETER CREEK DR	U	12-31-20	B6E	000000	00046	77694.1122
47				13238 JETER CREEK DR	U	12-31-20	B6E	000000	00047	77694.1124
48				13240 JETER CREEK DR	U	12-31-20	B6E	000000	00048	77694.1126
49				13242 JETER CREEK DR	U	12-31-20	B6E	000000	00049	77694.1128
50				13244 JETER CREEK DR	U	12-31-20	B6E	000000	00050	77694.1130
51				13248 JETER CREEK DR	U	12-31-20	B6E	000000	00051	77694.1132
52				13250 JETER CREEK DR	U	12-31-20	B6E	000000	00052	77694.1134
53				13252 JETER CREEK DR	U	12-31-20	B6E	000000	00053	77694.1136
54				13254 JETER CREEK DR	U	12-31-20	B6E	000000	00054	77694.1138
55				13256 JETER CREEK DR	U	12-31-20	B6E	000000	00055	77694.1140
56				13260 JETER CREEK DR	U	12-31-20	B6E	000000	00056	77694.1142
57				13262 JETER CREEK DR	U	12-31-20	B6E	000000	00057	77694.1144
58				13264 JETER CREEK DR	U	12-31-20	B6E	000000	00058	77694.1146
59				13268 JETER CREEK DR	U	12-31-20	B6E	000000	00059	77694.1148
60				13270 JETER CREEK DR	U	12-31-20	B6E	000000	00060	77694.1150
61				13213 JETER CREEK DR	U	12-31-20	B6E	000000	00061	77694.1152
62				13211 JETER CREEK DR	U	12-31-20	B6E	000000	00062	77694.1154
63				13209 JETER CREEK DR	U	12-31-20	B6E	000000	00063	77694.1156
64				13207 JETER CREEK DR	U	12-31-20	B6E	000000	00064	77694.1158
65				13011 LILY CHAPEL CT	U	12-31-20	B6E	000000	00065	77694.1160
66				13009 LILY CHAPEL CT	U	12-31-20	B6E	000000	00066	77694.1162
67				13007 LILY CHAPEL CT	U	12-31-20	B6E	000000	00067	77694.1164
68				13005 LILY CHAPEL CT	U	12-31-20	B6E	000000	00068	77694.1166
69				13202 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00069	77694.1168
70				13204 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00070	77694.1170
71				13206 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00071	77694.1172
72				13208 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00072	77694.1174
73				13210 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00073	77694.1176
74				13212 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00074	77694.1178
75				13214 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00075	77694.1180
76				13218 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00076	77694.1182
77				13220 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00077	77694.1184
78				13222 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00078	77694.1186
79				13224 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00079	77694.1188
80				13226 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00080	77694.1190
81				13228 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00081	77694.1192
82				13230 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00082	77694.1194
83				13232 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00083	77694.1196
84				13234 WILDFLOWER MEADOW DR	U	12-31-20	B6E	000000	00084	77694.1198
SHEET 2 OF 3										





**Bob Henriquez**  
**Hillsborough County Property Appraiser**

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

**Folio: 077694-1588**



Owner Information	
<b>Owner Name</b>	TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRIC
<b>Mailing Address</b>	9428 CAMDEN FIELD PKWY RIVERVIEW, FL 33578-0519
<b>Site Address</b>	12781 HAMMOCK PARK DR, RIVERVIEW
<b>PIN</b>	U-12-31-20-B7Z-000000-A0004.0
<b>Folio</b>	077694-1588
<b>Prior PIN</b>	U-12-31-20-ZZZ-000003-14500.0
<b>Prior Folio</b>	077693-0000
<b>Tax District</b>	U - UNINCORPORATED
<b>Property Use</b>	0901 RESIDENTIAL HOA
<b>Plat Book/Page</b>	135/260
<b>Neighborhood</b>	226014.00   Triple Creek Area
<b>Subdivision</b>	B7Z   TRIPLE CREEK PHASE 4 VILLAGE I

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$100	\$100	\$0	\$100
Public Schools	\$100	\$100	\$0	\$100
Municipal	\$100	\$100	\$0	\$100
Other Districts	\$100	\$100	\$0	\$100

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

Sales Information							
Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
19815	0632	01	2020	WD	Unqualified	Vacant	\$100
		04	2010	WD	Unqualified	Improved	\$14,750,000

Land Information								
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value	
9990	Common Area	PD	0.0	0.0	LT   LOTS	1.00	\$100	

**Legal Description**  
 TRIPLE CREEK PHASE 4 VILLAGE I TRACTS A-4 A-5 A-6 B-12...B-32 B34 B-35 ... P-2 THRU P-6

<b>Plat Ownership</b>					<b>Beginning Parcel Identification Number (PIN)</b>					
TC Venture 1 LLC c/o Green Pointe Holdings LLC					U-12-31-20-B7Z-000000-00000.0					
<b>Address</b>				<b>City</b>	<b>State</b>	<b>Zip Code</b>				
7807 Baymeadows Rd East Ste 2015				Jacksonville	FL	32256-9666				
<b>T.D.</b>	<b>Plat Bk-Pg</b>	<b>Prior Parcel ID Number</b>			<b>OR Bk-Pg</b>	<b>Date Sale</b>	<b>Inst</b>	<b>Q/U</b>	<b>I/V</b>	<b>Reason Code</b>
U	135-260	U-12-31-20-ZZZ-000003-14500.0			19815-632	Apr-10	WD	U	I	
<b>Sp Dist</b>	<b>Nhd Code</b>	<b>DOR</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Sales Price</b>			<b>Prior Folio No</b>		
119	226002	0000	0195	PD	4,750,000			77693.0000		
<b>Folio #'s changed 7-23-19 KS</b>										
<b>Triple Creek Phase 4 Village I</b>					<b>RIVERVIEW 33579</b>					
<b>Lot</b>	<b>Bk</b>	<b>Bldg</b>	<b>Unit</b>	<b>Address</b>	<b>Parcel Identification Number</b>					<b>Folio No</b>
1				12801 HAMMOCK PARK DR	U	12-31-20	B7Z	000000	00001	77694.1262
2				12803 HAMMOCK PARK DR	U	12-31-20	B7Z	000000	00002	77694.1264
3				12805 HAMMOCK PARK DR	U	12-31-20	B7Z	000000	00003	77694.1266
4				12807 HAMMOCK PARK DR	U	12-31-20	B7Z	000000	00004	77694.1268
5				12809 HAMMOCK PARK DR	U	12-31-20	B7Z	000000	00005	77694.1270
6				12811 HAMMOCK PARK DR	U	12-31-20	B7Z	000000	00006	77694.1272
7				12813 HAMMOCK PARK DR	U	12-31-20	B7Z	000000	00007	77694.1274
8				12815 HAMMOCK PARK DR	U	12-31-20	B7Z	000000	00008	77694.1276
9				12817 HAMMOCK PARK DR	U	12-31-20	B7Z	000000	00009	77694.1278
10				12819 HAMMOCK PARK DR	U	12-31-20	B7Z	000000	00010	77694.1280
11				12821 HAMMOCK PARK DR	U	12-31-20	B7Z	000000	00011	77694.1282
12				13046 PENNYBROOK DR	U	12-31-20	B7Z	000000	00012	77694.1284
13				13044 PENNYBROOK DR	U	12-31-20	B7Z	000000	00013	77694.1286
14				13042 PENNYBROOK DR	U	12-31-20	B7Z	000000	00014	77694.1288
15				13040 PENNYBROOK DR	U	12-31-20	B7Z	000000	00015	77694.1290
16				13038 PENNYBROOK DR	U	12-31-20	B7Z	000000	00016	77694.1292
17				13036 PENNYBROOK DR	U	12-31-20	B7Z	000000	00017	77694.1294
18				13034 PENNYBROOK DR	U	12-31-20	B7Z	000000	00018	77694.1296
19				13032 PENNYBROOK DR	U	12-31-20	B7Z	000000	00019	77694.1298
20				13030 PENNYBROOK DR	U	12-31-20	B7Z	000000	00020	77694.1300
21				13028 PENNYBROOK DR	U	12-31-20	B7Z	000000	00021	77694.1302
22				13026 PENNYBROOK DR	U	12-31-20	B7Z	000000	00022	77694.1304
23				13024 PENNYBROOK DR	U	12-31-20	B7Z	000000	00023	77694.1306
24				13022 PENNYBROOK DR	U	12-31-20	B7Z	000000	00024	77694.1308
25				13020 PENNYBROOK DR	U	12-31-20	B7Z	000000	00025	77694.1310
26				13016 PENNYBROOK DR	U	12-31-20	B7Z	000000	00026	77694.1312
27				12918 BENT TWIG DR	U	12-31-20	B7Z	000000	00027	77694.1314
28				12916 BENT TWIG DR	U	12-31-20	B7Z	000000	00028	77694.1316
29				12914 BENT TWIG DR	U	12-31-20	B7Z	000000	00029	77694.1318
30				12912 BENT TWIG DR	U	12-31-20	B7Z	000000	00030	77694.1320
31				12908 BENT TWIG DR	U	12-31-20	B7Z	000000	00031	77694.1322
32				12906 BENT TWIG DR	U	12-31-20	B7Z	000000	00032	77694.1324
33				12904 BENT TWIG DR	U	12-31-20	B7Z	000000	00033	77694.1326
34				12902 BENT TWIG DR	U	12-31-20	B7Z	000000	00034	77694.1328
35				12840 BENT TWIG DR	U	12-31-20	B7Z	000000	00035	77694.1330
36				12838 BENT TWIG DR	U	12-31-20	B7Z	000000	00036	77694.1332
37				12836 BENT TWIG DR	U	12-31-20	B7Z	000000	00037	77694.1334
38				12834 BENT TWIG DR	U	12-31-20	B7Z	000000	00038	77694.1336
39				12832 BENT TWIG DR	U	12-31-20	B7Z	000000	00039	77694.1338
40				12830 BENT TWIG DR	U	12-31-20	B7Z	000000	00040	77694.1340
41				12828 BENT TWIG DR	U	12-31-20	B7Z	000000	00041	77694.1342
42				12826 BENT TWIG DR	U	12-31-20	B7Z	000000	00042	77694.1344
SHEET 1 OF 4										

<b>Plat Ownership</b>					<b>Beginning Parcel Identification Number (PIN)</b>					
TC Venture 1 LLC c/o Green Pointe Holdings LLC					U-12-31-20-B7Z-000000-00000.0					
<b>Address</b>				<b>City</b>	<b>State</b>	<b>Zip Code</b>				
7807 Baymeadows Rd East Ste 2015				Jacksonville	FL	32256-9666				
<b>T.D.</b>	<b>Plat Bk-Pg</b>	<b>Prior Parcel ID Number</b>			<b>OR Bk-Pg</b>	<b>Date Sale</b>	<b>Inst</b>	<b>Q/U</b>	<b>I/V</b>	<b>Reason Code</b>
U	135-260	U-12-31-20-ZZZ-000003-14500.0			19815-632	Apr-10	WD	U	I	
<b>Sp Dist</b>	<b>Nhd Code</b>	<b>DOR</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Sales Price</b>			<b>Prior Folio No</b>		
119	226002	0000	0195	PD	4,750,000			77693.0000		
Folio #'s changed 7-23-19 KS										
<b>Triple Creek Phase 4 Village I</b>					<b>RIVERVIEW 33579</b>					
<b>Lot</b>	<b>Bk</b>	<b>Bldg</b>	<b>Unit</b>	<b>Address</b>	<b>Parcel Identification Number</b>					<b>Folio No</b>
43				12824 BENT TWIG DR	U	21-31-20	B7Z	000000	00043	77694.1346
44				12822 BENT TWIG DR	U	21-31-20	B7Z	000000	00044	77694.1348
45				12820 BENT TWIG DR	U	21-31-20	B7Z	000000	00045	77694.1350
46				12818 BENT TWIG DR	U	21-31-20	B7Z	000000	00046	77694.1352
47				12816 BENT TWIG DR	U	21-31-20	B7Z	000000	00047	77694.1354
48				12814 BENT TWIG DR	U	21-31-20	B7Z	000000	00048	77694.1356
49				12812 BENT TWIG DR	U	21-31-20	B7Z	000000	00049	77694.1358
50				12810 BENT TWIG DR	U	21-31-20	B7Z	000000	00050	77694.1360
51				12808 BENT TWIG DR	U	21-31-20	B7Z	000000	00051	77694.1362
52				12806 BENT TWIG DR	U	21-31-20	B7Z	000000	00052	77694.1364
53				12804 BENT TWIG DR	U	21-31-20	B7Z	000000	00053	77694.1366
54				13010 BOGGY CREEK DR	U	21-31-20	B7Z	000000	00054	77694.1368
55				13012 BOGGY CREEK DR	U	21-31-20	B7Z	000000	00055	77694.1370
56				13014 BOGGY CREEK DR	U	21-31-20	B7Z	000000	00056	77694.1372
57				13016 BOGGY CREEK DR	U	21-31-20	B7Z	000000	00057	77694.1374
58				13018 BOGGY CREEK DR	U	21-31-20	B7Z	000000	00058	77694.1376
59				13020 BOGGY CREEK DR	U	21-31-20	B7Z	000000	00059	77694.1378
60				13022 BOGGY CREEK DR	U	21-31-20	B7Z	000000	00060	77694.1380
61				13024 BOGGY CREEK DR	U	21-31-20	B7Z	000000	00061	77694.1382
62				13026 BOGGY CREEK DR	U	21-31-20	B7Z	000000	00062	77694.1384
63				13028 BOGGY CREEK DR	U	21-31-20	B7Z	000000	00063	77694.1386
64				13030 BOGGY CREEK DR	U	21-31-20	B7Z	000000	00064	77694.1388
65				13102 SHUMARD WAY	U	21-31-20	B7Z	000000	00065	77694.1390
66				13104 SHUMARD WAY	U	21-31-20	B7Z	000000	00066	77694.1392
67				13106 SHUMARD WAY	U	21-31-20	B7Z	000000	00067	77694.1394
68				13108 SHUMARD WAY	U	21-31-20	B7Z	000000	00068	77694.1396
69				13110 SHUMARD WAY	U	21-31-20	B7Z	000000	00069	77694.1398
70				13112 SHUMARD WAY	U	21-31-20	B7Z	000000	00070	77694.1400
71				13114 SHUMARD WAY	U	21-31-20	B7Z	000000	00071	77694.1402
72				13116 SHUMARD WAY	U	21-31-20	B7Z	000000	00072	77694.1404
73				13102 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00073	77694.1406
74				13104 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00074	77694.1408
75				13106 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00075	77694.1410
76				13108 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00076	77694.1412
77				13110 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00077	77694.1414
78				13112 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00078	77694.1416
79				13114 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00079	77694.1418
80				13116 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00080	77694.1420
81				13118 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00081	77694.1422
82				13120 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00082	77694.1424
83				13122 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00083	77694.1426
84				13124 ZOLO SPRINGS CIR	U	21-31-20	B7Z	000000	00084	77694.1428
SHEET 2 OF 4										

<b>Plat Ownership</b>					<b>Beginning Parcel Identification Number (PIN)</b>					
TC Venture 1 LLC c/o Green Pointe Holdings LLC					U-12-31-20-B7Z-000000-00000.0					
<b>Address</b>				<b>City</b>	<b>State</b>	<b>Zip Code</b>				
7807 Baymeadows Rd East Ste 2015				Jacksonville	FL	32256-9666				
<b>T.D.</b>	<b>Plat Bk-Pg</b>	<b>Prior Parcel ID Number</b>			<b>OR Bk-Pg</b>	<b>Date Sale</b>	<b>Inst</b>	<b>Q/U</b>	<b>I/V</b>	<b>Reason Code</b>
U	135-260	U-12-31-20-ZZZ-000003-14500.0			19815-632	Apr-10	WD	U	I	
<b>Sp Dist</b>	<b>Nhd Code</b>	<b>DOR</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Sales Price</b>			<b>Prior Folio No</b>		
119	226002	0000	0195	PD	4,750,000			77693.0000		
Folio #'s changed 7-23-19 KS										
<b>Triple Creek Phase 4 Village I</b>					<b>RIVERVIEW 33579</b>					
<b>Lot</b>	<b>Bk</b>	<b>Bldg</b>	<b>Unit</b>	<b>Address</b>	<b>Parcel Identification Number</b>					<b>Folio No</b>
85				13117 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00085	77694.1430
86				13115 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00086	77694.1432
87				13113 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00087	77694.1434
88				13111 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00088	77694.1436
89				13109 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00089	77694.1438
90				13107 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00090	77694.1440
91				13105 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00091	77694.1442
92				13103 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00092	77694.1444
93				13047 PENNYBROOK DR	U	12-31-20	B7Z	000000	00093	77694.1446
94				13045 PENNYBROOK DR	U	12-31-20	B7Z	000000	00094	77694.1448
95				13043 PENNYBROOK DR	U	12-31-20	B7Z	000000	00095	77694.1450
96				13041 PENNYBROOK DR	U	12-31-20	B7Z	000000	00096	77694.1452
97				13039 PENNYBROOK DR	U	12-31-20	B7Z	000000	00097	77694.1454
98				13037 PENNYBROOK DR	U	12-31-20	B7Z	000000	00098	77694.1456
99				13027 PENNYBROOK DR	U	12-31-20	B7Z	000000	00099	77694.1458
100				13025 PENNYBROOK DR	U	12-31-20	B7Z	000000	00100	77694.1460
101				13023 PENNYBROOK DR	U	12-31-20	B7Z	000000	00101	77694.1462
102				13021 PENNYBROOK DR	U	12-31-20	B7Z	000000	00102	77694.1464
103				13017 PENNYBROOK DR	U	12-31-20	B7Z	000000	00103	77694.1466
104				13015 PENNYBROOK DR	U	12-31-20	B7Z	000000	00104	77694.1468
105				13013 PENNYBROOK DR	U	12-31-20	B7Z	000000	00105	77694.1470
106				13011 PENNYBROOK DR	U	12-31-20	B7Z	000000	00106	77694.1472
107				13009 PENNYBROOK DR	U	12-31-20	B7Z	000000	00107	77694.1474
108				13007 PENNYBROOK DR	U	12-31-20	B7Z	000000	00108	77694.1476
109				13005 PENNYBROOK DR	U	12-31-20	B7Z	000000	00109	77694.1478
110				13003 PENNYBROOK DR	U	12-31-20	B7Z	000000	00110	77694.1480
111				13001 PENNYBROOK DR	U	12-31-20	B7Z	000000	00111	77694.1482
112				13002 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00112	77694.1484
113				13004 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00113	77694.1486
114				13006 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00114	77694.1488
115				13008 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00115	77694.1490
116				13010 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00116	77694.1492
117				13012 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00117	77694.1494
118				13014 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00118	77694.1496
119				13016 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00119	77694.1498
120				13018 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00120	77694.1500
121				13102 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00121	77694.1502
122				13104 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00122	77694.1504
123				13106 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00123	77694.1506
124				13108 FRUITVILLE WAY	U	12-31-20	B7Z	000000	00124	77694.1508
125				12829 SCARLET STAR DR	U	12-31-20	B7Z	000000	00125	77694.1510
126				12827 SCARLET STAR DR	U	12-31-20	B7Z	000000	00126	77694.1512
SHEET 3 OF 4										

<b>Plat Ownership</b>						<b>Beginning Parcel Identification Number (PIN)</b>					
TC Venture 1 LLC c/o Green Pointe Holdings LLC						U-12-31-20-B7Z-000000-00000.0					
<b>Address</b>				<b>City</b>		<b>State</b>		<b>Zip Code</b>			
7807 Baymeadows Rd East Ste 2015				Jacksonville		FL		32256-9666			
<b>T.D.</b>	<b>Plat Bk-Pg</b>	<b>Prior Parcel ID Number</b>			<b>OR Bk-Pg</b>	<b>Date Sale</b>	<b>Inst</b>	<b>Q/U</b>	<b>I/V</b>	<b>Reason Code</b>	
U	135-260	U-12-31-20-ZZZ-000003-14500.0			19815-632	Apr-10	WD	U	I		
<b>Sp Dist</b>	<b>Nhd Code</b>	<b>DOR</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Sales Price</b>			<b>Prior Folio No</b>			
119	226002	0000	0195	PD	4,750,000			77693.0000			
Folio #'s changed 7-23-19 KS											
<b>Triple Creek Phase 4 Village I</b>						<b>RIVERVIEW 33579</b>					
<b>Lot</b>	<b>Bk</b>	<b>Bldg</b>	<b>Unit</b>	<b>Address</b>		<b>Parcel Identification Number</b>					<b>Folio No</b>
127				12825 SCARLET STAR DR		U	12-31-20	B7Z	000000	00127	77694.1514
128				12823 SCARLET STAR DR		U	12-31-20	B7Z	000000	00128	77694.1516
129				12821 SCARLET STAR DR		U	12-31-20	B7Z	000000	00129	77694.1518
130				12819 SCARLET STAR DR		U	12-31-20	B7Z	000000	00130	77694.1520
131				12817 SCARLET STAR DR		U	12-31-20	B7Z	000000	00131	77694.1522
132				12815 SCARLET STAR DR		U	12-31-20	B7Z	000000	00132	77694.1524
133				12813 SCARLET STAR DR		U	12-31-20	B7Z	000000	00133	77694.1526
134				12811 SCARLET STAR DR		U	12-31-20	B7Z	000000	00134	77694.1528
135				13017 UPWARD PL		U	12-31-20	B7Z	000000	00135	77694.1530
136				13015 UPWARD PL		U	12-31-20	B7Z	000000	00136	77694.1532
137				13013 UPWARD PL		U	12-31-20	B7Z	000000	00137	77694.1534
138				13011 UPWARD PL		U	12-31-20	B7Z	000000	00138	77694.1536
139				13009 UPWARD PL		U	12-31-20	B7Z	000000	00139	77694.1538
140				13007 UPWARD PL		U	12-31-20	B7Z	000000	00140	77694.1540
141				13005 UPWARD PL		U	12-31-20	B7Z	000000	00141	77694.1542
142				13003 UPWARD PL		U	12-31-20	B7Z	000000	00142	77694.1544
143				13001 UPWARD PL		U	12-31-20	B7Z	000000	00143	77694.1546
144				12809 BENT TWIG DR		U	12-31-20	B7Z	000000	00144	77694.1548
145				12811 BENT TWIG DR		U	12-31-20	B7Z	000000	00145	77694.1550
146				12813 BENT TWIG DR		U	12-31-20	B7Z	000000	00146	77694.1552
147				12815 BENT TWIG DR		U	12-31-20	B7Z	000000	00147	77694.1554
148				12817 BENT TWIG DR		U	12-31-20	B7Z	000000	00148	77694.1556
149				12819 BENT TWIG DR		U	12-31-20	B7Z	000000	00149	77694.1558
150				12821 BENT TWIG DR		U	12-31-20	B7Z	000000	00150	77694.1560
151				12823 BENT TWIG DR		U	12-31-20	B7Z	000000	00151	77694.1562
152				12825 BENT TWIG DR		U	12-31-20	B7Z	000000	00152	77694.1564
153				12827 BENT TWIG DR		U	12-31-20	B7Z	000000	00153	77694.1566
154				12820 CRESTED IRIS WAY		U	12-31-20	B7Z	000000	00154	77694.1568
155				12818 CRESTED IRIS WAY		U	12-31-20	B7Z	000000	00155	77694.1570
156				12816 CRESTED IRIS WAY		U	12-31-20	B7Z	000000	00156	77694.1572
157				12814 CRESTED IRIS WAY		U	12-31-20	B7Z	000000	00157	77694.1574
158				12812 CRESTED IRIS WAY		U	12-31-20	B7Z	000000	00158	77694.1576
159				12810 CRESTED IRIS WAY		U	12-31-20	B7Z	000000	00159	77694.1578
160				12808 CRESTED IRIS WAY		U	12-31-20	B7Z	000000	00160	77694.1580
161				12806 CRESTED IRIS WAY		U	12-31-20	B7Z	000000	00161	77694.1582
162				12804 CRESTED IRIS WAY		U	12-31-20	B7Z	000000	00162	77694.1584
163				12802 CRESTED IRIS WAY		U	12-31-20	B7Z	000000	00163	77694.1586
Tracts A-4 A-5 A-6 B-12...											
B-32 B-34 B-35 P-2 thru P-6						U	12-31-20	B7Z	000000	A0004	77694.1588
Tract B-12 Well # 3				12781 HAMMOCK PARK DR		U	12-31-20	B7Z	000000	A0004	77694.1588
Tract P-5 PARK SITE				12822 SCARLET STAR DR		U	12-31-20	B7Z	000000	A0004	77694.1588
SHEET 4 OF 4											



Bob Henriquez  
Hillsborough County Property Appraiser

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

**Folio: 077690-6854**



Owner Information	
Owner Name	TRIPLE CREEK CDD
Mailing Address	C/O RIZZETTA & COMPANY INC 9428 CAMDEN FIELD PKWY RIVERVIEW, FL 33578-0519
Site Address	RIVERVIEW
PIN	U-11-31-20-B7N-000000-A0007.0
Folio	077690-6854
Prior PIN	U-12-31-20-ZZZ-000003-14500.0
Prior Folio	077693-0000
Tax District	U - UNINCORPORATED
Property Use	8900 MUNICIPAL
Plat Book/Page	135/169
Neighborhood	226014.00   Triple Creek Area
Subdivision	B7N   TRIPLE CREEK PHASE 4 VILLAGE J

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$100	\$100	\$100	\$0
Public Schools	\$100	\$100	\$100	\$0
Municipal	\$100	\$100	\$100	\$0
Other Districts	\$100	\$100	\$100	\$0

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

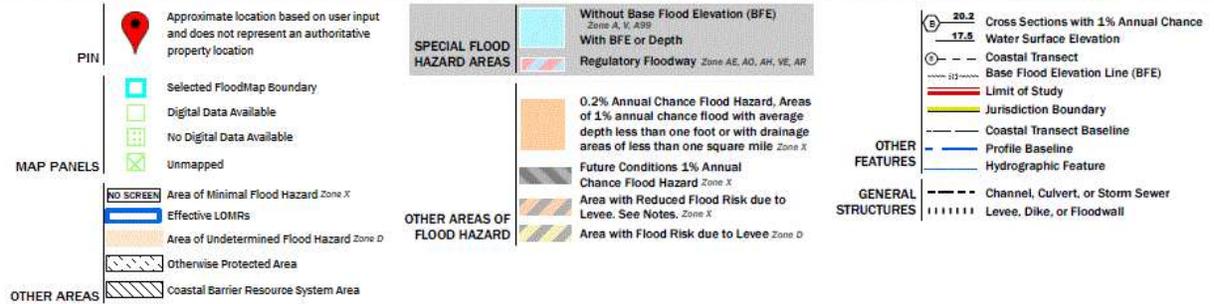
Sales Information							
Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
26775	1001	06	2019	WD	Unqualified	Vacant	\$100
19815	0632	04	2010	WD	Unqualified	Improved	\$14,750,000

Land Information							
Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
9990	Common Area	PD	0.0	0.0	LT   LOTS	1.00	\$100

**Legal Description**  
TRIPLE CREEK PHASE 4 VILLAGE J TRACTS A-7 A-8 B-12 B-36 THRU B-47

<b>Plat Ownership</b>					<b>Beginning Parcel Identification Number (PIN)</b>					
TC Venture 1 LLC c/o Green Pointe Holdings LLC					U-11-31-20-B7N-000000-00000.0					
<b>Address</b>				<b>City</b>	<b>State</b>	<b>Zip Code</b>				
7807 Baymeadow Rd E Ste 205				Jacksonville	FL	32256-9666				
<b>T.D.</b>	<b>Plat Bk-Pg</b>	<b>Prior Parcel ID Number</b>		<b>OR Bk-Pg</b>	<b>Date Sale</b>	<b>Inst</b>	<b>Q/U</b>	<b>I/V</b>	<b>Reason Code</b>	
U	135-169	U-12-31-20-ZZZ-000003-14500.0		19815-632	Apr-10	WD	U	I		
<b>Sp Dist</b>	<b>Nhd Code</b>	<b>DOR</b>	<b>Land Use</b>	<b>Zoning</b>	<b>Sales Price</b>			<b>Prior Folio No</b>		
119	226002	0000	0195	PD	4,750,000			77693.0000		
<b>Plat Name</b>					<b>ADDRESSES ASSIGNED 5/31/2019</b>					
Triple Creek Phase 4 Village J					RIVERVIEW 33579					
<b>Lot</b>	<b>Bk</b>	<b>Bldg</b>	<b>Unit</b>	<b>Address</b>	<b>Parcel Identification Number</b>				<b>Folio No</b>	
1				12511 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00001	77690.6702
2				12513 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00002	77690.6704
3				12515 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00003	77690.6706
4				12517 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00004	77690.6708
5				12521 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00005	77690.6710
6				12523 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00006	77690.6712
7				12525 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00007	77690.6714
8				12527 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00008	77690.6716
9				12529 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00009	77690.6718
10				12531 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00010	77690.6720
11				12533 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00011	77690.6722
12				12601 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00012	77690.6724
13				12603 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00013	77690.6726
14				12605 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00014	77690.6728
15				12607 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00015	77690.6730
16				12609 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00016	77690.6732
17				12611 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00017	77690.6734
18				12613 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00018	77690.6736
19				12703 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00019	77690.6738
20				12705 TRIPLE CREEK BLVD	U	11-31-20	B7N	000000	00020	77690.6740
21				12702 ROSE CAMPION LOOP	U	11-31-20	B7N	000000	00021	77690.6742
22				12704 ROSE CAMPION LOOP	U	11-31-20	B7N	000000	00022	77690.6744
23				12706 ROSE CAMPION LOOP	U	11-31-20	B7N	000000	00023	77690.6746
24				12708 ROSE CAMPION LOOP	U	11-31-20	B7N	000000	00024	77690.6748
25				12710 ROSE CAMPION LOOP	U	11-31-20	B7N	000000	00025	77690.6750
26				12712 ROSE CAMPION LOOP	U	11-31-20	B7N	000000	00026	77690.6752
27				TO BE DETERMINED AT TIME OF PERMIT	U	11-31-20	B7N	000000	00027	77690.6754
28				12614 HAMMOCK PARK DR	U	11-31-20	B7N	000000	00028	77690.6756
29				12616 HAMMOCK PARK DR	U	11-31-20	B7N	000000	00029	77690.6758
30				12618 HAMMOCK PARK DR	U	11-31-20	B7N	000000	00030	77690.6760
31				TO BE DETERMINED AT TIME OF PERMIT	U	11-31-20	B7N	000000	00031	77690.6762
32				13102 ABERFORTH CIR	U	11-31-20	B7N	000000	00032	77690.6764
33				13104 ABERFORTH CIR	U	11-31-20	B7N	000000	00033	77690.6766
34				13106 ABERFORTH CIR	U	11-31-20	B7N	000000	00034	77690.6768
35				13108 ABERFORTH CIR	U	11-31-20	B7N	000000	00035	77690.6770
36				13110 ABERFORTH CIR	U	11-31-20	B7N	000000	00036	77690.6772
37				13112 ABERFORTH CIR	U	11-31-20	B7N	000000	00037	77690.6774
38				13114 ABERFORTH CIR	U	11-31-20	B7N	000000	00038	77690.6776
39				13116 ABERFORTH CIR	U	11-31-20	B7N	000000	00039	77690.6778
40				13118 ABERFORTH CIR	U	11-31-20	B7N	000000	00040	77690.6780
41				13120 ABERFORTH CIR	U	12-31-20	B7N	000000	00041	77690.6782
42				13124 ABERFORTH CIR	U	12-31-20	B7N	000000	00042	77690.6784
SHEET 1 OF 2										

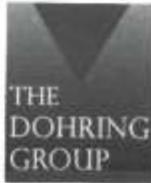




Flood Map

**Brenda Dohring Hicks, MAI**  
CEO  
Cert. Gen. R2385

**Jeff Hicks, MAI**  
President  
Cert. Gen. R2754



The Dohring Group, Inc.  
518 N Tampa Street, Ste 300  
Tampa, Florida 33602  
Phone: 813.223.9111  
www.dohringgroup.com

March 26, 2021

Mr. Jim McGowan  
GreenPointe Communities  
7807 Baymeadows Road East Suite 205  
Jacksonville Florida 32256

Re: Common Areas in Triple Creek in Villages G2, I, and J  
East of Balm Riverview Road and South of Big Bend Road  
Riverview, Florida 33579

Dear Mr. McGowan:

This letter sets forth the scope of the assignment to provide an "As is" Market Value opinion of the above referenced property. We will provide an appraisal report for a fee of \$3,500. We can complete the report within two weeks. Up to two hard copies of the report will be available upon request.

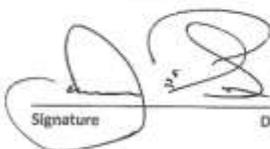
The report will follow typically applied appraisal procedures to analyze the market. All analysis is consistent with the dictates of the Appraisal Institute, the State of Florida and the Appraisal Foundation relative to the Uniform Standards of Professional Appraisal Practice (USPAP 2020-2021 Edition).

In consideration of the above, the undersigned agrees that this document serves as the services contract and is a binding agreement for payment. We request full payment prior to PDF report delivery, which allows you to receive the report immediately upon completion. If you prefer, you can pay a 50% retainer now then the balance prior to delivery. Please call or email Samantha McGarrity at 813.514.9593 or samantha@dohringgroup.com to process payment.

This contract represents the entire agreement on the matter presented between the parties. Please sign and email this letter back to me at jeff@dohringgroup.com. We appreciate the opportunity to provide this service.

Sincerely,  
The Dohring Group, Inc.  
Jeff Hicks, MAI  
President  
CertGen R2754

 3/26/2021  
Signature Date

Mr. Jim McGowan  
 3-26-21  
Signature Date



Engagement Letter

PROFESSIONAL PROFILE



JEFF HICKS, MAI

PRESIDENT

THE DOHRING GROUP  
518 N. TAMPA ST STE 300  
TAMPA, FLORIDA 33602

jeff@dohringgroup.com

T: 813.223.9111

C: 813.230.3798

F: 813.225.1790

SERVICES OFFERED

- Commercial RE Appraisal
- Expert Witness Testimony
- Tax Appeal
- Replacement Cost New
- Market Studies
- Eminent Domain

MARKETS COVERED

- Hillsborough County
- Pinellas County
- Hernando County
- Citrus County
- Polk County
- Manatee County
- Sarasota County
- Pasco County

PROFESSIONAL EXPERIENCE

Jeff Hicks, MAI is President of The Dohring Group, a commercial real estate appraisal and brokerage company headquartered in Tampa, Florida. Mr. Hicks has appraised and supervised appraisers on a wide variety of property types including office buildings, shopping centers, apartment complexes, hotels, industrial and special purpose properties such as car washes and churches.

His role at the Dohring Group is the coordination and review of appraisal production and oversight of the marketing of valuation business lines within the company. Mr. Hicks is a certified general appraiser in the state of Florida with 25 years of experience. He holds a Bachelor of Science in Real Estate from Florida State University and is a Member of the Appraisal Institute.

PROFESSIONAL AFFILIATIONS AND DESIGNATIONS

- Member, Appraisal Institute (MAI)
- State-Certified Instructor – Commercial Appraisal Productivity Seminar
- Florida Banker’s Association
- Toastmasters International – Competent Communicator
- RMA Risk Management Association
- Tampa Union Station Board Member

EDUCATION

- Bachelor of Science, Real Estate, Florida State University, Tallahassee, FL
- Jesuit High School, Tampa, FL

LICENSES

- State-Certified General Appraiser #RZ754

PROFESSIONAL POSITIONS

- President, The Dohring Group, Inc. (Tampa, FL) 1992 to Present
- Appraiser, Pierson/Dohring, Inc. (Tampa, FL) 1989 – 1992
- Commercial Sales/Leasing, Sunwest RE, Inc. (Tampa, FL) 1988 – 1989
- Appraiser, Pardue, Heid, Church (Tampa, FL) 1987 - 1988

COURT EXPERIENCE

Qualified as expert witness in:

- United States District Court for the Middle District of Florida
- United States Bankruptcy Court, Middle District of Florida
- Florida Thirteenth Circuit Court, Hillsborough County
- Florida Fifth Circuit Court, Hernando County
- Florida Sixth Circuit Court, Pinellas County

**APPRAISAL**

Analysis and appraisal of single family, multifamily, industrial, commercial, office, retail centers, multi-purpose, medical, lodging, assisted living facilities, restaurants, convenience stores, vacant land and special purpose properties for individual corporations, attorneys, public agencies and lending institutions. Primary emphasis in the Tampa Bay area and state of Florida.

**CONSULTING**

Includes feasibility studies, condemnation support, ad valorem tax representation, investment analysis, highest and best use studies, project feasibility, marketing strategies, and other assignments of similar nature.

**SPECIALIZED COURSE WORK AND SEMINARS****Appraisal Institute (Abridged)**

- 2021 Appraising Automobile Dealerships
- 2020 Fundamentals of Apartment Appraising
- 2020 Cool Tools: New Technology for Real Estate
- 2020 7-Hour National USPAP Update Course
- 2020 Business Practices & Ethics
- 2020 Florida Law Update 2020
- 2018 7-Hour National USPAP Update Course
- 2016 Basic Appraisal Principles
- 2016 Expert Witness for Commercial Appraisers
- 2016 Business Practices and Ethics
- 2015 Evaluating the Evaluation
- 2014 7 Hour National USPAP Update Course
- 2014 3 Hour Florida Law
- 2014 Review Theory - General
- 2014 Online Real Estate Finance Statistics and Valuation Modeling
- 2014 Appraisals of Senior Housing Long-Term Care Properties
- 2013 Carving Out Your Legal Niche- Do's and Don'ts of Litigation Support
- 2013 Separating Real Property, Personal Property & Intangible Business Assets
- 2011 Advanced Sales Comparison & Cost Approaches
- 2011 Understanding the New Interagency Appraisal and Evaluation Guidelines
- 2010 General Appraiser Market Analysis and Highest & Best Use

**Course Work/Seminars (Abridged)**

- 2020 Florida Appraisal Laws and Regulations
- 2018 Florida Appraisal Laws and Regulations
- 2016 Florida Appraisal Laws and Regulations
- 2016 2016-2017 National USPAP Update
- 2016 Appraisal of Land Subject to Ground Leases
- 2016 Supervisor – Trainee Course for Florida
- 2011 Going Concern Appraisals: Allocation of Tangible and Intangible Assets
- 2010 Distressed & Depressed: CRE Foreclosure/Workout Valuation
- 2010 Florida Supervisor/Trainee Roles and Relationships
- 2010 ULI- Signs of Recovery: The New Market and Trends in Housing
- 2007 Developing & Growing an Appraisal Practice
- 2004 Factory Built Housing
- 2002 How to Appraise a Business



**Qualifications**

# Tab 10



Rizzetta & Company

# Triple Creek Community Development District

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

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**Proposed Budget for Fiscal Year 2021-2022**

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

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Suite 115  
Tampa, Florida 33625  
Phone: 813-994-1001

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

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget Account Category Descriptions</b>	<b>1</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>8</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>9</b>
<b>General Fund Budget for Fiscal Year 2021-2022</b>	<b>10</b>
<b>Reserve Fund Budget for Fiscal Year 2021-2022</b>	<b>12</b>
<b>Debt Service Fund Budget for Fiscal Year 2021-2022</b>	<b>13</b>
<b>Assessments Charts for Fiscal Year 2021-2022</b>	<b>14</b>

## 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.

**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 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 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.

**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 a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

**Proposed Budget**  
**Triple Creek Community Development District**  
**General Fund**  
**Fiscal Year 2021/2022**

Chart of Accounts Classification	Actual YTD through 02/28/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
<b>REVENUES</b>							
Special Assessments							
Tax Roll*	\$ 1,607,784	\$ 1,607,784	\$ 1,409,969	\$ 197,815	\$ 1,748,383	\$ 338,414	
Off Roll*	\$ 64,789	\$ 155,494	\$ 256,550	\$ (101,056)	\$ 256,550	\$ -	
Contributions & Donations from Private Sources							
Developer Contributions	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ (300,000)	
Other Miscellaneous Revenues							
Miscellaneous Revenues	\$ 330	\$ 792	\$ -	\$ 792	\$ -	\$ -	
Rental Revenues	\$ 724	\$ 1,738	\$ -	\$ 1,738	\$ -	\$ -	
HOA Rentals	\$ 184	\$ 442	\$ -	\$ 442	\$ -	\$ -	
Interest Earnings	\$ 21	\$ 50	\$ -	\$ 50	\$ -	\$ -	
<b>TOTAL REVENUES</b>	<b>\$ 1,973,832</b>	<b>\$ 2,066,299</b>	<b>\$ 1,966,519</b>	<b>\$ 99,780</b>	<b>\$ 2,004,933</b>	<b>\$ 38,414</b>	
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 1,973,832</b>	<b>\$ 2,066,299</b>	<b>\$ 1,966,519</b>	<b>\$ 99,780</b>	<b>\$ 2,004,933</b>	<b>\$ 38,414</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	\$ 5,200	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ -	
Financial & Administrative							
Administrative Services	\$ 1,917	\$ 4,600	\$ 4,600	\$ -	\$ 4,692	\$ 92	2% inc
District Management	\$ 7,917	\$ 19,000	\$ 19,000	\$ -	\$ 19,380	\$ 380	2% inc
District Engineer	\$ 8,173	\$ 29,615	\$ 30,000	\$ 385	\$ 30,000	\$ -	
Disclosure Report	\$ -	\$ 25,000	\$ 25,000	\$ -	\$ 15,000	\$ (10,000)	decreased after bond issuances
Trustees Fees	\$ 20,333	\$ 21,000	\$ 21,000	\$ -	\$ 21,000	\$ -	
Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,100	\$ 100	2% inc
Financial & Revenue Collections	\$ 1,583	\$ 3,800	\$ 3,800	\$ -	\$ 3,876	\$ 76	2% inc
Accounting Services	\$ 7,156	\$ 17,175	\$ 17,175	\$ -	\$ 17,519	\$ 344	2% inc
Auditing Services	\$ 3,175	\$ 3,175	\$ 3,175	\$ -	\$ 3,175	\$ -	
Arbitrage Rebate Calculation	\$ 450	\$ 1,800	\$ 2,250	\$ 450	\$ 1,800	\$ (450)	\$450 for 2012, \$450 for 2017 A&B, \$450 for 2018A, \$450 for 2021
Miscellaneous Mailings	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ -	\$ (1,500)	Removed
Public Officials Liability Insurance	\$ 2,691	\$ 2,500	\$ 2,819	\$ 319	\$ 2,960	\$ 141	updated price from EGIS for 2021-2022
Legal Advertising	\$ 3,582	\$ 8,597	\$ 4,000	\$ (4,597)	\$ 8,500	\$ 4,500	spend \$8,869 FY 19-20, trending over 8k this year.
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
Bank Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	New line item - Square payment device for clubhouse
Website Hosting, Maintenance, Backup (and	\$ 2,400	\$ 6,400	\$ 6,400	\$ -	\$ 6,400	\$ -	Vtech global and RTS
Legal Counsel							
District Counsel	\$ 26,241	\$ 62,978	\$ 60,000	\$ (2,978)	\$ 65,000	\$ 5,000	
<b>Administrative Subtotal</b>	<b>\$ 95,993</b>	<b>\$ 222,815</b>	<b>\$ 217,894</b>	<b>\$ (4,921)</b>	<b>\$ 216,577</b>	<b>\$ (1,317)</b>	
<b>EXPENDITURES - FIELD OPERATIONS</b>							
Security Operations							
Security Monitoring Services	\$ 10,873	\$ 26,095	\$ 31,000	\$ 4,905	\$ 31,000	\$ -	
Security Monitoring Equipment Repair/Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	New line item for tracking of spending
Electric Utility Services							
Utility Services	\$ 4,487	\$ 10,769	\$ 14,000	\$ 3,231	\$ 14,000	\$ -	
Street Lights	\$ 84,986	\$ 203,966	\$ 180,000	\$ (23,966)	\$ 185,000	\$ 5,000	182k spent FY 19-20
Utility - Recreation Facilities	\$ 11,318	\$ 27,163	\$ 30,000	\$ 2,837	\$ 30,000	\$ -	
Garbage/Solid Waste Control Services							
Garbage - Recreation Facility	\$ 1,090	\$ 2,616	\$ 2,000	\$ (616)	\$ 2,500	\$ 500	Republic waste contract
Water-Sewer Combination Services							
Utility Services	\$ 4,752	\$ 11,405	\$ 15,000	\$ 3,595	\$ 15,000	\$ -	
Stormwater Control							
Aquatic Maintenance	\$ 13,758	\$ 33,019	\$ 38,000	\$ 4,981	\$ 38,000	\$ -	
Midge Fly Treatments	\$ 5,190	\$ 30,240	\$ 35,000	\$ 4,760	\$ 35,000	\$ -	Current contract is \$30,240 annual, but we are growing.
Lake/Pond Bank Maintenance	\$ 2,000	\$ 4,800	\$ 10,000	\$ 5,200	\$ 10,000	\$ -	
Wetland Monitoring & Maintenance	\$ 4,167	\$ 10,001	\$ 12,000	\$ 1,999	\$ 12,000	\$ -	
Other Physical Environment							
General Liability Insurance	\$ 2,960	\$ 2,960	\$ 3,101	\$ 141	\$ 3,256	\$ 155	updated price from EGIS for 2021-2022
Property Insurance	\$ 16,124	\$ 16,124	\$ 15,000	\$ (1,124)	\$ 17,765	\$ 2,765	updated price from EGIS for 2021-2022
Entry & Walls Maintenance	\$ 400	\$ 960	\$ 2,500	\$ 1,540	\$ 2,500	\$ -	
Landscape Maintenance	\$ 237,515	\$ 570,036	\$ 660,000	\$ 89,964	\$ 660,000	\$ -	
Holiday Decorations	\$ 17,800	\$ 17,800	\$ 15,000	\$ (2,800)	\$ 15,000	\$ -	
Irrigation Repairs	\$ 13,006	\$ 31,214	\$ 30,000	\$ (1,214)	\$ 30,000	\$ -	
Landscape - Mulch	\$ 11,700	\$ 149,625	\$ 150,000	\$ 375	\$ 150,000	\$ -	
Landscape Replacement Plants, Shrubs, Trees	\$ 4,394	\$ 30,000	\$ 60,000	\$ 30,000	\$ 60,000	\$ -	
Annuals	\$ 17,650	\$ 42,360	\$ 30,000	\$ (12,360)	\$ 30,000	\$ -	
Field Services	\$ 3,250	\$ 7,800	\$ 7,800	\$ -	\$ 7,800	\$ -	
Pump Station Monitoring	\$ 3,842	\$ 9,221	\$ 15,000	\$ 5,779	\$ 15,000	\$ -	
Fire Ant Treatment	\$ -	\$ 11,250	\$ 15,000	\$ 3,750	\$ 15,000	\$ -	

**Proposed Budget**  
**Triple Creek Community Development District**  
**General Fund**  
**Fiscal Year 2021/2022**

Chart of Accounts Classification	Actual YTD through 02/28/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
Road & Street Facilities							
Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
Parks & Recreation							
Management Contract	\$ 57,734	\$ 138,562	\$ 155,000	\$ 16,438	\$ 196,835	\$ 41,835	RASI Contract updated March 2021
Pool Permits	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Maintenance & Repair	\$ 7,308	\$ 17,539	\$ 15,000	\$ (2,539)	\$ 15,000	\$ -	
Facility Supplies	\$ 715	\$ 1,716	\$ 4,000	\$ 2,284	\$ 3,000	\$ (1,000)	Spent \$2355 last FY 19-20
Pest Control	\$ 2,027	\$ 7,400	\$ 7,400	\$ -	\$ 7,400	\$ -	
Fitness Equipment Lease	\$ 10,644	\$ 24,500	\$ 24,500	\$ -	\$ 24,500	\$ -	
Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
Fitness Equipment Maintenance & Repairs	\$ 1,969	\$ 4,726	\$ 5,000	\$ 274	\$ 5,000	\$ -	
Clubhouse - Facility Janitorial Service	\$ 3,725	\$ 8,940	\$ 9,000	\$ 60	\$ 9,000	\$ -	
Gem Car	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
Pool Service Contract	\$ 12,750	\$ 30,600	\$ 31,000	\$ 400	\$ 31,000	\$ -	
Pool Repairs	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
Facility A/C & Heating Maintenance & Repair	\$ 1,414	\$ 3,394	\$ 5,000	\$ 1,606	\$ 5,000	\$ -	
Telephone Fax, Internet	\$ 3,050	\$ 7,320	\$ 5,500	\$ (1,820)	\$ 5,500	\$ -	Frontier Change Over
Office Supplies	\$ 2,107	\$ 5,057	\$ 1,000	\$ (4,057)	\$ 2,500	\$ 1,500	Spent \$2,262 last FY 19-20
Furniture Repair/Replacement	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	
Athletic/Park Court/Field Repairs	\$ 539	\$ 1,294	\$ 1,000	\$ (294)	\$ 1,000	\$ -	
Boardwalk and Bridge Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
Wildlife Management Services	\$ 7,000	\$ 16,800	\$ 16,800	\$ -	\$ 16,800	\$ -	
Clubhouse Miscellaneous Expense	\$ 266	\$ 638	\$ 2,000	\$ 1,362	\$ 2,000	\$ -	
Trail/Bike Path Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
Dog Waste Station Supplies	\$ 1,817	\$ 4,361	\$ 5,000	\$ 639	\$ 5,000	\$ -	
Contingency							
Special Events	\$ 2,919	\$ 7,006	\$ 5,000	\$ (2,006)	\$ 5,000	\$ -	
Miscellaneous Contingency	\$ 542	\$ 1,301	\$ 61,024	\$ 59,723	\$ 50,000	\$ (11,024)	
<b>Field Operations Subtotal</b>	<b>\$ 587,788</b>	<b>\$ 1,530,577</b>	<b>\$ 1,748,625</b>	<b>\$ 218,048</b>	<b>\$ 1,788,356</b>	<b>\$ 39,731</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 683,782</b>	<b>\$ 1,753,392</b>	<b>\$ 1,966,519</b>	<b>\$ 213,127</b>	<b>\$ 2,004,933</b>	<b>\$ 38,414</b>	
<b>EXCESS OF REVENUES OVER</b>	<b>\$ 1,290,051</b>	<b>\$ 312,907</b>	<b>\$ -</b>	<b>\$ 312,907</b>	<b>\$ -</b>	<b>\$ -</b>	

Proposed Budget  
 Triple Creek Community Development District  
 Reserve Fund  
 Fiscal Year 2021/2022

Chart of Accounts Classification	Actual YTD through 02/28/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
<b>REVENUES</b>							
Interest Earnings							
Interest Earnings	\$ 21	\$ 50	\$ -	\$ 50	\$ -	\$ -	
Special Assessments							
Tax Roll*	\$ 35,000	\$ 35,000	\$ 35,000	\$ -	\$ 234,275	\$ 199,275	
<b>TOTAL REVENUES</b>	<b>\$ 35,021</b>	<b>\$ 35,050</b>	<b>\$ 35,000</b>	<b>\$ 50</b>	<b>\$ 234,275</b>	<b>\$ 199,275</b>	
Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL REVENUES AND BALANCE</b>	<b>\$ 35,021</b>	<b>\$ 35,050</b>	<b>\$ 35,000</b>	<b>\$ 50</b>	<b>\$ 234,275</b>	<b>\$ 199,275</b>	
<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
<b>EXPENDITURES</b>							
Contingency							
Capital Reserves	\$ 35,021	\$ 35,050	\$ 35,000	\$ (50)	\$ 234,275	\$ 199,275	
<b>TOTAL EXPENDITURES</b>	<b>\$ 35,021</b>	<b>\$ 35,050</b>	<b>\$ 35,000</b>	<b>\$ (50)</b>	<b>\$ 234,275</b>	<b>\$ 199,275</b>	
<b>EXCESS OF REVENUES OVER</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ -</b>	

Fiscal Year 2021/2022  
Triple Creek Community Development District  
Debt Service

Chart of Accounts Classification	Series 2012	Series 2017A	Series 2018A	Series 2019A	Series 2019B	Series 2021	Budget for 2021/2022
<b>REVENUES</b>							
Special Assessments							
Net Special Assessments	\$246,746.90	\$713,733.71	\$490,584.00	\$593,700.86	\$140,864.84	\$470,100.72	\$2,655,731.03
<b>TOTAL REVENUES</b>	<b>\$ 246,746.90</b>	<b>\$ 713,733.71</b>	<b>\$ 490,584.00</b>	<b>\$ 593,700.86</b>	<b>\$ 140,864.84</b>	<b>\$ 470,100.72</b>	<b>\$ 2,655,731.03</b>
<b>EXPENDITURES</b>							
<b>Administrative</b>							
Financial & Administrative							
Debt Service Obligation	\$ 246,746.90	\$ 713,733.71	\$ 490,584.00	\$ 593,700.86	\$ 140,864.84	\$ 470,100.72	\$ 2,655,731.03
<b>Administrative Subtotal</b>	<b>\$ 246,746.90</b>	<b>\$ 713,733.71</b>	<b>\$ 490,584.00</b>	<b>\$ 593,700.86</b>	<b>\$ 140,864.84</b>	<b>\$ 470,100.72</b>	<b>\$ 2,655,731.03</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 246,746.90</b>	<b>\$ 713,733.71</b>	<b>\$ 490,584.00</b>	<b>\$ 593,700.86</b>	<b>\$ 140,864.84</b>	<b>\$ 470,100.72</b>	<b>\$ 2,655,731.03</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>						

Hillsborough county Collection (2%) and Early payment Discounts (4%)

6.0%

**Gross assessments**

**\$ 2,323,384.68**

**Notes:**

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

## Triple Creek Community Development District

## FISCAL YEAR 2021/2022 O&amp;M &amp; DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$2,239,208.00
Collection Cost @	2%	\$47,642.72
Early Payment Discount @	4%	\$95,285.45
2021/2022 Total:		<u>\$2,382,136.17</u>

2020/2021 O&M Budget		\$1,701,519.00
2021/2022 O&M Budget		<u>\$2,239,208.00</u>
Total Difference:		<u>\$537,689.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Series 2012 Debt Service - SF 50' (Group 1)	\$412.72	\$412.72	\$0.00	0.00%
Operations/Maintenance - SF 50' (Group 1)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$1,615.38</b>	<b>\$1,612.72</b>	<b>-\$2.66</b>	<b>-0.16%</b>
Series 2012 Debt Service - SF 65' (Group 1)	\$412.72	\$412.72	\$0.00	0.00%
Operations/Maintenance - SF 65' (Group 1)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$1,615.38</b>	<b>\$1,612.72</b>	<b>-\$2.66</b>	<b>-0.16%</b>
Series 2012 Debt Service - SF 75' (Group 1)	\$412.72	\$412.72	\$0.00	0.00%
Operations/Maintenance - SF 75' (Group 1)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$1,615.38</b>	<b>\$1,612.72</b>	<b>-\$2.66</b>	<b>-0.16%</b>
Series 2012 Debt Service - SF 40' (Group 2)	\$619.10	\$619.10	\$0.00	0.00%
Operations/Maintenance - SF 40' (Group 2)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$1,821.76</b>	<b>\$1,819.10</b>	<b>-\$2.66</b>	<b>-0.15%</b>
Series 2012 Debt Service - SF 50' (Group 2)	\$619.10	\$619.10	\$0.00	0.00%
Operations/Maintenance - SF 50' (Group 2)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$1,821.76</b>	<b>\$1,819.10</b>	<b>-\$2.66</b>	<b>-0.15%</b>
Series 2012 Debt Service - SF 60' (Group 2)	\$619.10	\$619.10	\$0.00	0.00%
Operations/Maintenance - SF 60' (Group 2)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$1,821.76</b>	<b>\$1,819.10</b>	<b>-\$2.66</b>	<b>-0.15%</b>
Series 2012 Debt Service - SF 40' (Unsold)	\$825.46	\$825.46	\$0.00	0.00%
Operations/Maintenance - SF 40' (Unsold)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,028.12</b>	<b>\$2,025.46</b>	<b>-\$2.66</b>	<b>-0.13%</b>
Series 2012 Debt Service - SF 50' (Unsold)	\$825.46	\$825.46	\$0.00	0.00%
Operations/Maintenance - SF 50' (Unsold)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,028.12</b>	<b>\$2,025.46</b>	<b>-\$2.66</b>	<b>-0.13%</b>
Series 2012 Debt Service - SF 60' (Unsold)	\$825.46	\$825.46	\$0.00	0.00%
Operations/Maintenance - SF 60' (Unsold)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,028.12</b>	<b>\$2,025.46</b>	<b>-\$2.66</b>	<b>-0.13%</b>
Series 2012 Debt Service - SF 65' (Unsold)	\$825.46	\$825.46	\$0.00	0.00%
Operations/Maintenance - SF 65' (Unsold)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,028.12</b>	<b>\$2,025.46</b>	<b>-\$2.66</b>	<b>-0.13%</b>
Series 2012 Debt Service - SF 75' (Unsold)	\$825.46	\$825.46	\$0.00	0.00%
Operations/Maintenance - SF 75' (Unsold)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,028.12</b>	<b>\$2,025.46</b>	<b>-\$2.66</b>	<b>-0.13%</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)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,452.66</b>	<b>\$2,450.00</b>	<b>-\$2.66</b>	<b>-0.11%</b>
Series 2017A Debt Service - SF 60' (Village E)	\$1,458.33	\$1,458.33	\$0.00	0.00%

## Triple Creek Community Development District

## FISCAL YEAR 2021/2022 O&amp;M &amp; DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$2,239,208.00
Collection Cost @	2%	\$47,642.72
Early Payment Discount @	4%	\$95,285.45
2021/2022 Total:		<u>\$2,382,136.17</u>

2020/2021 O&M Budget		\$1,701,519.00
2021/2022 O&M Budget		<u>\$2,239,208.00</u>
Total Difference:		<u>\$537,689.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Operations/Maintenance - SF 60' (Village E)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,660.99</b>	<b>\$2,658.33</b>	<b>-\$2.66</b>	<b>-0.10%</b>
Series 2017A Debt Service - SF 50' (Villages F2 & G1)	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 50' (Villages F2 & G1)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,452.66</b>	<b>\$2,450.00</b>	<b>-\$2.66</b>	<b>-0.11%</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)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,765.16</b>	<b>\$2,762.50</b>	<b>-\$2.66</b>	<b>-0.10%</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)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,452.66</b>	<b>\$2,450.00</b>	<b>-\$2.66</b>	<b>-0.11%</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)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,765.16</b>	<b>\$2,762.50</b>	<b>-\$2.66</b>	<b>-0.10%</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)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$3,077.66</b>	<b>\$3,075.00</b>	<b>-\$2.66</b>	<b>-0.09%</b>
Series 2018 Debt Service - SF 40' (Villages I & J)	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 40' (Villages I & J)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,452.66</b>	<b>\$2,450.00</b>	<b>-\$2.66</b>	<b>-0.11%</b>
Series 2018 Debt Service - SF 50' (Villages G2, I, & J)	\$1,562.50	\$1,562.50	\$0.00	0.00%
Operations/Maintenance - SF 50' (Villages G2, I, & J)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,765.16</b>	<b>\$2,762.50</b>	<b>-\$2.66</b>	<b>-0.10%</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)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,478.17</b>	<b>\$2,475.51</b>	<b>-\$2.66</b>	<b>-0.11%</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)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$3,077.66</b>	<b>\$3,075.00</b>	<b>-\$2.66</b>	<b>-0.09%</b>
Series 2019A Debt Service - SF 50' (H)	\$1,594.39	\$1,594.39	\$0.00	0.00%
Operations/Maintenance - SF 50' (H)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,797.05</b>	<b>\$2,794.39</b>	<b>-\$2.66</b>	<b>-0.10%</b>
Series 2019A Debt Service - SF 60' (H)	\$1,913.27	\$1,913.27	\$0.00	0.00%
Operations/Maintenance - SF 60' (H)	\$1,200.00	\$1,200.00	\$0.00	0.00%
<b>Total</b>	<b>\$3,115.93</b>	<b>\$3,113.27</b>	<b>-\$2.66</b>	<b>-0.09%</b>
Series 2019A Debt Service - SF 40' (M)	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - SF 40' (M)	\$112.25	\$1,200.00	\$1,087.75	969.04%
<b>Total</b>	<b>\$1,388.92</b>	<b>\$2,475.51</b>	<b>\$1,086.59</b>	<b>78.23%</b>

## Triple Creek Community Development District

FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget		\$2,239,208.00
Collection Cost @	2%	\$47,642.72
Early Payment Discount @	4%	\$95,285.45
2021/2022 Total:		<u>\$2,382,136.17</u>

2020/2021 O&M Budget		\$1,701,519.00
2021/2022 O&M Budget		<u>\$2,239,208.00</u>
Total Difference:		<u>\$537,689.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Series 2019A Debt Service - SF 50' (M)	\$1,594.39	\$1,594.39	\$0.00	0.00%
Operations/Maintenance - SF 50' (M)	\$112.25	\$1,200.00	\$1,087.75	969.04%
<b>Total</b>	<b>\$1,707.80</b>	<b>\$2,794.39</b>	<b>\$1,086.59</b>	<b>63.63%</b>
Series 2019A Debt Service - SF 60' (M)	\$1,913.27	\$1,913.27	\$0.00	0.00%
Operations/Maintenance - SF 60' (M)	\$112.25	\$1,200.00	\$1,087.75	969.04%
<b>Total</b>	<b>\$2,026.68</b>	<b>\$3,113.27</b>	<b>\$1,086.59</b>	<b>53.61%</b>
Series 2021 Debt Service - SF 40' (N & P)	\$0.00	\$1,275.51	\$1,275.51	0.00%
Operations/Maintenance - SF 40' (N & P)	\$112.25	\$1,200.00	\$1,087.75	969.04%
<b>Total</b>	<b>\$113.41</b>	<b>\$2,475.51</b>	<b>\$2,362.10</b>	<b>2082.80%</b>
Series 2021 Debt Service - SF 50' (N & P)	\$0.00	\$1,594.39	\$1,594.39	0.00%
Operations/Maintenance - SF 50' (N & P)	\$112.25	\$1,200.00	\$1,087.75	969.04%
<b>Total</b>	<b>\$113.41</b>	<b>\$2,794.39</b>	<b>\$2,680.98</b>	<b>2363.97%</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)	\$112.25	\$1,200.00	\$1,087.75	969.04%
<b>Total</b>	<b>\$2,025.52</b>	<b>\$3,113.27</b>	<b>\$1,087.75</b>	<b>53.70%</b>
Debt Service - SF 75' (O - Unplatted)	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - SF 75' (O - Unplatted)	\$112.25	\$112.72	\$0.47	0.42%
<b>Total</b>	<b>\$112.25</b>	<b>\$112.72</b>	<b>\$0.47</b>	<b>0.42%</b>

**TRIPLE CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2021/2022 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>TOTAL ADMINISTRATIVE BUDGET</b>	<b>\$216,577.00</b>	<b>TOTAL FIELD AND RESERVE BUDGET</b>	<b>\$2,022,631.00</b>
COLLECTION COSTS @ 2%	\$4,608.02	COLLECTION COSTS @ 2%	\$43,034.70
EARLY PAYMENT DISCOUNT @ 4%	\$9,216.04	EARLY PAYMENT DISCOUNT @ 4%	\$86,069.40
<b>TOTAL O&amp;M ASSESSMENT</b>	<b>\$230,401.06</b>	<b>TOTAL O&amp;M ASSESSMENT</b>	<b>\$2,151,735.11</b>

UNITS ASSESSED	ALLOCATION OF ADMIN O&M ASSESSMENT						ALLOCATION OF FIELD O&M AND RESERVE ASSESSMENT						PER LOT ANNUAL ASSESSMENT										
	LOT SIZE	O&M	ADMIN UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	ADMIN PER UNIT	FIELD UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	FIELD PER UNIT	O&M	SERIES 2012 DEBT SERVICE (2)	SERIES 2017A DEBT SERVICE (2)	SERIES 2018 DEBT SERVICE (2)	SERIES 2019A DEBT SERVICE (2)	SERIES 2019B DEBT SERVICE (2)	SERIES 2021 DEBT SERVICE (2)	TOTAL (3)	
Single Family 50' (Group 1)	22	22	22	1.00	22.00	1.08%	\$2,479.85	\$112.72	22	1.00	22.00	1.11%	\$23,920.25	\$1,087.28	\$1,200.00	\$412.72						\$1,612.72	
Single Family 65' (Group 1)	14	14	14	1.00	14.00	0.68%	\$1,578.09	\$112.72	14	1.00	14.00	0.71%	\$15,221.98	\$1,087.28	\$1,200.00	\$412.72						\$1,612.72	
Single Family 75' (Group 1)	8	8	8	1.00	8.00	0.39%	\$901.77	\$112.72	8	1.00	8.00	0.40%	\$8,698.27	\$1,087.28	\$1,200.00	\$412.72						\$1,612.72	
Single Family 40' (Group 2)	26	26	26	1.00	26.00	1.27%	\$2,930.74	\$112.72	26	1.00	26.00	1.31%	\$28,269.38	\$1,087.28	\$1,200.00	\$619.10						\$1,819.10	
Single Family 50' (Group 2)	101	101	101	1.00	101.00	4.94%	\$11,384.79	\$112.72	101	1.00	101.00	5.10%	\$109,815.69	\$1,087.28	\$1,200.00	\$619.10						\$1,819.10	
Single Family 60' (Group 2)	45	45	45	1.00	45.00	2.20%	\$5,072.43	\$112.72	45	1.00	45.00	2.27%	\$48,927.78	\$1,087.28	\$1,200.00	\$619.10						\$1,819.10	
Single Family 40'	14	14	14	1.00	14.00	0.68%	\$1,578.09	\$112.72	14	1.00	14.00	0.71%	\$15,221.98	\$1,087.28	\$1,200.00	\$825.46						\$2,025.46	
Single Family 50'	66	66	66	1.00	66.00	3.23%	\$7,439.56	\$112.72	66	1.00	66.00	3.34%	\$71,760.75	\$1,087.28	\$1,200.00	\$825.46						\$2,025.46	
Single Family 60'	4	4	4	1.00	4.00	0.20%	\$450.88	\$112.72	4	1.00	4.00	0.20%	\$4,349.14	\$1,087.28	\$1,200.00	\$825.46						\$2,025.46	
Single Family 65'	65	65	65	1.00	65.00	3.18%	\$7,326.84	\$112.72	65	1.00	65.00	3.28%	\$70,673.46	\$1,087.28	\$1,200.00	\$825.46						\$2,025.46	
Single Family 75'	16	16	16	1.00	16.00	0.78%	\$1,803.53	\$112.72	16	1.00	16.00	0.81%	\$17,396.54	\$1,087.28	\$1,200.00	\$825.46						\$2,025.46	
Single Family 50' (E)	116	116	116	1.00	116.00	5.68%	\$13,075.60	\$112.72	116	1.00	116.00	5.86%	\$126,124.95	\$1,087.28	\$1,200.00		\$1,250.00					\$2,450.00	
Single Family 60' (E)	91	91	91	1.00	91.00	4.45%	\$10,257.58	\$112.72	91	1.00	91.00	4.60%	\$98,942.85	\$1,087.28	\$1,200.00		\$1,458.33					\$2,658.33	
Single Family 50' (F2, F3 & G1)	135	135	135	1.00	135.00	6.60%	\$15,217.29	\$112.72	135	1.00	135.00	6.82%	\$146,783.34	\$1,087.28	\$1,200.00		\$1,250.00					\$2,450.00	
Single Family 60' (F2 & G1)	39	39	39	1.00	39.00	1.91%	\$4,396.11	\$112.72	39	1.00	39.00	1.97%	\$42,404.08	\$1,087.28	\$1,200.00		\$1,562.50					\$2,762.50	
Single Family 40' (K & L)	58	58	58	1.00	58.00	2.84%	\$6,537.80	\$112.72	58	1.00	58.00	2.93%	\$63,062.47	\$1,087.28	\$1,200.00		\$1,250.00					\$2,450.00	
Single Family 50' (F1, K, & L)	88	88	88	1.00	88.00	4.31%	\$9,919.42	\$112.72	88	1.00	88.00	4.45%	\$95,681.00	\$1,087.28	\$1,200.00		\$1,562.50					\$2,762.50	
Single Family 60' (F1)	22	22	22	1.00	22.00	1.08%	\$2,479.85	\$112.72	22	1.00	22.00	1.11%	\$23,920.25	\$1,087.28	\$1,200.00							\$3,075.00	
Single Family 40' (I & J)	96	96	96	1.00	96.00	4.70%	\$10,821.18	\$112.72	96	1.00	96.00	4.85%	\$104,379.27	\$1,087.28	\$1,200.00		\$1,875.00					\$2,450.00	
Single Family 50' (I, & J)	124	124	124	1.00	124.00	6.07%	\$13,977.36	\$112.72	124	1.00	124.00	6.27%	\$134,823.22	\$1,087.28	\$1,200.00			\$1,250.00				\$2,762.50	
Single Family 50' (G2)	57	57	57	1.00	57.00	2.79%	\$6,425.08	\$112.72	57	1.00	57.00	2.88%	\$61,975.19	\$1,087.28	\$1,200.00			\$1,275.51				\$2,475.51	
Single Family 60' (G2 & J)	72	72	72	1.00	72.00	3.52%	\$8,115.89	\$112.72	72	1.00	72.00	3.64%	\$78,284.45	\$1,087.28	\$1,200.00			\$1,875.00				\$3,075.00	
Single Family 50' (H)	137	137	137	1.00	137.00	6.70%	\$15,442.73	\$112.72	137	1.00	137.00	6.92%	\$148,957.91	\$1,087.28	\$1,200.00				\$1,594.39	\$0.00			\$2,794.39
Single Family 60' (H)	33	33	33	1.00	33.00	1.61%	\$3,719.78	\$112.72	33	1.00	33.00	1.67%	\$35,880.37	\$1,087.28	\$1,200.00			\$1,913.27	\$0.00			\$3,113.27	
Single Family 40' (M)	58	58	58	1.00	58.00	2.84%	\$6,537.80	\$112.72	58	2.00	58.00	2.93%	\$63,062.47	\$1,087.28	\$1,200.00			\$1,275.51	\$584.75			\$3,060.26	
Single Family 50' (M)	126	126	126	1.00	126.00	6.16%	\$14,202.81	\$112.72	126	3.00	126.00	6.37%	\$136,997.79	\$1,087.28	\$1,200.00			\$1,594.39	\$684.82			\$3,479.21	
Single Family 60' (M)	39	39	39	1.00	39.00	1.91%	\$4,396.11	\$112.72	39	4.00	39.00	1.97%	\$42,404.08	\$1,087.28	\$1,200.00			\$1,913.27	\$784.90			\$3,898.17	
Single Family 40' (N&P)	59	59	59	1.00	59.00	2.88%	\$6,650.52	\$112.72	59	5.00	59.00	2.98%	\$64,149.76	\$1,087.28	\$1,200.00						\$1,275.51	\$2,475.51	
Single Family 50' (N & P)	157	157	157	1.00	157.00	7.68%	\$17,697.15	\$112.72	157	6.00	157.00	7.93%	\$170,703.59	\$1,087.28	\$1,200.00						\$1,594.39	\$2,794.39	
Single Family 60' (N & P)	91	91	91	1.00	91.00	4.45%	\$10,257.58	\$112.72	91	7.00	91.00	4.60%	\$98,942.85	\$1,087.28	\$1,200.00						\$1,913.27	\$3,113.27	
<b>Total Platted</b>	<b>1979</b>	<b>1979</b>	<b>1979.00</b>	<b>96.82%</b>	<b>\$223,074.22</b>				<b>1979</b>	<b>1979.00</b>	<b>100.00%</b>	<b>\$2,151,735.11</b>											
<b>Unplatted Parcels</b>																							
Single Family 75' (O)	65	65	65	1.00	65.00	3.18%	\$7,326.84	\$112.72	0	1.00	0.00	0.00%	\$0.00	\$0.00	\$112.72							\$112.72	
<b>Total Unplatted</b>	<b>65</b>	<b>65</b>	<b>65.00</b>	<b>3.18%</b>	<b>\$7,326.84</b>				<b>0</b>	<b>0.00</b>	<b>0.00%</b>	<b>\$0.00</b>											
<b>Total Community</b>	<b>2044</b>	<b>2044</b>	<b>2044.00</b>	<b>100.00%</b>	<b>\$230,401.06</b>				<b>1979</b>	<b>1979.00</b>	<b>100.00%</b>	<b>\$2,151,735.11</b>											
LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount (4%)							<b>(\$13,824.06)</b>						<b>(\$129,104.11)</b>										
<b>Net Revenue to be Collected</b>							<b>\$216,577.00</b>						<b>\$2,022,631.00</b>										

(1) Reflects the number of total lots with Series 2012, Series 2017A, Series 2018, Series 2019, and Series 2021 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2012, Series 2017A, Series 2018, Series 2019, and Series 2021 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

(3) Annual assessment that will appear on November 2021 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

# Tab 11

**RESOLUTION 2021-14**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; 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, 2021, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); 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 2021/2022 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., 9428 Camden Field Parkway, Riverview, Florida 33578. 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 2021, 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: \_\_\_\_\_, 2021  
HOUR: \_\_\_\_\_m.  
LOCATION:

**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 18TH DAY OF MAY 2021.**

ATTEST:

**TRIPLE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Alex Garces  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2021/2022 Budget

**Exhibit A**

Fiscal Year 2021/2022 Budget

# Tab 12

**RESOLUTION 2021-**

**IRHODINE BOUNDARY AMENDMENT PROPERTY**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Triple Creek Community Development District (the “District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170 and 197, *Florida Statutes*, for the acquisition, maintenance, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments (the “Uniform Method”); and

**WHEREAS**, effective February 10, 2021, the boundaries of the District were subsequently amended by an ordinance of the Board of County Commissioners of Hillsborough County, Florida, to include approximately 165.545 additional acres of land to those lands within the boundaries of the District (“Expansion Parcel”); and

**WHEREAS**, The Board has previously adopted Resolution 2021-08 declaring the intent to use the Uniform Method over the Expansion Parcel for the levy, collection and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes*, over certain lands within the district as described therein; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing on the District’s intent to use the Uniform Method to be advertised weekly in a newspaper of general circulation within Hillsborough County for four (4) consecutive weeks prior to such hearing; and

**WHEREAS**, the District has held a public hearing pursuant to Section 197.3632, *Florida Statutes*, and received testimony from the public and landowners regarding the use of the Uniform Method; and

**WHEREAS**, the District desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments as authorized by Section 197.3632, *Florida*

*Statutes*, for special assessments levied upon the lands described in **Exhibit A**, further defined below.

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

**SECTION 1.** The Triple Creek Community Development District, upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the Uniform Method of collecting assessments imposed by the District as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached hereto and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the Uniform Method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors of the District determines that use of the Uniform Method for that year is in the best interests of the District. In the event that the Uniform Method of collecting non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the special assessments may be collected as is otherwise permitted by law. Nothing herein shall prohibit the District from collecting special assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

**SECTION 2.** The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Hillsborough County and the Department of Revenue of the State of Florida with a copy of this Resolution and to enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED this 18<sup>th</sup> day of May 2021.**

**ATTEST:**

**TRIPLE CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Legal Description

## Exhibit A

### **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT (DISTRICT BOUNDARIES AFTER BOUNDARY MODIFICATION)**

#### **LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1, 2, 10, 11 AND 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND IN SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST, ALL IN HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE EAST (AN ASSUMED BEARING) ALONG THE SOUTH BOUNDARY OF SAID SECTION 11, A DISTANCE OF 1081.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BALM-RIVERVIEW ROAD; THENCE NORTH 25°35'00" WEST, ALONG AFORESAID EASTERLY RIGHT-OF-WAY LINE, 150.00 FEET TO THE **POINT OF BEGINNING**; CONTINUE THENCE NORTH 25°35'00" WEST, ALONG SAID RIGHT-OF-WAY LINE, 402.29 FEET; THENCE NORTH 29°51'18" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF BALM-RIVERVIEW ROAD, 1552.60 FEET; THENCE NORTH 24°09'28" WEST ALONG AFORESAID EASTERLY RIGHT-OF-WAY LINE 883.18 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE SOUTH 89°42'05" EAST, ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF SECTION 10, A DISTANCE OF 229.30 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE SOUTH 89°54'40" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 11, A DISTANCE OF 3955.14 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE NORTH 01°17'35" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 11, A DISTANCE OF 710.20 FEET; THENCE SOUTH 89°52'01" EAST, ALONG THE EASTERLY PROJECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BIG BEND ROAD, 20.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1350.00 FEET, A CHORD OF 487.88 FEET WHICH BEARS NORTH 78°17'48" EAST, 490.58 FEET; THENCE NORTH 01°17'35" WEST, 804.66 FEET; THENCE NORTH 89°52'01" WEST, 500.00 FEET TO THE WEST LINE OF THE EAST 1/4 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 01°17'35" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SECTION 11, A DISTANCE OF 1032.82 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 00°08'46" WEST, ALONG THE WEST LINE OF THE EAST 1/4 OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, 1650.00 FEET; THENCE SOUTH 89°55'05" EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 130.45 FEET; THENCE NORTH 77°35'27" EAST, 2178.06 FEET; THENCE SOUTH 01°20'58" EAST, 350.52 FEET; THENCE NORTH 76°33'57" EAST, 1019.38 FEET; THENCE SOUTH 71°04'33" EAST, 621.60 FEET; THENCE NORTH 76°55'22" EAST, 468.39 FEET; THENCE NORTH 02°37'58" WEST, 238.46 FEET; THENCE NORTH 60°56'37" EAST, 541.84 FEET, THENCE NORTH 76°45'07" EAST, 325.40 FEET; THENCE SOUTH 01°34'43" EAST, 822.56 FEET TO A POINT 1650.00 FEET NORTH OF THE SOUTH

LINE OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 20 EAST, THENCE NORTH 89°46'26" EAST, PARALLEL TO SAID SOUTH LINE OF SECTION 1, A DISTANCE OF 1527.65 FEET TO THE EAST LINE OF SAID SECTION 1, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 89°59'20" EAST, PARALLEL TO AND 1650.00 FEET NORTH OF THE SOUTH LINE OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST, 1279(±) FEET TO THE CENTERLINE OF BELL CREEK; THENCE MEANDER SOUTHERLY ALONG THE CENTERLINE OF BELL CREEK (AS SHOWN ON SURVEY BY BRANDON SURVEYING INC., FOR P.M.C., INC., WELCH GOSSETT DATED JULY 5, 1977) TO THE INTERSECTION OF SAID CENTERLINE WITH A LINE 100.00 FEET NORTH OF THE SOUTH LINE OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST; THENCE NORTH 89°59'20" EAST, PARALLEL TO AND 100.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 1116.00 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°57'54" EAST, PARALLEL TO AND 100.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 6, A DISTANCE OF 2117.95 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF BOYETTE-BALM ROAD; THENCE SOUTH 38°46'51" WEST, ALONG SAID RIGHT-OF-WAY LINE, 128.23 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST; THENCE NORTH 89°57'54" WEST, 2037.25 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE SOUTH 89°59'20" WEST, 2660.81 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 89°46'26" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 20 EAST, 1325.08 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 01°00'48" EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST, 1330.32 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°52'02" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 1322.85 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 01°06'42" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 12, A DISTANCE OF 3984.78 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89°50'33" WEST, ALONG THE SOUTH LINE OF SECTION 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST, 2632.09 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°51'24" WEST, ALONG THE SOUTH LINE OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST, 637.50 FEET TO A POINT 2001.35 FEET EASTERLY OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE NORTH 00°08'36" EAST, 1065.26 FEET; THENCE NORTH 89°51'24" WEST, PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11, A DISTANCE OF 1260.00 FEET; THENCE SOUTH 00°08'36" WEST, 930.00 FEET; THENCE NORTH 89°51'24" WEST, 744.67 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE WEST PARALLEL TO AND 135.26 FEET NORTH OF THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 1620.63 FEET TO THE POINT OF BEGINNING.

**EXCEPTING THEREFROM** THE FOLLOWING DESCRIBED LAND AS CONVEYED TO THE COUNTY OF HILLSBOROUGH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5000,

PAGE 542, AND RE-RECORDED IN OFFICAL RECORDS BOOK 5024, PAGE 874, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

A STRIP OF LAND 100 FEET WIDE, LYING IN SECTION 1, 11 AND 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND IN SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND LYING BETWEEN THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND THE WEST RIGHT-OF-WAY LINE OF BOYETTE-BALM ROAD AND WHOSE CENTERLINE IS DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°51' WEST ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF SECTION 11, A DISTANCE OF 1322.70 FEET TO THE SOUTHEAST CORNER OF THE WEST 3/4 OF THE NORTH 1/2 OF SAID SECTION 11; THENCE NORTH 1°12'45" WEST, ALONG THE EAST BOUNDARY OF SAID WEST 3/4 OF THE NORTH 1/2, A DISTANCE OF 660.20 FEET FOR A **POINT OF BEGINNING**; FROM SAID POINT OF BEGINNING; RUN THENCE SOUTH 89°51' EAST, ALONG A LINE 660.00 FEET NORTH AND PARALLEL TO THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF SECTION 11, A DISTANCE OF 20.0 FEET TO THE P.C. OF A 1400 FOOT RADIUS CURVE TO THE LEFT, FROM SAID PC RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID 1400 FOOT RADIUS CURVE, A DISTANCE OF 1015.92 FEET TO THE P.T. OF SAID CURVE, SAID ARC BEING SUBTENDED BY A 993.78 FOOT CHORD HAVING A BEARING OF NORTH 69°21'41" EAST, FROM SAID P.T., RUN THENCE NORTH 48°34'22" EAST, 2158.20 FEET TO THE P.C. OF A 1000.0 FOOT RADIUS CURVE TO THE RIGHT (SAID DESCRIBED COURSE LYING IN SECTION 11 AND 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST); FROM SAID P.C. RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID 1000.00 FOOT RADIUS CURVE, A DISTANCE OF 725.76 FEET TO THE P.T. OF SAID CURVE, SAID ARC BEING SUBTENDED BY A 709.93 FOOT CHORD, HAVING A BEARING OF NORTH 69°21'51" EAST, (SAID DESCRIBED COURSE LYING IN SECTION 1 AND 12, TOWNSHIP 31 SOUTH, RANGE 20 EAST); FROM SAID P.T. RUN THENCE SOUTH 89°50'40" EAST, ALONG A LINE 50.0 FEET NORTH AND PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 1, A DISTANCE OF 3349.66 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 1; THENCE RUN NORTH 89°53'30" EAST ALONG A LINE 50.0 FEET NORTH AND PARALLEL TO THE SOUTH BOUNDARY OF SECTION 6, TOWNSHIP 31 SOUTH, RANGE 21 EAST, A DISTANCE OF 4735.85 FEET TO A **POINT OF TERMINUS**, SAID POINT LYING ALSO ON THE WEST RIGHT-OF-WAY LINE OF BOYETTE-BALM ROAD.

THE NORTHERLY AND SOUTHERLY BOUNDARY OF THE ABOVE DESCRIBED 100 FOOT STRIP EXTENDS EAST, FROM THE EAST BOUNDARY OF THE WEST 3/4 OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 20 EAST, TO THE WESTERLY RIGHT-OF-WAY LINE OF BOYETTE-BALM ROAD.

PARCEL CONTAINS 1010.64 ACRES, MORE OR LESS.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:**

*(CDD) EXPANSION PARCEL*

**DESCRIPTION:** A parcel of land lying in Section 36, Township 30 South, Range 20 East and Sections 1 and 2, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

**COMMENCE** at the Southwest corner of the Northwest 1/4 of said Section 1, also being a point on the Westerly boundary of Special Warranty Deed, as described in Instrument #: 2020257911, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence along said Westerly boundary of Special Warranty Deed, as described in Instrument #: 2020257911, the following eleven (11) courses: 1) along the West boundary of the Southwest 1/4 of said Northwest 1/4 of Section 1, N.00°03'58"W., 933.46 feet; 2) S.89°38'44"E., 965.34 feet; 3) N.43°30'19"E., 294.26 feet; 4) N.74°53'45"E., 473.04 feet; 5) N.03°50'08"E., 115.98 feet to a point on the South boundary of COLONIAL HILLS PHASE 4, according to the plat thereof, as recorded in Plat Book 89, Page 14, of the Public Records of Hillsborough County, Florida; 6) along said South boundary of COLONIAL HILLS PHASE 4, S.89°39'20"E., 384.60 feet to the Southeast corner of said COLONIAL HILLS PHASE 4; 7) along the East boundary of said COLONIAL HILLS PHASE 4, N.00°27'26"W., 876.84 feet to the Northeast corner of said COLONIAL HILLS PHASE 4, also being the Southeast corner of BELL CREEK PRESERVE PHASE 2, according to the plat thereof, as recorded in Plat Book 129, Pages 63 through 69 inclusive, of the Public Records of Hillsborough County, Florida; 8) along the East boundary of said BELL CREEK PRESERVE PHASE 2, continue N.00°27'26"W., 72.98 feet to a point on the Southerly boundary of TRACT "A" PARCEL 1, as described in Warranty Deed, recorded in Official Records Book 8823, Page 664, of the Public Records of Hillsborough County, Florida; 9) along said Southerly boundary of TRACT "A" PARCEL 1, N.69°31'50"E., 885.31 feet to the Southeast corner of said TRACT "A" PARCEL 1; 10) along the East boundary of said TRACT "A" PARCEL 1, N.00°36'42"W., 460.00 feet to the Northeast corner of said TRACT "A" PARCEL 1, also being the Southeast corner of BELL CREEK PRESERVE PHASE 1, according to the plat thereof, as recorded in Plat Book 124, Pages 206 through 213 inclusive, of the Public Records of Hillsborough County, Florida; 11) along the East boundary of said BELL CREEK PRESERVE PHASE 1, continue N.00°36'42"W., 866.74 feet to a point on the South boundary of the right-of-way for Rhodine Road, as recorded in Official Records Book 2043, Page 806, of the Public Records of Hillsborough County, Florida; thence along the North boundary of said Warranty Deed, as described in Instrument #: 2020257911 and said South boundary of the right-of-way for Rhodine Road, S.89°41'51"E., 100.01 feet to the Northeast corner of said Special Warranty Deed, as described in Instrument #: 2020257911, also being the Northwest corner of Deed in Trust, as described in Official Records Book 20249, Page 703, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said Special Warranty Deed, as described in Instrument #: 2020257911, the following seven (7) courses: 1)

along the West boundary of said Deed in Trust, S.00°36'42"E., 867.00 feet to the Southwest corner of said Deed in Trust, also being the Northwest corner of TRACT "A" PARCEL 2, as described in the aforesaid Warranty Deed, recorded in Official Records Book 8823, Page 664; 2) along the Westerly boundary of said TRACT "A" PARCEL 2, continue S.00°36'42"E., 528.36 feet; 3) along the Westerly boundary of said TRACT "A" PARCEL 2, S.69°31'50"W., 885.51 feet; 4) along the Westerly boundary of said TRACT "A" PARCEL 2, S.00°27'26"E., 1333.29 feet to the Southwest corner of TRACT "A" PARCEL 2; 5) along the South boundary of said TRACT "A" PARCEL 2, S.88°31'59"E., 1157.30 feet to the Southeast corner of said TRACT "A" PARCEL 2, also being a point on the Westerly boundary of Quit Claim Deed as described in Official Records Book 16149, Page 717, of the Public Records of Hillsborough County, Florida; 6) along the Westerly boundary of said Quit Claim Deed, continue S.88°31'59"E., 465.00 feet; 7) along said Westerly boundary of said Quit Claim Deed, S.01°15'53"E., 1090.44 feet to the Southeast corner of said Special Warranty Deed, as described in Instrument #: 2020257911, also being the Northeast corner of Notice of Boundary Amendment of the Triple Creek Community Development District, as described in Official Records Book 23526, Page 1044, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said Special Warranty Deed, as described in Instrument #: 2020257911, and the Northerly boundary of said Notice of Boundary Amendment of the Triple Creek Community Development District, the following nine (9) courses: 1) S.77°03'38"W., 325.24 feet; 2) S.61°12'45"W., 541.87 feet; 3) S.02°22'30"E., 238.61 feet; 4) S.77°14'11"W., 468.18 feet; 5) N.70°51'18"W., 621.63 feet; 6) S.76°50'44"W., 1018.69 feet; 7) N.00°56'28"W., 350.65 feet; 8) , S.77°50'45"W., 2178.49 feet; 9) N.89°29'33"W., 125.03 feet to a point on the East boundary of TROPICAL ACRES SOUTH UNIT 4, according to the plat thereof, as recorded in Plat Book 46, Page 52, of the Public Records of Hillsborough County, Florida; thence said East boundary of TROPICAL ACRES SOUTH UNIT 4, N.00°18'00"E., 1046.49 feet to a point on the North boundary of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 2; thence along said North boundary of the Northeast 1/4 of the Southeast 1/4 of Section 2, S.88°43'21"E., 1307.78 feet to the **POINT OF BEGINNING**.

Containing 180.185 acres, more or less.

**LESS AND EXCEPT THE FOLLOWING FOUR (4) PARCELS OF LAND:**

1. **CONTRACTION PARCEL 1**  
**DESCRIPTION:** A parcel of land lying in Section 11, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

**COMMENCE** at the Northwest corner of Right-of-Way Conveyance Parcel 3 for FLEMENCO DRIVE, as described in Warranty Deed, recorded in Official Records Book 25134, Page 712, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence along the Westerly boundary of said Right-of-Way Conveyance Parcel 3 for FLEMENCO DRIVE, the

following two (2) courses: 1) S.35°51'00"E., 558.05 feet to a point of curvature; 2) Southeasterly, 1.63 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 02°40'05" (chord bearing S.34°30'58"E., 1.63 feet) to a point on a curve; thence along the Northerly boundary of Right-of-Way Conveyance Parcel 3 for TRIPLE CREEK BOULEVARD, as described in the aforesaid Warranty Deed, recorded in Official Records Book 25134, Page 712, Southwesterly, 497.11 feet along the arc of a curve to the right having a radius of 1340.00 feet and a central angle of 21°15'19" (chord bearing S.58°27'38"W., 494.26 feet) to a point on the Easterly boundary of PNC Lending, LLC Property, as described in Warranty Deed, recorded in Official Records Book 24010, Page 412, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of PNC Lending, LLC Property, N.01°03'02"W., 803.27 feet to the Northeast corner of said PNC Lending, LLC Property; thence S.89°36'48"E., 42.74 feet; thence S.35°51'00"E., 111.81 feet to the **POINT OF BEGINNING**.

Containing 4.367 acres, more or less.

2. *CONTRACTION PARCEL 2*

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

**COMMENCE** at the Northeast corner of Right-of-Way Conveyance Parcel 3 for FLEMENCO DRIVE, as described in Warranty Deed, recorded in Official Records Book 25134, Page 712, of the Public Records of Hillsborough County, Florida, also being a point on the Westerly boundary of School Board of Hillsborough County Property, as described in Special Warranty Deed, recorded in Official Records Book 24414, Page 1016, of the Public Records of Hillsborough County, Florida, run thence along the Easterly boundary of said Right-of-Way Conveyance Parcel 3 for FLEMENCO DRIVE and said Westerly boundary of School Board of Hillsborough County Property, S.35°51'00"E., 185.15 feet to the **POINT OF BEGINNING**; thence along the Southerly boundary of said School Board of Hillsborough County Property, the following two (2) courses: 1) N.88°56'58"E., 119.61 feet; 2) N.48°32'08"E., 471.26 feet to a point on a curve on the Westerly boundary of Right-of-Way Conveyance Parcel 3 for BOGGY CREEK DRIVE, as described in the aforesaid Warranty Deed, recorded in Official Records Book 25134, Page 712; thence along said Westerly boundary of Right-of-Way Conveyance Parcel 3 for BOGGY CREEK DRIVE, the following six (6) courses: 1) Southerly, 164.55 feet along the arc of a curve to the left having a radius of 1205.00 feet and a central angle of 07°49'28" (chord bearing S.01°18'58"W., 164.43 feet); 2) S.10°40'38"W., 21.02 feet to a point on a curve; 3) Southerly, 84.23 feet along the arc of said curve to the left having a radius of 1210.00 feet and a central angle of 03°59'18" (chord bearing S.05°33'33"E., 84.21 feet) to a point of reverse curvature; 4) Southerly, 56.31 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 32°15'47"

(chord bearing S.08°34'42"W., 55.57 feet) to a point of reverse curvature; 5) Southerly, 43.64 feet along the arc of a curve to the left having a radius of 123.00 feet and a central angle of 20°19'36" (chord bearing S.14°32'47"W., 43.41 feet) to a point of reverse curvature; 6) Southwesterly, 77.06 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 44°09'09" (chord bearing S.26°27'34"W., 75.17 feet) to a point of tangency; thence along the Northerly boundary of Right-of-Way Conveyance Parcel 3 for TRIPLE CREEK BOULEVARD, as described in the aforesaid Warranty Deed, recorded in Official Records Book 25134, Page 712, S.48°32'08"W., 233.95 feet to a point of curvature; thence along the aforesaid Easterly boundary of Right-of-Way Conveyance Parcel 3 for FLEMENCO DRIVE, the following two (2) courses: 1) Westerly, 58.41 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 95°36'52" (chord bearing N.83°39'26"W., 51.86 feet) to a point of tangency; 2) N.35°51'00"W., 330.71 feet to the **POINT OF BEGINNING**.

Containing 3.058 acres, more or less.

3. *CONTRACTION PARCEL 3*

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

**COMMENCE** at the Northeast corner of Right-of-Way Conveyance Parcel 3 for BOGGY CREEK DRIVE, as described in Warranty Deed, recorded in Official Records Book 25134, Page 712, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence N.21°59'26"E., 60.28 feet to a point of curvature; thence Northerly, 219.37 feet along the arc of a curve to the left having a radius of 882.00 feet and a central angle of 14°15'01" (chord bearing N.14°51'56"E., 218.80 feet); thence S.82°15'35"E., 19.80 feet; thence S.41°27'52"E., 567.27 feet to a point on the Northerly boundary of the right-of-way for TRIPLE CREEK BOULEVARD, as recorded in Official Records Book 5000, Page 542 and re-recorded in Official Records Book 5024, Page 874, ALL being of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary of the right-of-way for TRIPLE CREEK BOULEVARD, S.48°32'08"W., 596.40 feet to a point of curvature on the Easterly boundary of the aforesaid Right-of-Way Conveyance Parcel 3 for BOGGY CREEK DRIVE; thence along said Easterly boundary of Right-of-Way Conveyance Parcel 3 for BOGGY CREEK DRIVE, the following three (3) courses: 1) Westerly, 70.49 feet along the arc of a curve to the right having a radius of 50.00 feet and a central angle of 80°46'39" (chord bearing S.88°55'28"W., 64.80 feet) to a point of compound curvature; 2) Northwesterly, 100.41 feet along the arc of a curve to the right having a radius of 119.00 feet and a central angle of 48°20'41" (chord bearing N.26°30'52"W., 97.46 feet) to a point of compound curvature; 3) Northerly, 479.90 feet along the arc of a curve to the right having a radius of 1130.00

feet and a central angle of 24°19'58" (chord bearing N.09°49'27"E., 476.30 feet) to the **POINT OF BEGINNING**.

Containing 5.556 acres, more or less.

4. **CONTRACTION PARCEL 4**

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

**COMMENCE** at the Northerlymost corner of TRIPLE CREEK PHASE 4 VILLAGE J, according to the plat thereof, as recorded in Plat Book 135, Pages 169 through 182 inclusive, of the Public Records of Hillsborough County, Florida, also being a point on the Southerly boundary of Right-of-Way Conveyance Parcel 2 for TRIPLE CREEK BOULEVARD, as described in Warranty Deed, recorded in Official Records Book 25134, Page 712, of the Public Records of Hillsborough County, Florida, for a **POINT OF BEGINNING**, run thence along said Southerly boundary of Right-of-Way Conveyance Parcel 2 for TRIPLE CREEK BOULEVARD, the following three (3) courses: 1) Northeasterly, 415.24 feet along the arc of a curve to the right having a radius of 1115.00 feet and a central angle of 21°20'16" (chord bearing N.37°52'00"E., 412.85 feet) to a point of tangency; 2) N.48°32'08"E., 107.96 feet to a point of curvature; 3) Easterly, 66.53 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 38°07'15" (chord bearing N.67°35'46"E., 65.31 feet) to the Northerlymost corner of TRIPLE CREEK PHASE 3 AMENITY CENTER, according to the plat thereof, as recorded in Plat Book 134, Pages 119 through 123 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Westerly boundary of said TRIPLE CREEK PHASE 3 AMENITY CENTER, the following six (6) courses: 1) S.11°02'05"W., 88.16 feet; 2) S.48°32'08"W., 99.75 feet to a point of curvature; 3) Southwesterly, 95.41 feet along the arc of a curve to the left having a radius of 1040.00 feet and a central angle of 05°15'23" (chord bearing S.45°54'27"W., 95.38 feet); 4) S.45°02'24"E., 123.87 feet; 5) S.48°32'08"W., 17.24 feet to a point on a curve; 6) Southwesterly, 219.04 feet along the arc of a curve to the left having a radius of 918.00 feet and a central angle of 13°40'17" (chord bearing S.35°08'44"W., 218.53 feet) to a point on the Northerly boundary of the aforesaid TRIPLE CREEK PHASE 4 VILLAGE J; thence along said Northerly boundary of TRIPLE CREEK PHASE 4 VILLAGE J, the following three (3) courses: 1) N.61°41'24"W., 87.00 feet to a point on a curve; 2) Southwesterly, 19.51 feet along the arc of a curve to the left having a radius of 1005.00 feet and a central angle of 01°06'44" (chord bearing S.27°45'14"W., 19.51 feet); 3) N.62°48'08"W., 110.00 feet to the **POINT OF BEGINNING**.

Containing 1.658 acres, more or less.

**ALTOGETHER** containing 1176.186 acres, more or less.

AMI-TCV-TC-042  
P:\Triple Creek\Master Plan\Description\CDD 2020\TRIPLE CREEK -CDD 2020  
MODIFICATION.docx  
VBR

September 9, 2020

# Tab 13

**Arbitrage Rebate Computation  
Proposal For  
Triple Creek  
Community Development District  
(Hillsborough County, Florida)  
\$8,435,000 Special Assessment Bonds, Series 2021**





# AMTEC

American Municipal Tax-Exempt Compliance

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

[www.amteccorp.com](http://www.amteccorp.com)

May 10, 2021

Triple Creek Community Development District  
c/o Ms. Shandra Torres  
District Compliance Associate  
Rizzetta & Company, Inc.  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614

Re: Triple Creek Community Development District (Hillsborough County, Florida), \$8,435,000  
Special Assessment Bonds, Series 2021

To Whom It May Concern:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Triple Creek Community Development District (the "District") Series 2021 bond issue (the "Bonds"). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

### **Firm History**

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 6,500 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

### **Southeast Client Base**

We provide arbitrage rebate services to over 350 bond issues aggregating more than \$9.1 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park, Triple Creek and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Cities of Cape Coral and Palm Beach in Florida. Nationally, we are rebate consultants for the County of Orange (CA), the City of Tulsa (OK), the City of Corpus Christi (TX) and the States of Connecticut, New Jersey, Montana, Mississippi and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District's Bonds. We have established a "bond year end" of January 20<sup>th</sup>, based upon the anniversary of the closing date of the Bonds in 2021.

## Proposal

We are proposing rebate computation services based on the following:

- \$8,435,000 Series 2021 Special Assessment Bonds
- Fixed Rate Issue; and
- Acquisition & Construction, Reserve and Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Bonds is \$450 per year and will encompass all activity from January 20, 2021, the date of the closing, through January 20, 2026, the end of the 5<sup>th</sup> Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

### AMTEC's Professional Fee – \$8,435,000 Series 2021 Bonds

Report Date	Type of Report	Period Covered	Fee
January 31, 2022	Rebate and Opinion	Closing – January 31, 2022	\$ 450
January 31, 2023	Rebate and Opinion	Closing – January 31, 2023	450
January 31, 2024	Rebate and Opinion	Closing – January 31, 2024	450
January 31, 2025	Rebate and Opinion	Closing – January 31, 2025	450
January 20, 2026	Rebate and Opinion	Closing – January 20, 2026	450

**In order to begin, we are requesting copies of the following documentation:**

1. Arbitrage Certificate or Tax Regulatory Agreement.
2. IRS Form 8038-G.
3. Closing Memorandum
4. The Bank of New York Mellon statements for all accounts from January 20, 2021, the date of the closing, through each report date.

### AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled.

AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on \_\_\_\_\_, 2021.

Triple Creek Community  
Development District

Consultant: American Municipal Tax-Exempt  
Compliance Corporation

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

By: Michael J. Scarfo  
Senior Vice President

# Tab 14



**AFFORDABLE**  
**LOCK & SECURITY SOLUTIONS**  
 1-888-999-LOCK (5625)  
 sales@affordablelock.com  
 Fax: 813-963-0008

**Estimate**

DATE	QUOTE #	CUST #
1/20/2021	0000184623	0039584

Licenses EG13000564 HCLOC14001

**BILL TO:**

Triple Creek CDD  
 12750 Citrus Park Lane  
 Suite 115  
 Tampa FL 33625

**SHIP TO:**

Triple Creek  
 13013 Boggy Creek Dr  
 Hammock Club  
 Riverview FL 33579

REMIT TO ADDRESS: Po Box 31261 Tampa FL 33631-3261

P.O. NUMBER	TERMS	SALES PERSON	
	<b>DUE ON COMPLETION</b>	<b>Jordan Ludlam</b>	
QUAN	DESCRIPTION	PRICE EACH	AMOUNT
	Proposal to swap old 22 camera system to a new system		
1.00	Initial Service for Electronics work. Includes first half hour of labor.	133.00	133.00
5.00	4 MP ColorVu Fixed Turret Outdoor Network Camera with Microphone	402.00	2,010.00
	*** These Cameras will be placed in interior locations ***		
17.00	Mix of 4 MP ColorVu Fixed Bullet & Turret Cameras without Microphone	326.00	5,542.00
	*** These will replace the exterior cameras ***		
1.00	32 Channel NVR with 42 TB Storage providing 6 weeks recording time	6,826.00	6,826.00
1.00	Miscellaneous Parts, Camera Bases, and Wire	800.00	800.00
1.00	Professional Installation of 22 Cameras, & Configuration of the system	5,500.00	5,500.00

Please acknowledge your acceptance by signing below and faxing/emailing a copy to us.

Signature of acceptance: \_\_\_\_\_

Date \_\_\_\_\_

Please print name: \_\_\_\_\_

Note: A 50% deposit is due upon approval. Any cancellations after acceptance will be subject to a 50% restocking fee on material. Estimate is valid for 30 days. Any unforeseen circumstances will be disclosed to owner and a change order executed.

**Estimate****DATE**

1/20/2021

**QUOTE #**

0000184623

**CUST #**

0039584

Licenses EG13000564 HCLOC14001

**BILL TO:**

Triple Creek CDD  
12750 Citrus Park Lane  
Suite 115  
Tampa FL 33625

**SHIP TO:**

Triple Creek  
13013 Boggy Creek Dr  
Hammock Club  
Riverview FL 33579

REMIT TO ADDRESS: Po Box 31261 Tampa FL 33631-3261

P.O. NUMBER		TERMS	SALES PERSON	
		DUE ON COMPLETION	Jordan Ludlam	
QUAN	DESCRIPTION		PRICE EACH	AMOUNT

SUBTOTAL  
TAX  
TOTAL

\$20,811.00  
\$1,290.13  
\$22,101.13