



Rizzetta & Company

Triple Creek Community Development District

**Board of Supervisors' Meeting
August 26, 2025**

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

www.triplecreekcdd.com

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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

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

8/26/2025

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Triple Creek Community Development District will be held on **Tuesday, August 26, 2025, at 6:00 p.m. at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579.** The following is the final agenda for this meeting:

REGULAR MEETING

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**

- A. Sitex Aquatics Report and proposalsTab 1
- B. Landscape Inspection Report and ResponsesTab 2
 - 1. Consideration of Landscaping RFP
- C. District Engineer
- D. District Manager ReportTab 3
 - 1. Discussion of Goals and Objectives.....Tab 4
- E. District Counsel

4. BUSINESS ADMINISTRATION

- A. Consideration of Operation and Maintenance Expenditures for July 2025 Tab 5
- B. Consideration of the Board of Supervisors Meeting Minutes for July 22, 2025 Tab 6
- C. Review of the Financial Statement for June 2025 Tab 7
- D. Public Hearing on Fiscal Year 2025/2026 Final Budget
 - 1. Public Comments on the Fiscal Year 2025-2026 Final Budget
 - 2. Consideration of Resolution 2025-09, Adopting the Final Budget for FY 25-26Tab 8
- E. Public Hearing on Fiscal Year 2025/2026 Assessments
 - 1. Public Comments on the Fiscal Year 2025-2026 Special Assessments
 - 2. Consideration of Resolution 2025-10, Levying O&M Assessment for FY 25-26 Tab 9
- F. Consideration of Resolution 2025-11, Setting the Meeting Schedule for FY 2025-2026Tab 10
- G. Consideration of District Management Addendum Tab 11
- H. Public Hearing on Revised Amenity Rules and Rates
- I. Consideration of Resolution 2025-12, Adopting the Revised Amenity Rules and Rates Tab 12

5. BUSINESS ITEMS

- A. Consideration of the 2nd Quarter Website Audit..... Tab 13
- B. Discussion of Mor Sports Change Order Tab 14

6. SUPERVISOR REQUESTS AND COMMENTS

7. ADJOURNMENT

We look forward to seeing you at the meeting.

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

Sincerely yours,
Matt O'Nolan
District Manager

Tab 1



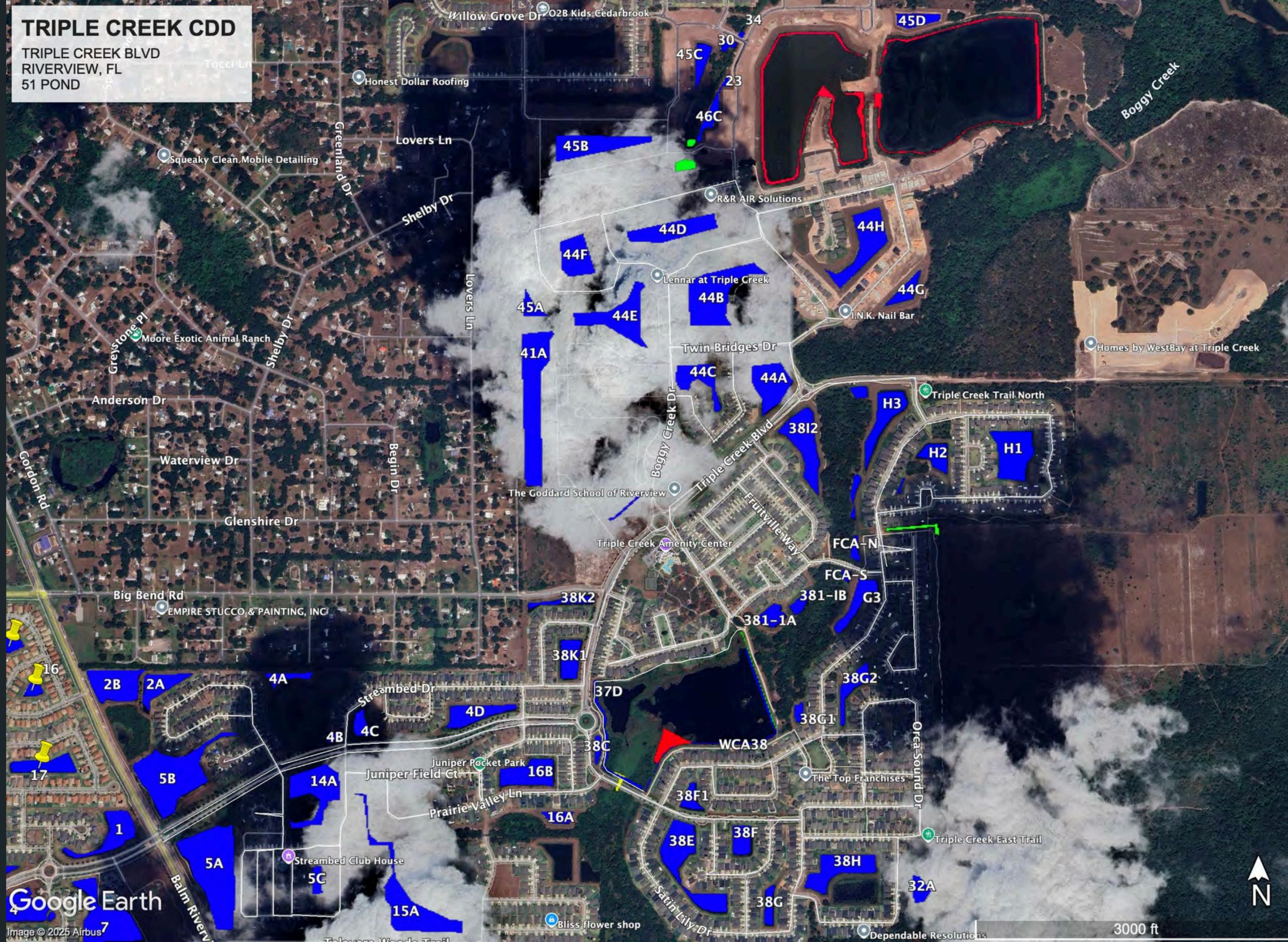
MONTHLY REPORT

AUGUST, 2025



TRIPLE CREEK CDD

TRIPLE CREEK BLVD
RIVERVIEW, FL
51 POND



Prepared for: Abigail Jones

Prepared By: Devon Craig

SUMMARY:

The air temperatures and periodic rain falls are definitely taking its toll through out Florida right now. Sweltering heats and high water temps are causing blooms. This is temporary and are expected. Storm water retention ponds are catching all the runoff from the rainfall by design and prevent maintenance is tough to maintain during this time. Between dilution and overflow it is tough to keep in the ponds. Technicians are on-site a lot more this time of year and are reactive to these blooms.



Pond #5A Treated for Algae and Shoreline Vegetation.



Pond #5B Treated for Algae and Shoreline Vegetation.



Pond #4A Treated for Shoreline Vegetation.



Pond #4D Treated for Algae and Shoreline Vegetation.



Pond #16B Treated for Shoreline Vegetation.



Pond #5C Treated for Algae and Shoreline Vegetation.



Pond #38E Treated for Shoreline Vegetation.



Pond #16A Treated for Shoreline Vegetation.



Pond #WCA38 Treated for Shoreline Vegetation.



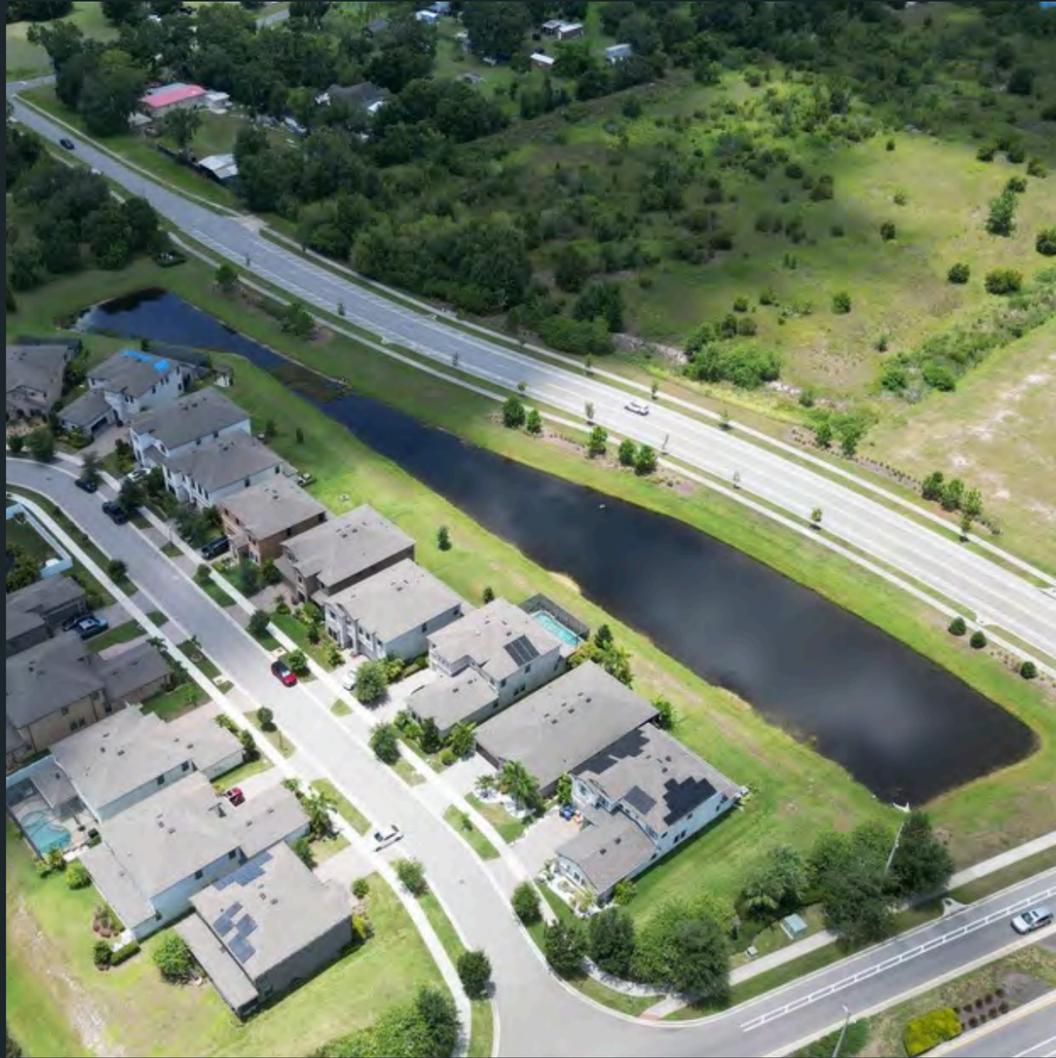
Pond #38F1 Treated for Spike rush and Shoreline Vegetation.



Pond #38F Treated for Algae and Shoreline Vegetation.



Pond #38H Treated for Algae and Shoreline Vegetation.



Pond #38K2 Treated for Algae and Shoreline Vegetation.



Pond #38K1 Treated for Shoreline Vegetation.



Pond #38G1 Treated for Algae and Shoreline vegetation.



Company Headquarters

**11719 31st TERR E
PALMETTO, FL 34219**

813.564.2322

www.sitexaquatics.com

www.sitexearthworks.com

HURRICANE CLEAN-UP PRICE LISTS-2025-2026

GENERAL LABOR-	\$75.00/HOUR
CHAINSAW OPERATOR-	\$135.00/HOUR
EQUIPMENT OPERATOR-	\$95.00/HOUR
TRACK LOADER-	\$150.00/HOUR
BACKHOE/EXCAVATOR-	\$175.00/HOUR
DELIVERY/PICK-UP ALL EQUIPMENT-	\$450/PER MACHINE
TREE TRIMMING/PER DAY/3 MAN CREW-	\$3,600.00/PER DAY
STUMP GRINDING/PER HR + OPERATOR-	\$225.00/HOUR
LARGE DUMP TRAILER/PER LOAD	\$200.00/PER LOAD +DUMP FEE'S
SMALL DUMP TRAILER/PER LOAD	\$100.00/PER LOAD+DUMP FEE'S

DUMP FEE'S WILL BE ASSESSED @ TIME OF DUMP & DEPEND ON CONTENTS

Tab 2

TRIPLE CREEK

FIELD INSPECTION REPORT



August 12, 2025
Rizzetta & Company
John Fowler – Field Services Manager



Rizzetta & Company
Professionals in Community Management

Summary, Streambed Dr, Triple Creek Blvd.

General Updates, Recent & Upcoming Maintenance Events

- ❑ Rainy season has started.
- ❑ Treat turf weeds throughout the district.

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

1. Noting new ornamental grasses have been planed on Balm Riverview Rd. South of Triple Creek Blvd. A few weeds starting to form in the bed.
2. There are a few clumps of clippings in the turf on Balm Riverview Rd. that should be dispersed each service.
3. A common theme throughout the district is weeds growing up within the shrubs. LMP does a good job with weed control on the borders of beds but need to remove the tall ones growing up in plantings.
4. Schedule a pruning event for the shrubs at Night Jasmine Cove.
5. Remove dead hanging frond in Royal Palm at the Streambed amenity center. (Pic. 5>)
6. Remove dead hanging fronds and fruiting structures in the Ribbon Palms in the pool area of Streambed amenity area.
7. Diagnose and treat a small area of Zoysia starting to decline on the North corner of Streambed and Lake Monroe Pl.
8. Need plant separation between the Jasmine and ornamental grasses on Triple Creek Blvd. between Streambed and Blue Heeler.
9. Diagnose and treat a couple declining Oleander in the median on Triple Creek Blvd. just East of Royal Pines Ave. Remove any dead or diseased material within them.
10. Remove sucker growth off Hong Kong Orchids on Triple Creek Blvd. between Streambed and Blue Heeler. Need to raise a few canopies as well stating to touch the shrubs below them.
11. Diagnose and treat a couple declining Viburnum near the electrical box on Triple Creek Blvd. just West of Blue Heeler.
12. Schedule a pruning event for the Awabuki in the passive park of Blue Heeler and Bay Estuary.



Wildflower Meadow and Dorado Shores

13. Remove an Oak limb blocking the bicycle lane sign on Triple Creek Blvd. ROW North between Streambed and Blue Heeler. (Pic. 13)



14. Noting hog damage at the parking lot of Bay Estuary. (Pic. 14)



15. Diagnose and treat the declining Loropetalum and Viburnum at the parking lot of Bay Estuary Bend. These are worse than last inspection.

16. Need to ensure the signs are being weeded each service on Bay Estuary Bend and Prairie Valley Ln. West intersection. (Pic. 16>)

17. Fix the tree stakes that are not secure on Dorado Shores and Prairie Valley Ln. intersection.

18. Noting hog damage on the corner of Dorado Shores and Prairie Valley Ln. intersection.

19. Cut back any vegetation visible growing up between the aluminum fence and walking bridge on Dorado Shores Ave. (Pic. 19)



20. Turf has filled in on the ROW of Dorado Shores Ave. between Prairie Vally and Satin Lily. There is one area that is not healing and may need treatment for chinch bugs on the South end of the waking bridge.

21. Remove sucker growth off the lower trunks of the Crepe Myrtles on Dorado Shores Ave.

22. Noting hog damage on the corner intersection of Dorado Shores Ave. and Satin Lily Dr.

23. Need to resecure and anchor a couple tree stakes on Baby Belle.



Triple Creek Blvd. and Parks

24. Diagnose and treat ornamental grasses with possible spider mites. on Satin Lily across the street from the mailbox kiosk near Wildflower Meadow Dr.

25. Treat sedge in the turf at the park of Wildflower Meadow Dr. by Satin Lily Dr.

26. Noting drip line over hanging the sidewalk that could be a potential trip hazard on the Southeast end of Wildflower Meadow Dr. park by Satin Lily Dr.

27. Three Red Maple trees were removed at the park on Tidal Flats. The ground was not leveled before turf installations so have humps. Also, St. Augustine turf was installed, however, the park has Zoysia turf.

28. Treat broadleaf turf weeds in Zoysia at the Southeast end of Wildflower Meadow Dr.

29. Need to level the ground where a tree was removed and sod was installed on the Southeast end of Wildflower Meadow Dr. Is a hump similar to Tidal Flats. (Pic. 29)



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

31. Treat broad leaf turf weeds on the berm of Brisbane Pl.

32. A few of the staking systems for Pine trees need to be secured and anchored at the park behind the houses on Jeter Creek.

33. Need to remove a dead Pine tree at the park behind the houses on Jeter Creek. (Pic. 33)



34. Schedule a pruning event for the Jasmine between the sidewalk and the road on Triple Creek Blvd. between Brisbane Pl. and Daleridge Pl.

35. The East ROW Winged Elms have been pruned on Triple Creek Blvd. from Brisbane Pl. to Daleridge Pl. Now need to complete the Westside. (Pic. 35)



36. Remove vines growing on the aluminum fence on Triple Creek Blvd. between Brisbane Pl. to Glendora Ridge.

37. Treat weeds in the Perennial Peanut at Glendora Ridge roundabout.

Hammock Park

38. Diagnose and treat the declining Magnolia on the corner of Triple Creek Blvd. and Boggy Creek. Will this survive? (Pic. 38)



39. Noting a couple dead hanging fronds in the Royal Palms at the roundabout bed of Boggy Creek and Triple Creek Blvd.

40. Treat broadleaf turf weeds and sedge at the roundabout of Boggy Creek and Triple Creek Blvd.

41. Treat broadleaf turf weeds in the medians of Triple Creek Blvd. between Boggy Creek and Monarch Isles Dr. (Pic. 41)



42. Diagnose and treat declining turf at the park of Bent Twig and Pennybrook Dr. Has improved some but there still is a large bare area of dirt where turf is needed.

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

44. When will crushed concrete or shell be installed on the path heading to the nature trail off Hammock Park? Treat weeds in the meantime.

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

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

47. Diagnose and treat declining St. Augustine between the sidewalk and the road on Hammock Park between Shumard and Boggy Creek. Also, area on Boggy Creek between the sidewalk and the road by the dog park parking areas. (Pic. 47)



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

49. Turf has greened up some at the park of Aberforth Cir. But still some bad areas. Also, need to treat sedge and Dollarweed present. Was this park aerified? I feel this could help here.

Boggy Creek North and Amenity Center

50. Treat broadleaf turf weeds at small park and ROW of Rose Campion.

51. Noting drip line overhanging the curb that should be pinned back on Twin Bridges between Glendora Ridge and Western Oaks Dr. (Pic. 51)



52. There are several trees that are leaning and need to be straightened and staked at Twin Bridges lift station and across the street.

53. Noting the turf where on Bergstrom Bay at the park shared with Twin Bridges has an area that needs to be sodded and has filled in with weeds. (Pic. 493)



54. Noting the roundabout at Bergstrom Bay has been planted out and looks good. Need to mulch the three tree rings. Also, Bergstrom Bay pond banks are now being mowed.

55. Treat broadleaf turf weeds at the roundabout of Jamacia Plank Lp.

56. It appears new Croton were installed at the Neighborhood Center on Bergstrom Bay. A few are wilting.

57. Colonnade Vista Dr. ROWs have been bushhogged but starting to grow back This should start being maintained weekly.

58. Remove vines growing on the aluminum fence on Bergstrom Bay between Colonnade Vista Dr. and Sage Hollow Ave.

59. Treat broadleaf turf weeds in the Zoysia at the new amenity center on Tripoli. (Pic. 59)



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

61. Need to remove the strap holding up a leaning Oak on the corner of Boggy Creek and Tripoli and install a proper staking system to prevent girdling.

62. Treat broadleaf turf weeds and sedge at the passive park on Tannencrest Dr. and Mangrove Forrest Dr.

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

Trails

64. Need to detail all the trails. Vegetation is overhanging the paths. Treat weeds on the path. Raise any low branches on the path. (Pics. 64)



Tab 3



UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 9 @ 6:00pm
- **Series 2012 Bonds Eligible for Refunding:** November 2032
- **Series 2017A Bonds Eligible for Refunding:** November 2030
- **Series 2018A Bonds Eligible for Refunding:** November 2031
- **Series 2019A Bonds Eligible for Refunding:** May 2029
- **Series 2021 Bonds Eligible for Refunding:** November 2031

August 26

District
Manager's
Report

2025

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<u>FINANCIAL SUMMARY</u>	<u>06/30/2025</u>
General Fund Cash & Investment Balance:	\$1,802,420
Reserve Fund Cash & Investment Balance:	\$1,378,295
Debt Service Fund Investment Balance:	\$5,019,863
Total Cash and Investment Balances:	\$8,200,578
General Fund Expense Variance: \$34,392	Under Budget

Tab 4



MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2025/2026

This memo outlines potential district goals and objectives for the 2025-2026 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

Board Meeting Goals and Objectives:

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

Administrative Goals and Objectives:

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

Operational Goals and Objectives:

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

Tab 5

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

www.triplecreekcdd.org

Operation and Maintenance Expenditures July 2025 For Board Approval

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

The total items being presented: **\$318,342.75**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Arborify Tree Care, Inc.	300214	1202	Tree Removal / Stump & Root Grind 06/25	\$ 3,900.00	7/24/2025
Chris's Septic Service, Inc.	300215	43893-6175	Pumped & Cleaned Lift Station 06/25	\$ 325.00	7/24/2025
Complete IT Corp	300183	15781	Security Monitoring Equipment Repair/Replacement 03/25	\$ 2,108.20	7/2/2025
Complete IT Corp	300193	16706	Installed Pole in Front Court Gate for Reader 06/25	\$ 2,290.00	7/10/2025
Complete IT Corp	300193	16769	Installed Camera 06/25	\$ 5,902.00	7/10/2025
Complete IT Corp	300193	16944	Security Monitoring Equipment Repair/Replacement 07/25	\$ 2,146.20	7/10/2025
Complete IT Corp	300216	17044	Electric Magnetic Lock Installation 07/25	\$ 4,841.00	7/24/2025
Complete IT Corp	300193	E53C41C1-0017	Monitoring System 06/25	\$ 307.72	7/10/2025
Cooper Pools Inc.	300194	2025-877	Monthly Pool Service 07/25	\$ 4,350.00	7/10/2025
Cooper Pools Inc.	300194	2025-878	Streambed Monthly Service 07/25	\$ 1,900.00	7/10/2025
David Alan Stafford	300224	DS072225	Board of Supervisors Meeting 07/22/25	\$ 200.00	7/29/2025
Doodycalls of Parrish FL	300204	PAR-0331133	Pet Waste Station Services 06/25	\$ 2,314.00	7/17/2025
Elizabeth Shelby	300225	ES072525 Refund	50% Refund of Rental Fee 07/25	\$ 149.75	7/29/2025

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
FitRev, Inc.	300205	35336	Equipment Repair 07/25	\$ 1,049.99	7/17/2025
Florida Department of Revenue	20250725-3	39-8016521260-7 06/25 ACH	39-8016521260-7 Sales & Use Tax 06/25	\$ 165.27	7/25/2025
Florida State Fence Corp	300201	160663 Deposit	Deposit - Fence Installation for Neighborhood Center 07/25	\$ 17,940.70	7/16/2025
Florida State Fence Corp	300223	161022 Deposit	Deposit - Double Gate - Hammock Club 07/25	\$ 1,240.00	7/28/2025
Frontier Florida, LLC	20250709-1	813-677-8570-061325-5 06/25 ACH	Phone, Internet & Cable Services 06/25	\$ 123.21	7/9/2025
Frontier Florida, LLC	20250729-3	813-677-9974-082321-5 07/25 ACH	Phone, Internet & Cable Services 07/25	\$ 249.63	7/29/2025
Frontier Florida, LLC	20250701-1	813-741-0033-043014-5 06/25 ACH	Phone, Internet & Cable Services 06/25	\$ 329.02	7/1/2025
Frontier Florida, LLC	20250729-2	813-741-0033-043014-5 07/25 ACH	Phone, Internet & Cable Services 07/25	\$ 328.82	7/29/2025
Hillsborough County BOCC	20250723-2	3725359470 06/25 ACH	12586 Bergstrom Bay Dr 06/25	\$ 213.80	7/23/2025
Hillsborough County BOCC	20250723-1	5901186305 06/25 ACH	13013 Boggy Creek Dr 06/25	\$ 1,604.21	7/23/2025
Hillsborough County BOCC	20250723-3	8992542002 06/25 ACH	11920 Streambed Dr 06/25	\$ 255.93	7/23/2025
Illuminations Holiday Lighting, LLC	300210	203625	Electrical Maintenance at Front Entrance and Amenity Centers	\$ 775.00	7/21/2025
Illuminations Holiday Lighting, LLC	300206	203725	Final Payment for Track Lighting 04/25	\$ 24,887.50	7/17/2025

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
James Barthle II	300226	JB072225	Board of Supervisors Meeting 07/22/25	\$ 200.00	7/29/2025
Jerry Richardson Trapper	300195	2042	Monthly Hog Removal Services 06/25	\$ 1,200.00	7/10/2025
Jerry Richardson Trapper	300217	2050	Monthly Hog Removal Services 07/25	\$ 1,200.00	7/24/2025
Juniper Landscaping of Florida, LLC	300211	344076	Landscape Maintenance 06/25	\$ 6,990.00	7/21/2025
Kristie Cochran	300227	KC072525 Refund	Pool Deposit Refund 07/25	\$ 2,500.00	7/29/2025
Kutak Rock, LLP	300207	3595794	Legal Services 06/25	\$ 5,882.50	7/17/2025
Landscape Maintenance Professionals, Inc.	300196	339901	Irrigation Modifications 06/25	\$ 561.00	7/10/2025
Landscape Maintenance Professionals, Inc.	300196	340109	Removed Plant / Replace Sod 06/25	\$ 480.00	7/10/2025
Landscape Maintenance Professionals, Inc.	300196	340547	Re-Landscape Southernmost Island @ Round-About 06/25	\$ 1,511.00	7/10/2025
Landscape Maintenance Professionals, Inc.	300196	340548	Remove Magnolias / Replace Sod 06/25	\$ 633.73	7/10/2025
Landscape Maintenance Professionals, Inc.	300196	340549	Sod by Mail Kiosk Park 06/25	\$ 345.98	7/10/2025
Landscape Maintenance Professionals, Inc.	300196	340686	Re-Landscape Westernmost Island @ Round-About 06/25	\$ 818.05	7/10/2025
Landscape Maintenance Professionals, Inc.	300196	343798	Re-Landscape Northernmost Island @ Round-About 06/25	\$ 975.85	7/10/2025

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Landscape Maintenance Professionals, Inc.	300196	343799	Replace Oak Tree 06/25	\$ 1,225.00	7/10/2025
Landscape Maintenance Professionals, Inc.	300196	343800	Zone Reconstruction 06/25	\$ 4,753.07	7/10/2025
Landscape Maintenance Professionals, Inc.	300196	343801	Irrigation Repair 06/25	\$ 927.12	7/10/2025
Landscape Maintenance Professionals, Inc.	300196	343802	Irrigation Repair 06/25	\$ 372.82	7/10/2025
Landscape Maintenance Professionals, Inc.	300212	344360	Landscape Maintenance 07/25	\$ 76,718.92	7/21/2025
Landscape Maintenance Professionals, Inc.	300208	345086	Landscape Replacement 07/25	\$ 1,570.36	7/17/2025
Landscape Maintenance Professionals, Inc.	300218	345087	Irrigation Repair 07/25	\$ 352.80	7/24/2025
Landscape Maintenance Professionals, Inc.	300208	345088	Irrigation Repair 07/25	\$ 514.50	7/17/2025
Marc A. Carlton	300228	MC072225	Board of Supervisors Meeting 07/22/25	\$ 200.00	7/29/2025
Nvirotect Pest Control Service, Inc.	300197	364756	Pest Control Account #9501 06/25	\$ 195.00	7/10/2025
Nvirotect Pest Control Service, Inc.	300197	366418	Lake House - Pest Control Account #16923 06/25	\$ 70.00	7/10/2025
Payne Air Conditioning & Heating, Inc.	300209	C57094	Preventative Maintenance 06/25	\$ 135.00	7/17/2025
R&R Air Solutions, LLC	300229	5283	HVAC Repair 07/25	\$ 315.00	7/29/2025

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
R&R Air Solutions, LLC	300229	5284	Quarterly HVAC Maintenance 07/25	\$ 275.00	7/29/2025
Rizzetta & Company, Inc.	300182	INV0000100499	District Management Fees 07/25	\$ 6,219.50	7/2/2025
Rizzetta & Company, Inc.	300202	INV0000100578	Personnel Reimbursement, Amenity Management &	\$ 30,022.39	7/17/2025
Rizzetta & Company, Inc.	300203	INV0000100640	Enumerate, Cell Phone, and EE Recruiting 06/25	\$ 1,040.19	7/17/2025
Rizzetta & Company, Inc.	300213	INV0000100694	Personnel Reimbursement 07/25	\$ 25,296.79	7/21/2025
Shannon Lewis	300230	SL072225	Board of Supervisors Meeting 07/22/25	\$ 200.00	7/29/2025
Sitex Aquatics, LLC	300198	9904-b	Midge Fly & Mosquito Treatment 06/25	\$ 5,518.00	7/10/2025
Sitex Aquatics, LLC	300198	9987-b	Aquatic Maintenance 07/25	\$ 5,762.00	7/10/2025
Stephanie Anastasio	300231	SA072225	Board of Supervisors Meeting 07/22/25	\$ 200.00	7/29/2025
TECO	20250725-1	211034284268 05/25	Electric Services 05/25	\$ 21.35	7/25/2025
TECO	20250725-2	211034284268 06/25	Electric Services 06/25	\$ 47.48	7/25/2025
TECO	20250702-1	221009534621 03/25 ACH	Electric Services 03/25	\$ 834.01	7/2/2025
TECO	20250707-1	TECO Summary 05/25 ACH 535	Monthly Electric Summary 05/25	\$ 45,185.87	7/7/2025

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 July 1, 2025 Through July 31, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
The Observer Group, Inc.	300220	25-02048H	Legal Advertising 07/25	\$ 485.62	7/24/2025
The Observer Group, Inc.	300220	25-02083H	Legal Advertising 07/25	\$ 70.00	7/24/2025
The Observer Group, Inc.	300220	25-02107H	Legal Advertising 07/25	\$ 190.31	7/24/2025
The Observer Group, Inc.	300232	25-02213H	Legal Advertising 07/25	\$ 48.13	7/29/2025
Valley National Bank	20250731-1	CC063025-535 ACH	Credit Card Expenses 06/25	\$ 5,463.04	7/31/2025
VGlobal Tech	300199	7532	Web Maintenance - Community Care Sites 07/25	\$ 75.00	7/10/2025
Waste Management Inc. of Florida	300200	0165206-2206-5	Waste Disposal Services 07/25	\$ <u>843.42</u>	7/10/2025
Total Report				\$ <u>318,342.75</u>	

Tab 6

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, July 22, 2025, at 6:00 p.m.** to be held at Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579.

Present and constituting a quorum:

Marc Carlton	Board Supervisor, Chairman
David Stafford	Board Supervisor, Vice Chairman
Stephanie Anastacio	Board Supervisor, Assistant Secretary
Shannon Lewis	Board Supervisor, Assistant Secretary
James Barthle	Board Supervisor, Assistant Secretary

Also, present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
John Fowler	Landscape Inspection, Rizzetta & Company, Inc.
Bennett Davenport	District Counsel; Kutak Rock (via phone)
Kyle Thornton	District Engineer, Half (via phone)
Jennifer Padron	Clubhouse Manager, Rizzetta & Company, Inc.
Bert Smith	Representative, Sitex Aquatics

Audience Present

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

The Board heard comments on ponds, budget, events, and hog activity.

THIRD ORDER OF BUSINESS

Staff Reports

A. Sitex Aquatics Report and Proposals

Mr. Smith discussed his report with the Board.

On a Motion by Mr. Barthle, seconded by Mr. Carlton, with all in favor, the Board approved the Sitex proposal for fish stocking \$19,750, for the Triple Creek Community Development District.

45 **B. Landscape Inspection Report and Responses**

46 Mr. Fowler presented his report.

47
48 Ms. Means answered questions on Bergstrom Bay irrigation and advised that the hill in
49 the dog park is still there.

50
51 The Board requested LMP quote shaping the large oaks near the main entrance to
52 improve Holiday lighting visibility.
53

On a Motion by Ms. Anastacio seconded by Mr. Barthle with all in favor, the Board approved the LMP proposal #345117 for lime rock, pending switching lime rock out with crushed concrete, for the Triple Creek Community Development District.

54
55 **A. District Engineer**

56 Mr. Thornton updated the Board on the status of the relocation of the remaining
57 conduit and last fiber lines along Colonnade Road. Mr. Davenport has been
58 exchanging drafts of the relocation agreement with T-Mobile/Zayo.
59

60 **B. Amenity Manager Update**

61 Ms. Padron presented her report and spoke about access control, moving furniture,
62 camera, and fans.
63

64 The Board requested amenity staff work on adding garbage cans at Tripoli with ones
65 that match Hammock Club. Follow up fencing installations, get quotes for roll up garage
66 door at the Lakehouse and quote on putting down epoxy at the Lakehouse.
67

68 The Board authorized staff to open Tripoli pool once access control glitch is fixed,
69 furniture moved, and cameras moved so that they are not picking up motion of fan.
70 Once all is complete, the District Manager and Amenity Manager coordinate the date
71 and update the board.
72

73 The Board requested Ms. Padron to add garbage cans at Tripoli that match the ones
74 at the Hammock Club.
75

76 The Board asked Mr. Shock to get prices to epoxy at the Lakehouse.
77

78 **C. District Manager Report**

79 Mr. O’Nolan presented the voter count as 4136.
80

81 Mr. O’Nolan stated that the next meeting is August 5th, 2025 at 6:00 p.m.
82
83

84 **D. District Counsel**

85 Mr. Davenport discussed the previous policy approved by the Board relative to
86 granting licenses for resident pool construction. The Board directed staff to change the
87 policy to require all residents with property adjacent to District-owned property to enter
88 a license agreement with the District before construction began.

89
90 Mr. Davenport went over changes to the amenity policies after the last meeting. He
91 reminded the Board that the final hearing was scheduled for the regular meeting in
92 August.

93
94 Mr. Davenport discussed interest in a Landscape Architecture RFQ. The Board
95 directed counsel to work on this and bring to the Board during either the September or
96 October meetings.

97
98
99
100 On a Motion by Ms. Lewis, seconded by Ms. Barthle, with all in favor, the Board approved
101 in substantial form updated amenity rules and policies and will add a conduct policy, pool
102 construction access agreement language update and changing the word cards to
103 credentials, for the Triple Creek Community Development District.

- 104
105 **FIFTH ORDER OF BUSINESS** **Consideration of the Operation and**
106 **Maintenance Expenditures for June 2025**
107
108 **SIXTH ORDER OF BUSINESS** **Review of the Financial Statement for May**
109 **2025**
110
111 **SEVENTH ORDER OF BUSINESS** **Consideration of the Board of Supervisors**
112 **Meeting Minutes for June 24, 2025**

113 On a Motion by Mr. Carlton, seconded by Mr. Barthle, with all in favor, the Board approved
114 the Operations and Maintenance Expenditures for June 2025 (\$255,446.82) and the
115 Board of Supervisors Meeting Minutes for June 24, 2025, for the Triple Creek Community
116 Development District.

- 117
118 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2025-08,**
119 **Ratifying the Actions, Time and Location of**
120 **the Public Meeting for Adopting the**
121 **Revised Amenity Rules and Rates**
122
123

124 On a Motion by Mr. Carlton, seconded by Ms. Anastacio with all in favor, the Board adopted
125 resolution 2025-08 ratifying the actions, time, and location of the public meeting for adopting
126 the revised amenity rules and rates, for the Triple Creek Community Development District.

- 127
128 **NINTH ORDER OF BUSINESS** **Consideration of Turf Proposals**
129 The Board requested GM reach out to turf vendor to update proposals clearly stating
130 locations and costs. Proposals should include Hammock Club, Lake House, Streambed,
131 all playgrounds, and inside fenced pool areas (not dog parks) and specify 4-year term
132 details.
133

124 The Board requested DM work with amenity leadership on presentation to the board of
125 an overview of services.
126
127

128 **TENTH ORDER OF BUSINESS** **Supervisor Requests and Comments**

129 Supervisor Stafford requested the maintenance manager clean out culverts under
130 bridge by Hammock.
131

132 Supervisor Carlton requested updating the key fob policy and creating welcome packet
133 that residents sign off on all rules.
134

135 Ms. Anastacio requested trimming the Magnolias, trimming bushes by Hammock and
136 everywhere.
137

138 Mr. Barthle requested an overview of the service presentation from Rizzetta at a future
139 meeting.
140

141 **TENTH ORDER OF BUSINESS** **Adjournment**

142 Mr. O’Nolan stated that if there was no further business to come before the Board
143 then a motion to adjourn would be in order.
144
145
146

On a Motion by Ms. Lewis, seconded by Mr. Barthle, with all in favor, the Board adjourned the meeting at 8:43 p.m. for the Triple Creek Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 7



Rizzetta & Company

Triple Creek Community Development District

**Financial Statements
(Unaudited)**

June 30, 2025

Prepared by: Rizzetta & Company, Inc.

triplecreekcdd.com
rizzetta.com

Triple Creek Community Development District

Balance Sheet

As of 06/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	146,173	(45,286)	123,587	0	224,474	0	0
Investments	1,656,247	1,423,581	5,019,863	1,928	8,101,619	0	0
Accounts Receivable	200	0	0	224,618	224,818	0	0
Prepaid Expenses	3,767	0	0	0	3,767	0	0
Refundable Deposits	131,887	0	0	0	131,887	0	0
Due From Other	18,633	0	0	0	18,633	0	0
Fixed Assets	0	0	0	0	0	63,023,825	0
Amount Available in Debt Service	0	0	0	0	0	0	5,143,450
Amount To Be Provided Debt Service	0	0	0	0	0	0	37,581,550
Total Assets	1,956,907	1,378,295	5,143,450	226,546	8,705,198	63,023,825	42,725,000
Liabilities							
Accounts Payable	102,532	64,725	0	0	167,257	0	0
Retainage Payable	0	0	0	224,618	224,618	0	0
Accrued Expenses	44,500	0	0	0	44,500	0	0
Other Current Liabilities	165	0	0	0	165	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	42,725,000
Deposits Payable	15,000	0	0	0	15,000	0	0
Total Liabilities	162,197	64,725	0	224,618	451,540	0	42,725,000
Fund Equity & Other Credits							
Beginning Fund Balance	746,615	1,081,481	4,919,009	88,371	6,835,477	0	0
Investment In General Fixed Assets	0	0	0	0	0	63,023,825	0
Net Change in Fund Balance	1,048,095	232,089	224,441	(86,443)	1,418,181	0	0
Total Fund Equity & Other Credits	1,794,710	1,313,570	5,143,450	1,928	8,253,658	63,023,825	0
Total Liabilities & Fund Equity	1,956,907	1,378,295	5,143,450	226,546	8,705,198	63,023,825	42,725,000

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	30,816	30,816
Special Assessments				
Tax Roll	3,710,723	3,710,723	3,757,960	47,237
Other Misc. Revenues				
Clubhouse Rentals	0	0	21,875	21,875
Facilities Rentals	0	0	1,683	1,683
HOA Rental Revenue	0	0	841	841
Total Revenues	3,710,723	3,710,723	3,813,175	102,452
Expenditures				
Legislative				
Supervisor Fees	18,000	13,500	11,800	1,700
Total Legislative	18,000	13,500	11,800	1,700
Financial & Administrative				
Accounting Services	18,948	14,211	14,211	0
Administrative Services	5,075	3,806	3,806	0
Arbitrage Rebate Calculation	1,800	1,800	3,600	(1,800)
Assessment Roll	5,516	5,516	5,516	0
Auditing Services	3,175	3,175	5,250	(2,075)
Bank Fees	1,500	1,125	1,078	48
Disclosure Report	10,000	7,500	8,350	(850)
District Engineer	30,000	22,500	34,507	(12,008)
District Management	20,959	15,719	15,719	0
Dues, Licenses & Fees	500	419	1,481	(1,062)
Financial & Revenue Collections	4,192	3,144	3,144	0
Legal Advertising	10,000	7,500	691	6,809
Miscellaneous Mailings	2,500	1,875	0	1,875
Public Officials Liability Insurance	4,418	4,418	3,364	1,054
Trustees Fees	42,000	26,000	28,492	(2,492)
Website Hosting, Maintenance, Backup & E	3,615	2,711	3,435	(724)
Total Financial & Administrative	164,198	121,419	132,644	(11,225)
Legal Counsel				
District Counsel	75,000	56,250	36,167	20,083
Total Legal Counsel	75,000	56,250	36,167	20,083
Security Operations				
Security Monitoring Services	28,000	21,000	32,209	(11,209)
Security Services & Patrols	59,000	44,250	4,725	39,526
Security System Maintenance	25,000	18,750	13,763	4,986
Total Security Operations	112,000	84,000	50,697	33,303
Electric Utility Services				
Utility - Recreation Facilities	45,000	33,750	20,281	13,469
Utility - Street Lights	410,000	307,500	351,482	(43,982)
Utility Services	35,000	26,250	19,717	6,533

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Electric Utility Services	490,000	367,500	391,480	(23,980)
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	7,500	5,625	7,414	(1,789)
Total Garbage/Solid Waste Control Services	7,500	5,625	7,414	(1,789)
Water-Sewer Combination Services				
Utility Services	20,000	15,000	15,074	(74)
Total Water-Sewer Combination Services	20,000	15,000	15,074	(74)
Stormwater Control				
Aquatic Maintenance	65,000	48,750	44,550	4,200
Lake/Pond Bank Maintenance & Repair	7,500	5,625	4,410	1,215
Midge Fly Treatments	49,662	37,247	35,172	2,075
Wetland Monitoring & Maintenance	12,000	9,000	129,750	(120,750)
Total Stormwater Control	134,162	100,622	213,882	(113,260)
Other Physical Environment				
Entry & Walls Maintenance & Repair	2,500	1,875	0	1,875
Fire Ant Treatment	15,000	11,250	0	11,250
General Liability Insurance	4,804	4,804	3,700	1,104
Holiday Decorations	40,000	40,000	34,200	5,800
Irrigation Maintenance & Repair	30,000	22,500	54,192	(31,692)
Landscape - Annuals/Flowers	30,000	22,500	18,360	4,140
Landscape - Mulch	150,000	112,500	0	112,500
Landscape Inspection Services	12,000	9,000	9,000	0
Landscape Maintenance	1,100,000	825,000	654,658	170,342
Landscape Replacement Plants, Shrubs, Tr	60,000	45,000	59,605	(14,605)
Property Insurance	32,151	32,151	38,648	(6,497)
Pump Station	30,000	22,500	15,714	6,786
Storm Damage/Restoration	0	0	120,055	(120,055)
Well & Pump Maintenance Contract	5,000	3,750	3,600	150
Total Other Physical Environment	1,511,455	1,152,830	1,011,732	141,098
Road & Street Facilities				
Sidewalk Maintenance & Repair	200,000	150,000	0	150,000
Total Road & Street Facilities	200,000	150,000	0	150,000
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	1,000	750	0	750
Clubhouse Miscellaneous Expense	9,000	6,750	4,720	2,030
Computer Support, Maintenance & Repair	1,000	750	0	750
Decorations	5,000	3,750	1,676	2,074
Dog Waste Station Supplies & Maintenance	25,000	18,750	21,965	(3,215)
Facility A/C & Heating Maintenance & Rep	5,000	3,750	3,300	450
Facility Supplies	7,500	5,625	18,196	(12,571)

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Fitness Equipment Lease Payment	25,500	19,125	1,001	18,124
Fitness Equipment Maintenance & Repair	5,000	3,750	2,765	985
Furniture Repair & Replacement	50,000	37,500	0	37,500
GEM Car Maintenance	1,000	750	582	168
Lifeguard/Pool Monitors	150,000	112,500	0	112,500
Maintenance & Repairs	25,000	18,750	19,235	(485)
Management Contract	500,000	375,000	367,800	7,200
Office Supplies	5,000	3,750	6,807	(3,057)
Pedestrian Bridge/Boardwalk Maintenance	16,000	12,000	35,000	(23,000)
Pest Control	7,400	5,550	2,976	2,574
Playground Equipment & Maintenance	2,500	1,875	0	1,875
Pool Permits	1,500	1,500	826	674
Pool Repair & Maintenance	5,000	3,750	123,587	(119,837)
Pool Service Contract	36,108	27,081	58,170	(31,089)
Telephone, Internet, Cable	7,500	5,625	6,068	(443)
Trail/Bike Path Maintenance	3,000	2,250	0	2,250
Wildlife Management Services	14,400	10,800	10,800	0
Total Parks & Recreation	908,408	681,681	685,474	(3,793)
Contingency				
Miscellaneous Contingency	20,000	15,000	166,093	(151,093)
Special Events	50,000	37,500	44,078	(6,578)
Total Contingency	70,000	52,500	210,171	(157,671)
Total Expenditures	3,710,723	2,800,927	2,766,535	34,392
Total Excess of Revenues Over(Under) Expenditures	0	909,796	1,046,640	136,844
Total Other Financing Sources(Uses)				
Prior Year AP Credit				
Prior Year A/P Credits	0	0	1,590	1,590
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(135)	(135)
Total Other Financing Sources(Uses)	0	0	1,455	1,455
Fund Balance, Beginning of Period	0	0	746,615	746,615
Total Fund Balance, End of Period	0	909,796	1,794,710	884,914

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	42,100	42,100
Special Assessments				
Tax Roll	300,000	300,000	300,000	0
Total Revenues	<u>300,000</u>	<u>300,000</u>	<u>342,100</u>	<u>42,100</u>
Expenditures				
Contingency				
Capital Reserve	300,000	300,000	110,011	189,989
Total Contingency	<u>300,000</u>	<u>300,000</u>	<u>110,011</u>	<u>189,989</u>
Total Expenditures	<u>300,000</u>	<u>300,000</u>	<u>110,011</u>	<u>189,989</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>232,089</u>	<u>232,089</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,081,481</u>	<u>1,081,481</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,313,570</u>	<u>1,313,570</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,221	12,221
Special Assessments				
Tax Roll	244,419	244,419	247,298	2,879
Total Revenues	<u>244,419</u>	<u>244,419</u>	<u>259,519</u>	<u>15,100</u>
Expenditures				
Debt Service				
Interest	174,419	174,419	172,022	2,397
Principal	70,000	70,000	80,000	(10,000)
Total Debt Service	<u>244,419</u>	<u>244,419</u>	<u>252,022</u>	<u>(7,603)</u>
Total Expenditures	<u>244,419</u>	<u>244,419</u>	<u>252,022</u>	<u>(7,603)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>7,497</u>	<u>7,497</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>379,638</u>	<u>379,638</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>387,135</u>	<u>387,135</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	44,089	44,089
Special Assessments				
Tax Roll	712,362	712,362	720,753	8,391
Total Revenues	<u>712,362</u>	<u>712,362</u>	<u>764,842</u>	<u>52,480</u>
Expenditures				
Debt Service				
Interest	527,362	527,362	514,019	13,343
Principal	185,000	185,000	185,000	0
Total Debt Service	<u>712,362</u>	<u>712,362</u>	<u>699,019</u>	<u>13,343</u>
Total Expenditures	<u>712,362</u>	<u>712,362</u>	<u>699,019</u>	<u>13,343</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>65,823</u>	<u>65,823</u>
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	1	1
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,327,343</u>	<u>1,327,343</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,393,167</u>	<u>1,393,167</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	24,749	24,749
Special Assessments				
Tax Roll	490,584	490,584	496,363	5,779
Total Revenues	<u>490,584</u>	<u>490,584</u>	<u>521,112</u>	<u>30,528</u>
Expenditures				
Debt Service				
Interest	345,584	345,584	336,477	9,107
Principal	145,000	145,000	145,000	0
Total Debt Service	<u>490,584</u>	<u>490,584</u>	<u>481,477</u>	<u>9,107</u>
Total Expenditures	<u>490,584</u>	<u>490,584</u>	<u>481,477</u>	<u>9,107</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>39,635</u>	<u>39,635</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>801,572</u>	<u>801,572</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>841,207</u>	<u>841,207</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	37,244	37,244
Special Assessments				
Tax Roll	592,501	592,501	599,480	6,980
Total Revenues	<u>592,501</u>	<u>592,501</u>	<u>636,724</u>	<u>44,224</u>
Expenditures				
Debt Service				
Interest	407,501	407,501	408,331	(831)
Principal	185,000	185,000	185,000	0
Total Debt Service	<u>592,501</u>	<u>592,501</u>	<u>593,331</u>	<u>(831)</u>
Total Expenditures	<u>592,501</u>	<u>592,501</u>	<u>593,331</u>	<u>(831)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>43,393</u>	<u>43,393</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,090,403</u>	<u>1,090,403</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,133,796</u>	<u>1,133,796</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	19,072	19,072
Special Assessments				
Tax Roll	470,101	470,101	475,639	5,538
Total Revenues	<u>470,101</u>	<u>470,101</u>	<u>494,711</u>	<u>24,610</u>
Expenditures				
Debt Service				
Interest	285,101	285,101	278,438	6,663
Principal	185,000	185,000	185,000	0
Total Debt Service	<u>470,101</u>	<u>470,101</u>	<u>463,438</u>	<u>6,663</u>
Total Expenditures	<u>470,101</u>	<u>470,101</u>	<u>463,438</u>	<u>6,663</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>31,273</u>	<u>31,273</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>635,640</u>	<u>635,640</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>666,913</u>	<u>666,913</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,623	17,623
Special Assessments				
Tax Roll	417,845	417,845	422,767	4,922
Total Revenues	<u>417,845</u>	<u>417,845</u>	<u>440,390</u>	<u>22,545</u>
Expenditures				
Debt Service				
Interest	252,845	252,845	246,641	6,204
Principal	165,000	165,000	165,000	0
Total Debt Service	<u>417,845</u>	<u>417,845</u>	<u>411,641</u>	<u>6,204</u>
Total Expenditures	<u>417,845</u>	<u>417,845</u>	<u>411,641</u>	<u>6,204</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>28,749</u>	<u>28,749</u>
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	1	1
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>550,845</u>	<u>550,845</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>579,595</u>	<u>579,595</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,801	4,801
Special Assessments				
Tax Roll	143,313	143,313	145,001	1,689
Total Revenues	<u>143,313</u>	<u>143,313</u>	<u>149,802</u>	<u>6,490</u>
Expenditures				
Debt Service				
Interest	113,313	113,313	109,794	3,519
Principal	30,000	30,000	30,000	0
Total Debt Service	<u>143,313</u>	<u>143,313</u>	<u>139,794</u>	<u>3,519</u>
Total Expenditures	<u>143,313</u>	<u>143,313</u>	<u>139,794</u>	<u>3,519</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>10,009</u>	<u>10,009</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1,940)	(1,940)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1,940)</u>	<u>(1,940)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>133,568</u>	<u>133,568</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>141,637</u>	<u>141,637</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	287	287
Contributions & Donations from Private Sources				
Developer Contributions	0	0	383,009	383,009
Total Revenues	<u>0</u>	<u>0</u>	<u>383,296</u>	<u>383,296</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	388,354	(388,354)
Total Other Physical Environment	<u>0</u>	<u>0</u>	<u>388,354</u>	<u>(388,354)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>388,354</u>	<u>(388,354)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(5,058)</u>	<u>(5,058)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	60	60
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>60</u>	<u>60</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>5,011</u>	<u>5,011</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>13</u>	<u>13</u>

535 Capital Projects Fund S2021B **Triple Creek Community Development District**
Statement of Revenues and Expenditures
As of 06/30/2025
(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	16	16
Contributions & Donations from Private Sources				
Developer Contributions	0	0	223,286	223,286
Total Revenues	<u>0</u>	<u>0</u>	<u>223,302</u>	<u>223,302</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	80,636	(80,636)
Total Other Physical Environment	<u>0</u>	<u>0</u>	<u>80,636</u>	<u>(80,636)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>80,636</u>	<u>(80,636)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>142,666</u>	<u>142,666</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	75	75
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>75</u>	<u>75</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>(142,255)</u>	<u>(142,255)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>486</u>	<u>486</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 <u>Annual Budget</u>	Through 06/30/2025 <u>YTD Budget</u>	Year To Date 06/30/2025 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,050	8,050
Contributions & Donations from Private Sources				
Developer Contributions	0	0	170,598	170,598
Total Revenues	<u>0</u>	<u>0</u>	<u>178,648</u>	<u>178,648</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	0	404,774	(404,774)
Total Other Physical Environment	<u>0</u>	<u>0</u>	<u>404,774</u>	<u>(404,774)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>404,774</u>	<u>(404,774)</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>(226,126)</u>	<u>(226,126)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1,940	1,940
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>1,940</u>	<u>1,940</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>225,615</u>	<u>225,615</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,429</u>	<u>1,429</u>

**Triple Creek CDD
Investment Summary
June 30, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2025</u>
FLCLASS	Average Monthly Yield 4.3616%	\$ 1,656,247
	Total General Fund Investments	\$ 1,656,247
FLCLASS	Average Monthly Yield 4.3616%	\$ 1,423,581
	Total Reserve Fund Investments	\$ 1,423,581
BNY Mellon Series 2012 Revenue	Federated Govt Oblig Tax MGD 636	\$ 252,388
BNY Mellon Series 2012 Reserve	Federated Govt Oblig Tax MGD 636	124,668
BNY Mellon Series 2012 Interest	Federated Govt Oblig Tax MGD 636	59
BNY Mellon Series 2012 Prepayment	Federated Govt Oblig Tax MGD 636	36
BNY Mellon Series 2012 Sinking Fund	Federated Govt Oblig Tax MGD 636	148
BNY Mellon Series 2017 Revenue A	Federated Govt Oblig Tax MGD 636	720,538
BNY Mellon Series 2017 Reserve A	Federated Govt Oblig Tax MGD 636	643,412
BNY Mellon Series 2017 Interest A	Federated Govt Oblig Tax MGD 636	176
BNY Mellon Series 2017 Principal A	Federated Govt Oblig Tax MGD 636	7
BNY Mellon Series 2017 Sinking Fund A	Federated Govt Oblig Tax MGD 636	368
BNY Mellon Series 2018 Revenue	Dreyfus Govt Sec CM Investor 610	457,452
BNY Mellon Series 2018 Reserve	Dreyfus Govt Sec CM Investor 610	363,594
BNY Mellon Series 2018 Interest	Dreyfus Govt Sec CM Investor 610	107
BNY Mellon Series 2018 Prepayment	Dreyfus Govt Sec CM Investor 610	23
BNY Mellon Series 2018 Sinking Fund	Dreyfus Govt Sec CM Investor 610	289
BNY Mellon Series 2019 Revenue A	Dreyfus Govt Sec CM Investor 610	362,575
BNY Mellon Series 2019 Revenue B	Dreyfus Govt Sec CM Investor 610	18,529
BNY Mellon Series 2019 Reserve A	Dreyfus Govt Sec CM Investor 610	590,906
BNY Mellon Series 2019 Reserve B	Dreyfus Govt Sec CM Investor 610	136,256
BNY Mellon Series 2019 Interest A	Dreyfus Govt Sec CM Investor 610	66
BNY Mellon Series 2019 Interest B	Dreyfus Govt Sec CM Investor 610	916
BNY Mellon Series 2019 Prepayment A	Dreyfus Govt Sec CM Investor 610	23
BNY Mellon Series 2019 Prepayment B	Dreyfus Govt Sec CM Investor 610	557
BNY Mellon Series 2019 Sinking Fund A	Dreyfus Govt Sec CM Investor 610	118
BNY Mellon Series 2019 General B	Dreyfus Govt Sec CM Investor 610	5
BNY Mellon Series 2021 Revenue	Dreyfus Govt Sec CM Investor 610	412,523
BNY Mellon Series 2021 Reserve	Dreyfus Govt Sec CM Investor 610	235,038
BNY Mellon Series 2021 Interest	Dreyfus Govt Sec CM Investor 610	89
BNY Mellon Series 2021 Sinking Fund	Dreyfus Govt Sec CM Investor 610	346
BNY Mellon Series 2021B Revenue	Federated Govt Oblig Tax MGD INS 636	353,486
BNY Mellon Series 2021B Reserve	Federated Govt Oblig Tax MGD INS 636	208,885
BNY Mellon Series 2021B Interest	Federated Govt Oblig Tax MGD INS 636	84
BNY Mellon Series 2021B Sinking Fund	Federated Govt Oblig Tax MGD INS 636	326
BNY Mellon Series 2023 Revenue	Dreyfus Govt Sec CM Investor 610	64,160
BNY Mellon Series 2023 Reserve	Dreyfus Govt Sec CM Investor 610	71,656
BNY Mellon Series 2023 Interest	Dreyfus Govt Sec CM Investor 610	35
BNY Mellon Series 2023 Sinking Fund	Dreyfus Govt Sec CM Investor 610	19
	Total Debt Service Fund Investments	\$ 5,019,863

**Triple Creek CDD
Investment Summary
June 30, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2025</u>
BNY Mellon Series 2021 Construction	Federated Govt Oblig Tax MGD INS 636	\$ 13
BNY Mellon Series 2021B Construction	Federated Govt Oblig Tax MGD INS 636	486
BNY Mellon Series 2023 Construction	Dreyfus Govt Sec CM Investor 610	1,429
Total Capital Projects Fund Investments		<u>\$ 1,928</u>

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

**Triple Creek Community Development District
Summary A/R Ledger
From 06/01/2025 to 06/30/2025**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
535, 2816						
535-001	535 General Fund	My Tennis Game	AR00002634	11510	05/15/2025	6.10
535-001	535 General Fund	My Tennis Game	AR00002634	11510	05/15/2025	93.90
535-001	535 General Fund	My Tennis Game	AR00002666	11510	06/15/2025	93.02
535-001	535 General Fund	My Tennis Game	AR00002666	11510	06/15/2025	6.98
Sum for 535, 2816						200.00
535, 2829						
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002176	11510	09/30/2024	27,600.27
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002305	11510	10/31/2024	20,616.92
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002368	11510	11/30/2024	6,372.69
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002396	11510	12/31/2024	2,897.89
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002454	11510	01/31/2025	4,353.07
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002565	11510	03/31/2025	1,910.03
535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002658	11510	05/31/2025	14,370.80
Sum for 535, 2829						78,121.67
535, 2914						
535-307	535 Capital Projects Fund S2023	TC Venture II, LLC	AR00002397	11510	12/31/2024	146,495.83
Sum for 535, 2914						146,495.83
Sum for 535						224,817.50
Sum Total						224,817.50

**Triple Creek Community Development District
Summary A/P Ledger
From 06/01/2025 to 06/30/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
535, 2816					
535 General Fund	06/13/2025	Complete IT Corp	16769	Installed Camera 06/25	5,902.00
535 General Fund	03/01/2025	Complete IT Corp	15781	Security Monitoring Equipment Repair/ Replacement 03/25	2,108.20
535 General Fund	03/07/2025	Complete IT Corp	15837 Deposit	Deposit - Security Equipment 03/25	7,691.50
535 General Fund	06/02/2025	Complete IT Corp	16706	Installed Pole in Front Court Gate for Reader 06/25	2,290.00
535 General Fund	06/30/2025	Doodycalls of Parrish FL	PAR-0331133	Pet Waste Station Ser- vices 06/25	2,314.00
535 General Fund	06/13/2025	Frontier Florida, LLC	813-677-8570-061325 -5 06/25	Phone, Internet & Ca- ble Services 06/25	123.21
535 General Fund	06/04/2025	Frontier Florida, LLC	813-741-0033-043014 -5 06/25 ACH	Phone, Internet & Ca- ble Services 06/25	329.02
535 General Fund	06/30/2025	Hillsborough County BOCC	3725359470 06/25 ACH	12586 Bergstrom Bay Dr 06/25	213.80
535 General Fund	06/30/2025	Hillsborough County BOCC	5901186305 06/25 ACH	13013 Boggy Creek Dr 06/25	1,604.21
535 General Fund	06/30/2025	Hillsborough County BOCC	8992542002 06/25 ACH	11920 Streambed Dr 06/25	255.93
535 General Fund	06/16/2025	Jerry Richardson Trapper	2042	Monthly Hog Removal Services 06/25	1,200.00
535 General Fund	06/02/2025	Juniper Landscaping of Florida, LLC	344076	Landscape Mainte- nance 06/25	6,990.00
535 General Fund	06/30/2025	Kutak Rock, LLP	3595794	Legal Services 06/25	5,882.50
535 General Fund	06/25/2025	Landscape Mainte- nance Professionals, Inc.	340686	Re-Landscape West- ernmost Island @ Round-About 06/25	818.05
535 General Fund	06/30/2025	Landscape Maintenance Profes- sionals, Inc.	343800	Zone Reconstruction 06/25	4,753.07
535 General Fund	06/23/2025	Landscape Mainte- nance Professionals, Inc.	340547	Re-Landscape South- ernmost Island @ Round-About 06/25	1,511.00
535 General Fund	06/23/2025	Landscape Mainte- nance Professionals, Inc.	340548	Remove Magnolias / Replace Sod 06/25	633.73
535 General Fund	06/30/2025	Landscape Mainte- nance Professionals, Inc.	343802	Irrigation Repair 06/25	372.82
535 General Fund	06/30/2025	Landscape Mainte- nance Professionals, Inc.	343801	Irrigation Repair 06/25	927.12
535 General Fund	06/17/2025	Landscape Mainte- nance Professionals, Inc.	339901	Irrigation Modifications 06/25	561.00
535 General Fund	06/30/2025	Landscape Mainte- nance Professionals, Inc.	343798	Re-Landscape North- ernmost Island @ Round-About 06/25	975.85
535 General Fund	06/23/2025	Landscape Mainte- nance Professionals, Inc.	340549	Sod by Mail Kiosk Park 06/25	345.98
535 General Fund	06/30/2025	Landscape Mainte- nance Professionals, Inc.	343799	Replace Oak Tree 06/25	1,225.00
535 General Fund	06/18/2025	Landscape Mainte- nance Professionals, Inc.	340109	Removed Plant / Re- place Sod 06/25	480.00
535 General Fund	06/27/2025	Nvirotect Pest Control Service, Inc.	366418	Lake House - Pest Control Account #16923 06/25	70.00
535 General Fund	06/27/2025	Nvirotect Pest Control Service, Inc.	364756	Pest Control Account #9501 06/25	195.00
535 General Fund	06/30/2025	Rizzetta & Company, Inc.	INV0000100640	Enumerate, Cell Phone, and EE Re- cruiting 06/25	1,040.19

**Triple Creek Community Development District
Summary A/P Ledger
From 06/01/2025 to 06/30/2025**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
535 General Fund	06/30/2025	Sitex Aquatics, LLC	9904-b	Midge Fly & Mosquito Treatment 06/25	5,518.00
535 General Fund	06/12/2025	TECO	TECO Summary 05/25	Monthly Electric Summary 05/25	2,891.78
535 General Fund	06/30/2025	TECO	211033670772 06/25	ACH 535 Electric Services 05/25	59.59
535 General Fund	06/30/2025	TECO	211033670772 06/25	ACH Electric Services 05/25	100.00
535 General Fund	06/06/2025	TECO	221009534621 03/25	ACH Electric Services 03/25	468.00
535 General Fund	06/18/2025	TECO	211034284268 05/25	ACH Electric Services 05/25	21.35
535 General Fund	06/12/2025	TECO	TECO Summary 05/25	Monthly Electric Summary 05/25	39,055.60
535 General Fund	06/06/2025	TECO	221009534621 03/25	ACH Electric Services 03/25	366.01
535 General Fund	06/12/2025	TECO	TECO Summary 05/25	Monthly Electric Summary 05/25	3,238.49
Sum for 535, 2816					102,532.00
535, 2822					
535 Reserve Fund	06/27/2025	Mor-Sports Group, Inc.	3489 Deposit	Deposit - Pickleball Court 06/25	64,725.00
Sum for 535, 2822					64,725.00
Sum for 535					167,257.00
Sum Total					167,257.00

Triple Creek Community Development District
Notes to Unaudited Financial Statements
June 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 06/30/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 8

Triple Creek Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2012	Series 2017A	Series 2018A	Series 2019A	Series 2021 (N&P)	Series 2021 (Q&R)	Series 2023	Budget for 2025/2026
REVENUES								
Special Assessments								
Net Special Assessments ⁽¹⁾	\$244,419.10	\$712,361.72	\$490,583.99	\$592,500.85	\$470,100.72	\$417,845.05	\$143,312.55	\$3,071,123.98
TOTAL REVENUES	\$244,419.10	\$712,361.72	\$490,583.99	\$592,500.85	\$470,100.72	\$417,845.05	\$143,312.55	\$3,071,123.98
EXPENDITURES								
Administrative								
Debt Service Obligation	\$244,419.10	\$712,361.72	\$490,583.99	\$592,500.85	\$470,100.72	\$417,845.05	\$143,312.55	\$3,071,123.98
Administrative Subtotal	\$244,419.10	\$712,361.72	\$490,583.99	\$592,500.85	\$470,100.72	\$417,845.05	\$143,312.55	\$3,071,123.98
TOTAL EXPENDITURES	\$244,419.10	\$712,361.72	\$490,583.99	\$592,500.85	\$470,100.72	\$417,845.05	\$143,312.55	\$3,071,123.98
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00							

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

6.0%

GROSS ASSESSMENTS

\$3,265,103.72

Notes:

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

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments Received

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$4,996,090.00	2024/2025 O&M Budget:	\$4,010,723.00
Collection Costs:	2%	\$106,299.79	2025/2026 O&M Budget:	\$4,996,090.00
Early Payment Discounts:	4%	\$212,599.57		
2025/2026 Total:		\$5,314,989.36	Total Difference:	
			\$985,367.00	

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
<i>Single Family (Group 1)</i>	Series 2012 Debt Service	\$412.72	\$412.72	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$2,256.59	\$2,709.60	\$453.01	20.07%
<i>Single Family (Group 2)</i>	Series 2012 Debt Service	\$619.10	\$619.10	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$2,462.97	\$2,915.98	\$453.01	18.39%
<i>Single Family (U)</i>	Series 2012 Debt Service	\$825.46	\$825.46	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$2,669.33	\$3,122.34	\$453.01	16.97%
<i>Single Family 50' (Village E)</i>	Series 2017A Debt Service	\$1,250.00	\$1,250.00	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,093.87	\$3,546.88	\$453.01	14.64%
<i>Single Family 60' (Village E)</i>	Series 2017A Debt Service	\$1,458.33	\$1,458.33	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,302.20	\$3,755.21	\$453.01	13.72%
<i>Single Family 50' (Villages F2, F3 & G1)</i>	Series 2017A Debt Service	\$1,250.00	\$1,250.00	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,093.87	\$3,546.88	\$453.01	14.64%
<i>Single Family 60' (Villages F2 & G1)</i>	Series 2017A Debt Service	\$1,562.50	\$1,562.50	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,406.37	\$3,859.38	\$453.01	13.30%
<i>Single Family 40' (Villages K & L)</i>	Series 2017A Debt Service	\$1,250.00	\$1,250.00	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,093.87	\$3,546.88	\$453.01	14.64%
<i>Single Family 50' (Villages F1, K & L)</i>	Series 2017A Debt Service	\$1,562.50	\$1,562.50	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,406.37	\$3,859.38	\$453.01	13.30%
<i>Single Family 60' (Village F1)</i>	Series 2017A Debt Service	\$1,875.00	\$1,875.00	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,718.87	\$4,171.88	\$453.01	12.18%
<i>Single Family 40' (Villages I & J)</i>	Series 2018 Debt Service	\$1,250.00	\$1,250.00	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,093.87	\$3,546.88	\$453.01	14.64%
<i>Single Family 50' (Villages I & J)</i>	Series 2018 Debt Service	\$1,562.50	\$1,562.50	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,406.37	\$3,859.38	\$453.01	13.30%
<i>Single Family 50' (Village G2)</i>	Series 2018 Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,119.38	\$3,572.39	\$453.01	14.52%
<i>Single Family 50' (Villages G2 & J)</i>	Series 2018 Debt Service	\$1,875.00	\$1,875.00	\$0.00	0.00%
	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,718.87	\$4,171.88	\$453.01	12.18%
<i>Single Family 50' (Village H)</i>	Series 2019A Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$4,996,090.00	2024/2025 O&M Budget:	\$4,010,723.00
Collection Costs:	2%	\$106,299.79	2025/2026 O&M Budget:	\$4,996,090.00
Early Payment Discounts:	4%	\$212,599.57		
2025/2026 Total:		\$5,314,989.36	Total Difference:	\$985,367.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
<i>Single Family 60' (Village H)</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,438.26	\$3,891.27	\$453.01	13.18%
	Series 2019A Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
<i>Single Family 60' (Village M)</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,757.14	\$4,210.15	\$453.01	12.06%
	Series 2019A Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%
<i>Single Family 60' (Village H) - Partial</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,438.26	\$3,891.27	\$453.01	13.18%
	Series 2019A Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%
<i>Single Family 40' (Village M)</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,119.38	\$3,572.39	\$453.01	14.52%
	Series 2019A Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
<i>Single Family 50' (Village M)</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,438.26	\$3,891.27	\$453.01	13.18%
	Series 2019A Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%
<i>Single Family 60' (Village M)</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,438.26	\$3,891.27	\$453.01	13.18%
	Series 2019A Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
<i>Single Family 40' (Villages N & P)</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,757.14	\$4,210.15	\$453.01	12.06%
	Series 2019A Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
<i>Single Family 50' (Villages N & P)</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,119.38	\$3,572.39	\$453.01	14.52%
	Series 2021 (N&P) Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
<i>Single Family 60' (Villages N & P)</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,438.26	\$3,891.27	\$453.01	13.18%
	Series 2021 (N&P) Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%
<i>Single Family 40' (Villages Q & R)</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,119.38	\$3,572.39	\$453.01	14.52%
	Series 2021 (Q&R) Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
<i>Single Family 50' (Villages Q & R)</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,438.26	\$3,891.27	\$453.01	13.18%
	Series 2021 (Q&R) Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%
<i>Single Family 60' (Villages Q & R)</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$3,757.14	\$4,210.15	\$453.01	12.06%
	Series 2021 (Q&R) Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
<i>Single Family 70' (Village O) - Previously Unplatted</i>	Operations & Maintenance	\$1,843.87	\$2,296.88	\$453.01	24.57%
	Total	\$4,226.06	\$4,679.07	\$453.01	10.72%
	Series 2023 Debt Service	\$2,382.19	\$2,382.19	\$0.00	0.00%

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$4,996,090.00
COLLECTION COSTS @	2%	\$106,299.79
EARLY PAYMENT DISCOUNT @	4%	\$212,599.57
TOTAL O&M ASSESSMENT		<u>\$5,314,989.36</u>

UNITS ASSESSED										ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT								
LOT SIZE	O&M	SERIES 2012	SERIES 2017A	SERIES 2018	SERIES 2019A	SERIES 2021 (N&P)	SERIES 2021 (Q&R)	SERIES 2023	EAU	TOTAL	% TOTAL	TOTAL	O&M	SERIES 2012	SERIES 2017A	SERIES 2018	SERIES 2019A	SERIES 2021 (N&P)	SERIES 2021 (Q&R)	SERIES 2023	TOTAL ⁽³⁾	
		DEBT SERVICE ⁽¹⁾						DEBT SERVICE ⁽¹⁾	DEBT SERVICE ⁽²⁾		DEBT SERVICE ⁽²⁾											
Single Family (Group 1)	44	44	0	0	0	0	0	0	1.00	44.00	1.90%	\$101,062.89	\$2,296.88	\$412.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,709.60	
Single Family (Group 2)	172	172	0	0	0	0	0	0	1.00	172.00	7.43%	\$395,064.03	\$2,296.88	\$619.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,915.98	
Single Family (U)	165	164	0	0	0	0	0	0	1.00	165.00	7.13%	\$378,985.84	\$2,296.88	\$825.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,122.34	
Single Family 50' (E)	116	0	116	0	0	0	0	0	1.00	116.00	5.01%	\$266,438.53	\$2,296.88	\$0.00	\$1,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,546.88	
Single Family 60' (E)	91	0	90	0	0	0	0	0	1.00	91.00	3.93%	\$209,016.44	\$2,296.88	\$0.00	\$1,458.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,755.21	
Single Family 50' (F2, F3 & G1)	135	0	135	0	0	0	0	0	1.00	135.00	5.83%	\$310,079.33	\$2,296.88	\$0.00	\$1,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,546.88	
Single Family 60' (F2 & G1)	39	0	39	0	0	0	0	0	1.00	39.00	1.69%	\$89,578.47	\$2,296.88	\$0.00	\$1,562.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,859.38	
Single Family 40' (K & L)	58	0	58	0	0	0	0	0	1.00	58.00	2.51%	\$133,219.27	\$2,296.88	\$0.00	\$1,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,546.88	
Single Family 50' (F1, K, & L)	88	0	88	0	0	0	0	0	1.00	88.00	3.80%	\$202,125.78	\$2,296.88	\$0.00	\$1,562.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,859.38	
Single Family 60' (F1)	22	0	22	0	0	0	0	0	1.00	22.00	0.95%	\$50,531.45	\$2,296.88	\$0.00	\$1,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,171.88	
Single Family 40' (I & J)	96	0	0	96	0	0	0	0	1.00	96.00	4.15%	\$220,500.86	\$2,296.88	\$0.00	\$0.00	\$1,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,546.88	
Single Family 50' (I, & J)	124	0	0	124	0	0	0	0	1.00	124.00	5.36%	\$284,813.60	\$2,296.88	\$0.00	\$0.00	\$1,562.50	\$0.00	\$0.00	\$0.00	\$0.00	\$3,859.38	
Single Family 50'(G2)	57	0	0	57	0	0	0	0	1.00	57.00	2.46%	\$130,922.38	\$2,296.88	\$0.00	\$0.00	\$1,275.51	\$0.00	\$0.00	\$0.00	\$0.00	\$3,572.39	
Single Family 60' (G2 & J)	72	0	0	72	0	0	0	0	1.00	72.00	3.11%	\$165,375.64	\$2,296.88	\$0.00	\$0.00	\$1,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,171.88	
Single Family 50' (H)	137	0	0	0	137	0	0	0	1.00	137.00	5.92%	\$314,673.10	\$2,296.88	\$0.00	\$0.00	\$0.00	\$1,594.39	\$0.00	\$0.00	\$0.00	\$3,891.27	
Single Family 60' (H)	29	0	0	0	29	0	0	0	1.00	29.00	1.25%	\$66,609.63	\$2,296.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,210.15	
Single Family 60' (H) (PARTIAL)	4	0	0	0	4	0	0	0	1.00	4.00	0.17%	\$9,187.54	\$2,296.88	\$0.00	\$0.00	\$0.00	\$1,594.39	\$0.00	\$0.00	\$0.00	\$3,891.27	
Single Family 40' (M)	58	0	0	0	58	0	0	0	1.00	58.00	2.51%	\$133,219.27	\$2,296.88	\$0.00	\$0.00	\$0.00	\$1,275.51	\$0.00	\$0.00	\$0.00	\$3,572.39	
Single Family 50' (M)	126	0	0	0	126	0	0	0	1.00	126.00	5.45%	\$289,407.37	\$2,296.88	\$0.00	\$0.00	\$0.00	\$1,594.39	\$0.00	\$0.00	\$0.00	\$3,891.27	
Single Family 60' (M)	39	0	0	0	39	0	0	0	1.00	39.00	1.69%	\$89,578.47	\$2,296.88	\$0.00	\$0.00	\$0.00	\$1,913.27	\$0.00	\$0.00	\$0.00	\$4,210.15	
Single Family 40' (N & P)	59	0	0	0	0	59	0	0	1.00	59.00	2.55%	\$135,516.15	\$2,296.88	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275.51	\$0.00	\$0.00	\$3,572.39	
Single Family 50' (N & P)	157	0	0	0	0	157	0	0	1.00	157.00	6.78%	\$360,610.77	\$2,296.88	\$0.00	\$0.00	\$0.00	\$1,594.39	\$0.00	\$0.00	\$0.00	\$3,891.27	
Single Family 60' (N & P)	91	0	0	0	0	91	0	0	1.00	91.00	3.93%	\$209,016.44	\$2,296.88	\$0.00	\$0.00	\$0.00	\$0.00	\$1,913.27	\$0.00	\$0.00	\$4,210.15	
Single Family 40' (Q)	62	0	0	0	0	0	62	0	1.00	62.00	2.68%	\$142,406.80	\$2,296.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275.51	\$0.00	\$3,572.39	
Single Family 50' (Q)	108	0	0	0	0	0	108	0	1.00	108.00	4.67%	\$248,063.46	\$2,296.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,594.39	\$0.00	\$3,891.27	
Single Family 60' (Q & R)	101	0	0	0	0	0	101	0	1.00	101.00	4.36%	\$231,985.27	\$2,296.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,913.27	\$0.00	\$4,210.15	
Single Family 70' (O)	64	0	0	0	0	0	0	64	1.00	64.00	2.77%	\$147,000.57	\$2,296.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,382.19	\$4,679.07	
Total Community	2314	380	548	349	393	307	271	64		2314.00	100%	\$5,314,989.36										

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount (4%)

(\$318,899.36)

Net Revenue to be Collected

\$4,996,090.00

⁽¹⁾ Reflects the number of total lots with Series 2012, Series 2017A, Series 2018, Series 2019, Series 2021, and Series 2023 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2012, Series 2017A, Series 2018, Series 2019, Series 2021, and Series 2023 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that will appear on November 2025 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.

RESOLUTION 2025-__

[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Triple Creek Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be

subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Triple Creek Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST, 2025.

ATTEST:

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

Tab 9

RESOLUTION 2025-____
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Triple Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2026 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments

in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **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.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 26th DAY OF AUGUST, 2025.

ATTEST:

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A

Exhibit B

Tab 10

RESOLUTION 2025-11

**A RESOLUTION OF THE TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE
ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2025/2026**

WHEREAS, the Triple Creek Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26th DAY OF AUGUST 2025

ATTEST:

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Asst. Secretary

Chairman/Vice Chairman

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026**

October 21, 2025

November 18, 2025

December 16, 2025

January 6, 2026

January 27, 2026

February 24, 2026

March 24, 2026

April 7, 2026

April 28, 2026

May 5, 2026

May 19, 2026

June 23, 2026

July 26, 2026

August 4, 2026

August 25, 2026

September 8, 2026

September 29, 2026

All meetings will be located at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, Florida 33579 and will convene at 6:00 p.m.

Tab 11

CONTRACT FOR PROFESSIONAL DISTRICT MANAGEMENT SERVICES

DATE: October 1, 2025

BETWEEN: **RIZZETTA & COMPANY, INC.**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District Manager**")

AND: **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**
3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

(Hereinafter referred to as "**District**," and together with District Manager, the "**Parties**.")

PURPOSE; SCOPE OF SERVICES:

- I. The purpose of this contract for professional district management services (hereinafter referred to as "**Contract**") is for District Manager to provide professional district management services to the District pursuant to Chapter 190, Florida Statutes. Additionally, this Contract consolidates all services provided by District Manager including continuing disclosure and technology services. A brief description of these services is provided below and a detailed description is provided in **Exhibit A** to this Contract. This Contract constitutes the entire understanding between the Parties and supersedes all prior Contracts, which are hereby terminated and of no further effect.

A. STANDARD ON-GOING SERVICES. The District Manager shall provide the following Standard On-Going Services to the District pursuant to this Contract:

- i. **Management** - services include the conducting of one (1) three (3) hour board meeting per month, one (1) budget workshop per year, overall administration of District functions, and all required state and local filings, preparation of annual budget, purchasing and risk management;
- ii. **Administrative** - 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;



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- iii. **Accounting** - 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. District Manager shall be identified as agent or custodian of the District's bank accounts with signatory authority.
- iv. **Financial & Revenue Collection** - services include all functions necessary for the timely billing, 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.
- v. **Continuing Disclosure** – serve as the District's Dissemination Agent and provides such duties as required per the District's Continuing Disclosure Agreements and compliance with the Securities and Exchange Commission's Rule 15c2-12(b)(5) for all series of bonds requiring such services.
- vi. **Website Management** – services associated with managing the content of the District's website in compliance with Chapter 189.069, Florida Statutes.

B. TIME FRAME. The Standard On-Going Services shall be provided on a monthly basis as detailed in this Contract.

II. ADDITIONAL SERVICES. In addition to the Standard On-Going Services described above, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the scope of services above, or necessary to carry out the services as described herein, as well as any changes in the scope requested by the District, shall be considered additional services. Such additional services may include, but are not limited to:

- Meetings: Extended meetings (beyond three (3) hours in length), continued meetings, special/additional meetings (not including annual budget workshop);
- Financial Reports: Modifications and certifications to special assessment allocation report; true-up analysis;
- Bond Issuance Services: preparation of the special assessment allocation report, testimony at the required bond validation court hearing, certifications, closing documents and statutorily required mailings
- Electronic communications/e-blasts;
- Special requests;
- Amendment to District boundary;
- Grant Applications;



- Escrow Agent;
- Continuing Disclosure/Representative/Agent;
- Community Mailings, e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.;
- Public Records Requests that are extensive in nature, as defined by District's adopted Rules of Procedure.

If any additional services are required or requested, the District Manager shall provide a detailed description of these services and fees for such services to the District for approval prior to beginning any additional services. The District Manager shall undertake the additional services after the District has issued its written approval, as evidenced by a vote of the Board of Supervisors, of the description and fees for such services to the District Manager.

III. LITIGATION SUPPORT SERVICES. Upon the District's request, the District Manager shall prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving the subject matter of this Contract. If the District requires or requests any litigation support services, the District Manager shall provide a detailed description of the services and fees for such services to the District for approval prior to beginning any litigation support services. The District Manager shall undertake the litigation support services after the District has issued its written approval of the description and fees for such services to the District Manager.

IV. ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES. These are services requested by third parties such as homeowners, realtors, investors or members of the media. Such services may include, but are not limited to, estoppel letters, bond prepayment processing, and litigation support. The third party requesting such services shall be responsible for the payment of any fees charged by District Manager for providing those services to the extent authorized by law and the District's Rules of Procedure.

V. TERM. The District Manager's services as provided in this Contract shall commence on October 1, 2025. This Contract shall automatically renew annually unless terminated pursuant to its terms. The District Manager acknowledges that the prices of this Contract are firm and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board of Supervisors. All prior agreements between the parties with respect to the subject matter of this Contract are terminated upon the execution of this Contract.

VI. FEES AND EXPENSES; PAYMENT TERMS.

A. FEES AND EXPENSES.

- i. A schedule of fees for the services described in Sections I, II, III, and IV of this Contract is shown in **Exhibit B** to this Contract, which is attached hereto and incorporated herein. The District shall pay the District Manager for the services provided under the terms of this Contract in accordance with the schedule of fees in **Exhibit B**. For purposes of the District Manager's compensation for services provided pursuant to this Contract, the District shall compensate the District Manager only for those services



provided under the terms of this Contract. Unless otherwise specified by this Contract, the District Manager shall invoice the District for the District Manager's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Contract is approved shall be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. Payment for those services shall be made by the District within forty-five (45) days of receipt of a correctly submitted invoice. District shall establish and properly fund an account with such federally-insured bank to be designated for ACH withdrawal by District Manager to meet the District's obligations for all amounts owed to District Manager under this Contract.

- ii. Fees for the Standard On-Going Services described in this Contract may be negotiated annually by the Parties. Any amendment to Standard On-Going Services fees must comply with the amendment procedure in this Contract and must be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any expenses or change in Contract terms.
- iii. In the event the District authorizes a change in the scope of services requested, District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Contract. Such amendment must be validly executed by the Parties before District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.
- iv. For the purposes of this Contract, an out-of-pocket expense is an unexpected expense that the District Manager or one of its subcontractors, if applicable, incurs during the performance of the Standard On-Going Services, as provided in this Contract. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services shall be subject to reimbursement at cost. These expenses include but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. PAYMENT TERMS.

- i. **Standard On-Going Services.** Standard-On Going Services shall be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.
- ii. **Additional Services.** Additional Services shall either be billed monthly at the District Manager's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.



- iii. **Litigation Support Services.** Litigation Support Services shall be billed monthly on an hourly basis for the hours incurred at the District Manager's proposed hourly rate, as authorized by the District and negotiated by the Parties.
- iv. **Out-of-Pocket expenses.** Out-of-Pocket expenses not included under the Standard-On Going Services of the District Manager shall be billed monthly as incurred.

All invoices shall be due and payable forty-five (45) days from the date of invoice pursuant to the Prompt Payment Act, Chapter 218.70 Florida Statutes.

VII. SUSPENSION OF SERVICES FOR NON-PAYMENT. Unless nonpayment is the fault of the District Manager, the District Manager shall have the right to suspend services being provided as outlined in this Contract if the District fails to pay District Manager's invoices in a timely manner, which shall be construed as forty-five (45) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70 Florida Statutes. District Manager shall notify the District, in writing, at least ten (10) days prior to suspending services.

VIII. NON-CONTINGENCY. The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

IX. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Contract may be made only by an instrument in writing that is executed by both the District and the District Manager.

X. RESPONSIBILITIES.

A. DISTRICT RESPONSIBILITIES. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Contract. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. LIMITATIONS OF RESPONSIBILITIES. To the extent not referenced herein, and to the extent consistent with Chapter 190.006, District Manager shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Contract which are not under the control of the District Manager. District Manager shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

XI. TERMINATION. This Contract may be terminated as follows:

- A. By the District for "good cause" immediately which shall include misfeasance, malfeasance, nonfeasance, or dereliction of duties by the District Manager. Termination for "good cause" shall be effected by written notice to District Manager



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electronically at the address noted herein.

- B. By the District Manager for “good cause”, immediately which shall include, but is not limited to, failure of the District to timely pay District Manager for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for District Manager to undertake any action or implement a policy of the Board which District Manager deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for “good cause” shall be effected by written notice to District electronically at the address noted herein.
- C. By the District Manager or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.
- D. Upon any termination, District Manager shall be entitled to the total amount of compensation pursuant to the terms of this Contract, through the termination date, but subject to any off-sets that the District may have for services not performed or not performed in accordance with the Contract. District Manager shall make all reasonable effort to provide for an orderly transfer of the books and records of the District to the District or its designee.

XII. GENERAL TERMS AND CONDITIONS.

- A. All invoices are due and payable within forty-five (45) days of a correctly submitted invoice, or as otherwise provided by the Florida Prompt Payment Act, Section 218.70. Florida Statutes. Invoices not paid within forty-five (45) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.
- B. In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney’s fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.
- C. This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. Venue for all proceedings shall be in Hillsborough County, Florida.
- D. In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- E. The rights and obligations of the District as defined by this Contract shall inure to the benefit of and shall be binding upon the successors and assigns of the District. There shall be no assignment of this Contract by the District Manager.
- F. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager’s activities and work pursuant to the Contract within twenty-four hours (24) hours.



- G. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

XIII. INDEMNIFICATION.

A. DISTRICT INDEMNIFICATION. To the extent the District Manager or its employees are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Agreement, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, Florida Statutes), the District agrees to indemnify, defend, and hold harmless the District Manager, its employees, officers, or agents from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that District Manager its employees, officers, or agents, may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent, reckless, and/or intentionally wrongful acts or omissions of the District, except to the extent caused by, in whole or in part, the negligence or recklessness and/or willful misconduct of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Manager may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

DISTRICT MANAGER INDEMNIFICATION. The District Manager agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the District Manager has ceased to be engaged under this Contract.

The terms of this Section shall survive the termination of this Contract.

- B. SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Contract shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- XIV. WAIVER OF DAMAGES.** The District Manager, its employees, officers, or agents, shall not be liable for any acts or omissions of any previous manager(s) of the District. Additionally, the District Manager, its employees, officers or agents, shall not be liable, responsible, or accountable in damages or otherwise to the District for any acts performed by the District Manager, its employees, officers or agents, in good faith and within the



scope of this Agreement. Further, the District Manager, its employees, officers, or agents, shall not be liable to the District or otherwise for any loss or damage resulting from the loss or impairment of funds that have been deposited into a bank account owned by the District or otherwise titled in the name of the District (collectively, "District Bank Accounts") due to the failure, insolvency or suspension of a financial institution, or any loss or impairment of funds due to the invalidity of any draft, check, document or other negotiable instrument payable to the District which is delivered to the District Manager and deposited into any of the District Bank Accounts. The terms of this Section shall survive the termination of this Contract.

XV. INSURANCE.

- A.** The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars (\$1,000,000.00) throughout the term of this Contract.
- B.** The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Contract:
- i.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - ii.** General Liability Insurance with the limit of One Million Dollars (\$1,000,000.00) per each occurrence.
 - iii.** Professional Liability Insurance with limit of no less than One Million Dollars (\$1,000,000.00) per each occurrence.
 - iv.** Employment Practices Liability Insurance with limit of Two Million Dollars (\$2,000,000.00) per each occurrence.
 - v.** Comprehensive Automobile Liability Insurance for all vehicles used by the District Manager's staff, whether owned or hired, with a combined single limit of One Million Dollars (\$1,000,000.00).
- C.** Except with respect to Professional Liability and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees shall be listed as additional insureds on each insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. District Manager shall furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- D.** The District agrees to list the District Manager as an additional insured party on its General Liability and Automobile Liability insurance policies to the extent the District Manager or its employees are serving as the District's employees, officers or agents pursuant to the terms, conditions and requirements of this Agreement, and to the extent the District's insurance provider shall issue an endorsement in substantially the form attached hereto as Exhibit E. The limits of coverage for additional insured parties pursuant to such



endorsement shall not exceed the monetary limitations of liability provided in Section 768.28, Florida Statutes.

- E. If the District Manager fails to secure or maintain the required insurance, the District has the right (without any obligation to do so) to secure such required insurance, in which event the District Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.
- XVI. ASSIGNMENT.** Except as provided in this section, neither the District nor the District Manager may assign this Contract or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void.
- XVII. COMPLIANCE WITH PUBLIC RECORDS LAWS.** District Manager understands and agrees that all documents of any kind provided to the District in connection with this Contract may be public records, and, accordingly, District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. District Manager acknowledges that District Manager is the designated public records custodian for the District ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes and the District's Rules of Procedure, and in accordance with **Exhibit A**, which Rules of Procedure shall control; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the District Manager does not transfer the records to the new Public Records Custodian of the District; 4) follow the Records Request Policy attached hereto as **Exhibit D**; and 5) upon completion of the Contract, transfer to the District, at no cost, all public records in District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DISTRICT MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.



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

If to the District: Triple Creek Community
Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, FL 32301
Attn: District Counsel

If to the District Manager: Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Except as otherwise provided in this Contract, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. 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 Contract 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 District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. 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.

XIX. EFFECTIVE DATE. This Contract shall become effective on October 1, 2025 and shall remain effective until terminated by either the District or the District Manager in accordance with the provisions of this Contract.

XX. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Contract are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Contract.

XXI. AGREEMENT; CONFLICTS. This instrument, together with accompanying **Exhibits A, B, C and D**, shall constitute the final and complete expression of this Contract between the District and the District Manager relating to the subject matter of this Contract. To the extent of any conflict between this instrument and **Exhibits A, B, C, and D**, this instrument shall control.

XXII. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either the District or the District Manager under this Contract shall entitle the other to all



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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. The District shall be solely responsible for enforcing its rights under this Contract against any interfering third party. Nothing contained in this Contract shall limit or impair the District's right to protect its rights from interference by a third party to this Contract.

- XXIII. THIRD PARTY BENEFICIARIES.** This Contract is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Contract. Nothing in this Contract, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Contract or any of the provisions or conditions of this Contract; and all of the provisions, representations, covenants, and conditions contained in this Contract shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.
- XXIV. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances in performing the services under this Contract. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Contract or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Contract, such termination to be effective immediately upon the giving of notice of termination.
- XXV. ARM'S LENGTH TRANSACTION.** This Contract has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Contract with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Contract, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language shall not be interpreted or construed against any party.
- XXVI. COUNTERPARTS.** This Contract may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
- XXVII. E-VERIFICATION.** Pursuant to Section 448.095(2), Florida Statutes,
- A.** Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and shall remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.



- B. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District shall terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor shall immediately terminate its contract with the subcontractor.
- C. If this Agreement is terminated in accordance with this section, then the Contractor shall be liable for any additional costs incurred by the District.

XXVIII. SAFE AND HEALTHY WORK ENVIRONMENT. District agrees to provide a safe and healthy work environment for all employees provided by the District Manager. If the District Manager, in the exercise of its reasonable discretion, determines that there are conditions within the District which pose a hazard to the safety and/or health of its employees, including but not limited to, harassment, threats of harm or cyber bullying by residents, guests and invitees, the District Manager shall have the ability, notwithstanding anything to the contrary contained in this Contract, to prohibit its employees from going to the areas managed by the District to provide services or remove on-site employees upon written notice to the District. During the period of time that employees have been removed, District Manager shall have no responsibility for performance of services under this Contract that would be performed by on-site employees or by employees prohibited from going to the areas managed by the District. Further, District Manager shall not be liable to the District or residents, guests and invitees for any injury, losses, costs, penalties, fines, fees, suits, demands, causes of action, judgments, obligations, claims or expenses incurred, sustained, arising out of and/or related to the District Manager's inability and/or failure to perform any of its duties and obligations under this Contract during the period of time when the District Manager's on-site employees have been removed or other employees have been prohibited from going to areas managed by the District.

XXIV. FORCE MAJEURE. The Parties hereto shall be excused from the obligation to perform pursuant to the terms of this Contract to the extent that such party's performance is prevented due to any delay, or stoppage due to strikes, lockouts, labor disputes, labor shortages, acts of war, terrorism, terrorist activities, pandemic, epidemic, banking or financial institution closures, inability to obtain services from third parties, governmental actions, civil commotions, fire, flood, hurricane, earthquake, or other casualty, and other causes beyond the reasonable control of the party obligated to perform (collectively, a "Force Majeure"), except with respect to amounts to be paid by the District for services actually provided by District Manager pursuant to this Contract during a Force Majeure. Notwithstanding anything to the contrary contained in this Contract, a Force Majeure shall excuse the performance of such party for a period equal to any such prevention, delay or stoppage and, therefore, if this Contract specifies a time period for performance of an obligation of either party (other than payment to the District Manager by District for services actually provided during a Force Majeure unless there is an event causing banking or financial institution closures), that time period shall be extended by the period of any delay in such party's performance caused by a Force Majeure. The foregoing shall not be interpreted as extending the term or renewal term of this Contract.

XXV. DISLCOSURE. Rizzetta & Company, Inc. is an affiliate of FirstService Residential Florida, Inc.

(Remainder of this page is left blank intentionally)



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Therefore, the District Manager and the District each intend to enter this Contract, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J Rizzetta
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: Aug 13, 2025

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

- Exhibit A** – Scope of Services
- Exhibit B** – Schedule of Fees
- Exhibit C** – Municipal Advisor Disclaimer
- Exhibit D** – Public Records Request Policy
- Exhibit E** – Human Trafficking Affidavit



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EXHIBIT A
Scope of Services

STANDARD ON-GOING SERVICES: These services shall be provided on a recurring basis and are commonly referred to as the basic services necessary for the normal and routine functioning of the District.

MANAGEMENT:

- A. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, Landowners' meetings, continued meetings, hearings and workshops. Arrange for time and location and all other necessary logistics for such meetings, hearings, etc.
- B. Ensure compliance with all statutes affecting the district which include but are not limited to:
 1. Certify Special District Update Form, submitted to the Special District Information Program, Department of Economic Opportunity each year.
 2. Assign and provide Records Management Liaison Officer for reporting to the Department of Library and Archives
 3. Provide contact person for the State Commission of Ethics for Financial Disclosure coordination
 4. Provide Form 1 Financial Disclosure documents for Board Members
 5. Provide Form 1F Financial Disclosure documents for Resigning Board Members.
 6. Monitor and supply Form 3A, Interest in Competitive Bid for Public Business as needed
 7. Monitor and provide Form 8B, Memorandum of Voting Conflict for the Board.
 8. Monitor and provide update on Creation Documents, including Notice of Establishment, to Department of Economic Opportunity and the County.
 9. Maintain and file Disclosure of Public Financing and file with Department of Economic Opportunity and each residential developer.
 10. Provide for a proposed budget for Board approval on or by June 15 of each fiscal year.
 11. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
 - a. Provide written notice to owners of public hearing on the budget and its related assessments.
 12. Provide copy of the initial Public Facilities report to the County to be submitted within one (1) year after the district's creation.
 13. Provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made.
 14. Provide copy of the seven (7) year Public Facilities report update, based on reporting period assigned to the County it is located in.



15. File name and location of the Registered Agent and Office location annually with Department of Economic Opportunity and the County.
 16. Provide for submitting the regular meeting schedule of the Board to County.
 17. Provide District Map and update as provided by the District's Engineer as needed to the Department of Economic Opportunity and the County
 18. Provide legal description and boundary map as provided by District Engineer to the Supervisor of Elections
 19. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15, each year.
 20. Provide for public records announcement and file document of registered voter data each June.
 21. Update Board Member names, positions and contact information to the State Commission on Ethics annually.
 22. Certify and file the Form DR 421, Truth in Millage Document with the Department of Revenue each tax year.
 23. Properly notice all public meetings, in accordance with the appropriate Florida Statutes, including but not limited to, public hearings on assessments, the budget, establishment of rates, fees, or charges, rulemaking, uniform method of collection, and all other required notices of meetings, hearings and workshops.
 - a. Provide for the appropriate ad templates and language for each of the above.
 24. Provide for instruction to Landowners on the Election Process and forms, etc.
 25. Respond to Bond Holders Requests for Information.
 26. Implement the policies established by the Board in connection with the operations of the District.
- C. Assist in the negotiation of contracts, as directed by the Board of Supervisors.
- D. Advise the Board on the status of negotiations as well as contract provisions and their impacts on the District and provide contract administration services.
- E. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation. In advance of expiration of contracts, advise the Board as to need for renewal or additional procurement activities and implement same.
- F. Monitor certificates of insurance as needed per contracts.
- G. Answer Project Status Inquiries from Contractors Bonding Companies.
- H. Provide an office location to handle and respond to written, phone or e-mail inquiries from the public.

ADMINISTRATIVE:

- A. Prepare agendas for transmittal to Board of Supervisors and staff seven (7) days prior to Board of Supervisors' Meeting. Prepare meeting materials for other meetings, hearings, etc., as needed.



- B. Provide accurate minutes for all meetings and hearings, including landowners' meetings.
- C. Implement and maintain a document management system to create and save documents, and provide for the archiving of District documents.
 - 1. Certify and file annual report to the Department of State, Library and Archive Division, for storage and disposal of public records.
- D. Protect integrity of all public records in accordance with the requirements of State law. Respond to public records requests as required by law and in compliance with the Rules of Procedure and the District's adopted public records policy.
- E. Maintain "Record of Proceedings" for the district within the County which includes meeting minutes, agreements, resolutions and other records required by law.

ACCOUNTING:

A. Financial Statements

- 1. Establish Fund Accounting System in accordance with federal and state law, as well as GASB and the Rules of the Auditor General. This includes the following:
 - a) Chart of Accounts
 - b) Vendor and Customer Master File
 - c) Report creation and set-up.
- 2. Prepare monthly balance sheet, income statement(s) with budget to actual variances, including the following:
 - a) Cash Investment Account Reconciliations per fund
 - b) Balance Sheet Reconciliations per fund
 - c) Expense Variance Analysis
- 3. Prepare and file Annual Public Depositor's Report and distribute to State Department of Insurance and Treasury.
- 4. Prepare and file Public Depositor's and Indemnification Form on new accounts as needed.
- 5. Manage banking relations with the District's Depository and Trustee.
- 6. Prepare all other financial reports as required by applicable law and accounting standards, and bond trust indenture requirements.
- 7. Account for assets constructed by or donated to the District for maintenance.
- 8. On or before October 1st of every year prepare an annual inventory of all District owned tangible personal property and equipment in accordance with all applicable rules and standards.
- 9. Provide Audit support to auditors for the required Annual Audit, as follows:
 - a) Review statutory and bond indenture requirements
 - b) Prepare Audit Confirmation Letters for independent verification of activities.



- c) Prepare all supporting accounting reports and documents as requested by the auditors
 - d) Respond to auditor questions
 - e) Review and edit draft report
 - f) Prepare year-end adjusting journal entries as required
10. Provide for transmission of the Audit to the County and the Auditor General's Office of the State.
11. Provide and file Annual Financial Statements (FS. 218 report) by June 30th of each year.

B. Budgeting

- 1. Prepare budget and backup material for and present the budget at all budget meetings, hearings and workshops. The budget is to be done in accordance with state law standards, and consistent with applicable GFOA and GASB standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments.
- 2. File all required documentation to the Department of Revenue, Auditor General, the County, and other governmental agencies with jurisdiction.
- 3. Prepare and cause to be published notices of all budget hearings and workshops.
- 4. Prepare all budget amendments on an ongoing basis. Assist in process to retain an auditor and cooperate and assist in the performance of the audit by the independent auditor.

C. Accounts Payable/Receivable

- 1. Administer the processing, review and approval, and payment of all invoices and purchase orders. Ensure timely payment of vendor invoices and purchase orders.
 - a) Manage Vendor Information per W-9 reports
- 2. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
- 3. Maintain checking accounts with qualified public depository including:
 - a) Reconciliation to reported bank statements for all accounts and funds.
- 4. Prepare year-end 1099 Forms for Vendor payments as applicable.
 - a) File reports with IRS.

D. Capital Program Administration

- 1. Maintain proper capital fund and project fund accounting procedures and records.
- 2. Process Construction requisitions including:
 - a) Vendor Contract completion status
 - b) Verify Change Orders for materials
 - c) Check for duplicate submittals



d) Verify allowable expenses per Bond Indenture Agreements such as:

- (1) Contract Assignment
- (2) Acquisition Agreement
- (3) Project Construction and Completion Agreement

3. Oversee and implement bond issue related compliance, i.e., coordination of annual arbitrage report, transmittal of annual audit and budget to the trustee, transmittal of annual audit and other information to dissemination agent (if other than manager) or directly to bond holders as required by Continuing Disclosure Agreements, annual/quarterly disclosure reporting, update etc.
4. Provide Asset Tracking for improvements to be transferred and their value for removal from District's Schedule of Property Ownership that are going to another local government.
5. Provide for appropriate bid and or proposal/qualification processes for Capital Project Construction.

E. Purchasing

1. Assist in selection of vendors as needed for services, goods, supplies, materials. Obtain pricing proposals as needed and in accordance with District rules and state law.
2. Prepare RFPs for Administrative Services as needed, such as audit services, legal services, and engineering services.
3. Prepare and process requisitions for capital expenses, in coordination with District Engineer.

F. Risk Management

1. Prepare and follow risk management policies and procedures.
2. Recommend and advise the Board, in consultation with the District Engineer of the appropriate amount and type of insurance and be responsible for procuring all necessary insurance.
3. Process and assist in the investigation of insurance claims, in coordination with Counsel of the District.
4. Review insurance policies and coverage amounts of District vendors.
5. Provide for an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
6. Maintain and monitor Certificates of Insurance for all service and contract vendors.

FINANCIAL AND REVENUE COLLECTION:

A. Administer Prepayment Collection:

1. Provide payoff information and pre-payment amounts as requested by property owners.
2. Monitor, collect and maintain records of prepayment of assessments.



3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
 4. Prepare periodic continuing disclosure reports to investment bankers, bond holder and reporting agencies.
- B. Administer Assessment Roll Process:
1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
 2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
 3. Verify assessments on platted lots, commercial properties or other assessable lands.
 4. Convert final assessment roll to County Property Appraiser or Tax Collector format and remit to county.
 5. Execute and issue Certificate of Non-Ad Valorem Assessments to County.
- C. Administer Assessments for Off Tax Roll parcels/lots:
1. Maintain and update current list of owners of property not assessed via the tax roll.
 2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.
 3. Monitor collection of direct invoices and prepare and send delinquent/collection notices as necessary.
- D. True-Up Analysis:
1. Annually compare current and un-platted lots to original development plan to ensure adequate collection of assessment revenue as necessary.
 2. Prepare true-up calculations and invoice property owners for true-up payments as necessary.

WEBSITE MANAGEMENT:

A. Website Management:

1. Consultant shall manage the content of the website in compliance with Chapter 189.069, Florida Statutes. Consultant shall maintain the domain for the District. Consultant shall provide the website maintenance provider with documents and updated content as required in accordance with Chapter 189.0069 Florida Statutes.

Required Website Content: Pursuant to section 189.016 & 189.069, Florida Statutes, special district web sites are required to include and make available the following information or documents, which requirements may be changed from time to time. Changes to the requirements may be subject to additional fees:

- a. The full legal name of the special district.
- b. The public purpose of the special district.



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- c. The name, official address, official e-mail address, and, if applicable, term and appointing authority for each member of the governing body of the special district.
- d. The fiscal year of the special district.
- e. The full text of the special district's charter, the date of establishment, the establishing entity, and the statute or statutes under which the special district operates, if different from the statute or statutes under which the special district was established. Community development districts may reference chapter 190 as the uniform charter but must include information relating to any grant of special powers.
- f. The mailing address, e-mail address, telephone number, and website uniform resource locator of the special district.
- g. A description of the boundaries or service area of, and the services provided by, the special district.
- h. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, assessment, or charge. For purposes of this subparagraph, charges do not include patient charges by a hospital or other health care provider.
- i. The primary contact information for the special district for purposes of communication from the department.
- j. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
- k. The budget of the special district and any amendments thereto in accordance with s. 189.016.
- l. Tentative budgets shall be posted at least two (2) days before the budget hearing and remain on District website for forty-five (45) days.
- m. Final adopted budgets shall be posted within thirty (30) days after adoption and remain on District website for two (2) years.
- n. Budget amendments shall be posted within five (5) days after adoption and remain on District website for two (2) years.
- o. The final, complete audit report for the most recent completed fiscal year and audit reports required by law or authorized by the governing body of the special district or a link to the District's most recent final, complete audit report on the Auditor General's website.
- p. A listing of the District's regularly scheduled public meetings as required by s. 189.015(1).
- q. The link to the Department of Financial Services' website as set forth in s. 218.32(1)(g).
- r. At least seven (7) days before each meeting or workshop, the agenda of the event, The information must remain on the website for at least one (1) year after the event.

ADDITIONAL SERVICES:

A. Meetings

- 1. Extended meetings (beyond three (3) hours in length); continued meetings, special/additional meetings (not including annual budget workshop);

B. Financial Reports

- 1. Modifications and Certification of Special Assessment Allocation Report;



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2. True-Up Analysis;
 - a) Should certain modifications be made to a Special Assessment Allocation Report a review of the current platted and un-platted lots compared to the original development plan maybe be required to ensure adequate collection of assessment revenue.
 - b) Should it be required prepare true-up calculations and invoice property owners for true-up payments as necessary;

C. Bond Issuance Services

1. Special Assessment Allocation Report;
 - a) Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
 - b) Prepare Preliminary Special Assessment Allocation Report and present to District board and staff.
 - c) Present Final Special Assessment Allocation Report to board and staff at noticed public hearing levying special assessments
2. Bond Validation;
 - a) Coordinate the preparation of a Bond Validation Report which states the “Not-to-exceed” par amount of bonds to be issued by the District and present to board as part of the Bond Resolution.
 - b) Provide expert testimony at bond validation hearing in circuit court.
3. Certifications and Closing Documents;
 - a) Prepare or provide signatures on all closing documents, certificates or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

D. Electronic communications/e-blasts;

E. Special requests;

F. Amendment to District boundary;

G. Grant Applications;

H. Escrow Agent;

I. Continuing Disclosure/Representative/Agent;

J. Community Mailings e.g. memos, notifications of rules changes, operations and maintenance assessment notices, etc.

K. Public Records Requests - Refer to **Exhibit D** of this Contract for responsibilities;

LITIGATION SUPPORT SERVICES:



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Prepare documentation in response to litigation requests and provide necessary expert testimony in connection with litigation involving District issues.

ADDITIONAL SERVICES PROVIDED TO THIRD PARTIES:

- A. Issue estoppel letters as needed for property transfers
 - 1. Prepare estoppel letter reflecting current district assessment information as required for sale or transfer of residential or commercial property within the District.
 - 2. Issue lien releases for properties which prepay within in the District.
- B. Bond prepayment processing
 - 1. Collect bond pre-payments, both short term and long term bonds, verify amounts and remit to Trustee with deposit instructions.
 - 2. Maintain collection log showing all parcels that have pre-paid assessments.
 - 3. Prepare, execute and issue release of lien to be recorded in public records.



EXHIBIT B
 Schedule of Fees

STANDARD ON-GOING SERVICES:		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	MONTHLY	ANNUALLY
Management:	\$1,816.42	\$21,797
Administrative:	\$439.83	\$5,278
Accounting:	\$1,642.17	\$19,706
Financial & Revenue Collections:	\$363.33	\$4,360
Assessment Roll ⁽¹⁾		\$5,737
Continuing Disclosure:	\$916.67	\$11,000
Website Management:	\$105.00	\$1,260
Total Standard On-Going Services:	\$5,283.42	\$69,138

(1) Assessment Roll is to paid in one lump-sum upon completion.



ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00



LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00



EXHIBIT C
Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



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EXHIBIT D

Public Records Request Policy and Fees

Public Officer, Employee and Staff Policy for Processing Requests for Public Records

Policy Generally:

The District supports policies that facilitate the efficient and complete provision of requested public records in a timely manner. This policy only applies to the way District officers, employees and staff (District Manager, District Counsel, District Engineer) (altogether, "District Persons") respond to public records requests within the organization. Chapter 119, F.S., and the District's Rules of Procedure dictate the way in which the District must produce records to the records requester. This policy is established to provide District Persons with a clear understanding of the process that shall be utilized in preparing responses to public record requests.

Requests for District Records:

1. The requesting party is not required to identify themselves or the reason for the request. The request may be made in writing (electronic or otherwise) or verbally.
2. Content on District social media sites is subject to the public records law. Communication made through a social networking medium may be subject to public disclosure.
3. There may be responsive records located on personal devices or personal accounts that are not maintained by the District. For this reason, District Persons shall be asked to perform searches of personal devices and accounts for any responsive record whenever a request so warrants. District Persons are strongly encouraged to avoid using personal devices or personal accounts for District business.
4. When a request is received, the individual(s) receiving the request shall forward the request to the District Manager who shall then translate the request to the public records request form attached hereto. The form should then be forwarded to the District's Record Custodian (whom is Rizzetta & Company, Inc.). The Records Custodian shall then review the form with the requesting party to ensure that it accurately reflects his/her request so that full compliance can be achieved in a timely and efficient fashion. The Records Custodian shall then notify the requesting party of the estimated time and cost to retrieve the records, in compliance with the District's Rules of Procedure, and confirm whether the requesting party agrees to pay the labor and copy charges, if applicable. Payment shall be made to the District prior to commencing the production process. The provisions of the Rules of Procedure and Florida law must be followed consistently and accurately.
5. To the extent applicable, the District, and not the District Manager or Records Custodian as an entity, shall charge the requesting party the special charge, which amount shall be consistent with Florida law. The District Manager may, consistent with and only pursuant to the terms of the Agreement between the District and the District Manager, charge the District the applicable public records response fees as set forth therein and established within the Agreement.



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6. If not clear, the requesting party should be asked to identify whether they wish to simply inspect the records or obtain copies.
7. Florida's public records law does not require the District to answer questions regarding the records produced.

Processing Responsive Records:

1. After the above process is followed, for documents that are readily available, there should not be any charge for the labor in retrieving the requested documents, but any copies purchased by the requesting party shall be charged according to the District's adopted fee schedule.
2. Records are only required to be produced in the format(s) in which they exist.
3. All electronic records must be sent by a file transfer method to the Records Custodian. Any record that can be produced for review by District staff electronically must be produced in that medium. Should District Persons elect to provide records that are capable of being produced electronically in hard format, such individual shall not be entitled to reimbursement for copy or printing charges. It is within the Record Custodian's discretion to determine whether a record is capable of being produced electronically. District Persons shall make their best efforts to produce records for review by District staff as economically and efficiently as possible.
4. District Persons shall use their best efforts to electronically store public record e-mail according to the conventions of their e-mail system and retain it electronically pursuant to the District's retention schedule.
5. The technical details and methods of storing, retrieving and printing e-mail depend on the e-mail system in use. Consult with the Records Custodian or District Manager for guidance should questions arise.
6. Public records retention is governed by the Florida Department of State, Division of Library and Information Services, general record schedules and the District's adopted Record Retention schedule. Should District Persons have any questions regarding retention or disposition of records, please contact the Records Custodian or District Counsel.



EXHIBIT E

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

**Rizzetta & Company, Incorporated, a
Florida Corporation**

By: William J. Rizzetta
Name: William J. Rizzetta
Title: President



Rizzetta & Company

MJJ 051424

2025-10-01 - Triple Creek CDD - Contract for District Management Services (consolidated)

Final Audit Report

2025-08-13

Created:	2025-08-13
By:	Scott Brizendine (sbrizendine@rizzetta.com)
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Tab 12

TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT

**POLICIES AND RULES FOR ALL
AMENITY FACILITIES**

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

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

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I. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

II. ANNUAL USER FEE STRUCTURE

The Annual User Fee for persons not owning property within the District is \$2,200 per family which may be reviewed each year in conjunction with the adoption of the annual Fiscal Year budgets for Triple Creek Community Development District (“the District”).¹ This fee will cover membership and privileges to use all Amenity Facilities for one (1) full year from the date of receipt of payment by the District. This fee must be paid in full at the time of the completion of the Non-Resident Member application. Each subsequent annual membership fee shall be paid in full on the anniversary date of application for membership. Such fee may be increased without notice or a public hearing, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities; such increase may not exceed ten percent (10%) per year. This membership is not available for commercial purposes.

III. FACILITY ACCESS CREDENTIALS

Two (2) Facility Access Credentials will to be issued with the purchase of a residential unit in the District or when an Annual User Fee is paid in full; additional Credentials will be provided for family members sixteen (16) years of age and older at a cost of \$30.00 each. There is a \$30.00 charge to replace any lost or stolen Credentials. Should a Homeowner assign membership privileges to a Renter, that Renter will be required to purchase access Credentials at a cost of \$30.00 each which shall only be valid during the term of the lease. An Access Card issued to a Renter will expire on the same date the lease expires, unless notice of the lease renewal is provided to the District. All Patrons will be required to sign an Amenity Facilities registration form upon receiving their access card as a condition of accessing the Amenity Facility.

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

IV. HOMEOWNER ASSIGNMENT & RENTER’S PRIVILEGES

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

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

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

V. DAMAGE TO PROPERTY OR PERSONAL INJURY

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

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

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

VI. GENERAL AMENITY FACILITY USAGE POLICY

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

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

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

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

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

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

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

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

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

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

VII. GENERAL POLICIES FOR ALL POOLS

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

General:

1. There shall be posted signage as follows:

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

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

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

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

VIII. AQUATIC TOY AND RECREATIONAL FLOATATION DEVICE POLICY

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

IX. FECES POLICY

In an effort to avoid contamination:

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

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

X. WILDLIFE POLICY

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

XI. NIGHT SWIMMING POLICY

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

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

Guest Policy: No Guests are permitted.

General:

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

XII. ADA POOL CHAIR POLICY

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

XIII. FITNESS CENTER POLICY

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

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

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

General:

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

11. Please be courteous and do not use cell phones or personal devices while occupying fitness equipment.

XIV. PLAYGROUND POLICY

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

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

General:

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

XV. FISHING AND BOATING POLICY

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

XVI. DOG PARK POLICY

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

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

General:

1. Dog Park is unattended. Persons using the park do so at their own risk. Owners must control their dog at all times.
2. Only dogs of Patrons are permitted to use the Dog Park. Limit two (2) dogs per Patron per visit. Guests may not bring dogs.

3. Dogs that have been declared dangerous or aggressive are prohibited.
4. All Patrons must have proof of their dog's current rabies vaccination and license.
5. Strollers are not allowed in the Dog Park.
6. Puppies under four months old are not permitted in the Dog Park.
7. Only dogs under 40 lbs. are allowed in the small dog park.
8. Dogs in heat are not allowed.
9. Patrons must pick up after their dog and dispose of feces properly.
10. Dogs must be on a leash when entering and exiting the Dog Park. Patrons must carry a leash for each dog while inside the dog area and the dogs must be under voice command at all times.
11. Dogs are required to wear a basic flat buckle collar or harness with identification tags at all times. No spiked or pronged dog collars are allowed.
12. Animals other than dogs are prohibited.
13. Leaving dogs unattended is prohibited. All Patrons must remain in the Dog Park with their dog at all times.
14. Dogs that bark persistently, are a nuisance, or are annoying or provoking other dogs or persons must leave the Dog Park.
15. Dogs are not permitted to dig within the Dog Park. Any holes must be filled by Patrons.
16. Climbing on or over the fence is not permitted as well as dogs jumping from one side to the other inside the Dog Park.
17. No food (dog or human), or raw hides allowed in the Dog Park. Patrons must use caution when bringing dog toys to the park since fights could erupt.
18. No glass containers are allowed in the Dog Park.
19. The CDD staff has the authority to close the park or sections of the park for any reason including maintenance, mowing, weather related problems, special events, or for the public's safety and/or health.

XVII. SPORTS COURTS POLICY

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

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

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

General:

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

XVIII. BUSINESS CENTER POLICY

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

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

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

General:

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

XIX. LAKEHOUSE FACILITY POLICY

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

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

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

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

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

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

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

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

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

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

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

- Renter must check in with the Amenity Office for their event and pick up a checklist to be completed and returned to the office.
- Ensure you are present for the duration of the rental.
- Ensure that all garbage is removed and disposed of by Renter.

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

General:

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

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

XXI. SUSPENSION AND TERMINATION OF ACCESS RULE

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

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

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

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

- a. Submitting false information on any application for use of the Amenities, including but not limited to facility rental applications;
- b. Failing to abide by the terms of rental applications;
- c. Permitting the unauthorized use of an Access Card or otherwise facilitates or allows unauthorized use of the Amenities;
- d. Exhibiting inappropriate behavior or repeatedly wearing inappropriate attire;
- e. Failing to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments);
- f. Failing to abide by any District Policies and Rules (e.g., this Amenity Policies and Rules document);
- g. Treating the District’s staff, contractors, representatives, residents, landowners, or Patrons in a harassing or abusive manner;
- h. Damaging, destroying, rendering inoperable or interfering with the operation of District property, or other property located on District property;
- i. Failing to reimburse the District for property damaged by such person, or a minor for whom the person has charge, or a guest;
- j. Engaging in conduct that is likely to endanger the health, safety, or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons;
- k. Engaging in lewd, lascivious or otherwise obscene behavior or conduct, including, but not limited to, directing sexually explicit or provocative gestures toward staff, vendors, residents, Patrons or Guests;
- l. Committing or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, or Patrons is likely endangered;
- m. Engaging in another Violation after a verbal warning has been given by staff (which verbal warning is not required); or
- n. Such person’s guest or a member of their household commits any of the above Violations.

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

Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Amenity access.

5. Administrative Reimbursement. The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars (\$500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation (“Administrative Reimbursement”). Such Administrative Reimbursement shall be in addition to any suspension or termination of Amenity access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below). In the event the Board imposes a suspension of amenity access pursuant to these Rules, the Administrative Reimbursement shall include a twenty five dollar (\$25) fee in connection with the re-activation of the Facility Access Credentials in addition to any other legal and/or administrative expenses that are incurred by the District as a result of a Violation, if any.

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

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

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

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

a. At the Board meeting referenced in the letter sent under Section 8 above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the

suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

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

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

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

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

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

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

12. Appeal of Board Suspension. After the hearing held by the Board required by Section 9, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section 9(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt

by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination, and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered. Instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

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

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

XXII. INDEMNIFICATION

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

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

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

EXHIBIT A

Permitted Flotation Devices





EXHIBIT B

Not Permitted Floatation Devices





RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISED AMENITY RULES AND RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Triple Creek Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District previously adopted a resolution adopting amenity rules and rates (“Prior Rules and Rates”); and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution the revised amenity rules and rates, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application (“Revised Amenity Rules and Rates”); and

WHEREAS, the Board finds that the Revised Amenity Rules and Rates outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning ratemaking and rate adoption, including the holding of a public hearing thereon.

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

SECTION 1. The Revised Amenity Rules and Rates set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Revised Amenity Rules and Rates shall replace the Prior Rules and Rates imposed by the District and shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*.

SECTION 2. 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. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 26th day of August 2025.

ATTEST:

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Revised Amenity Rules and Rates

EXHIBIT A

Tab 13



Quarterly Compliance Audit Report

Triple Creek

Date: July 2025 - 2nd Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:



Preparer:
Susan Morgan - *SchoolStatus Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

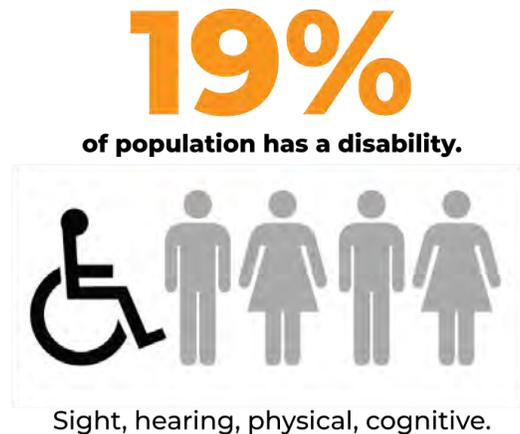
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 14

Sent



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

Matt O'Nolan
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12800 Tripoli Ave
Riverview, FL 33579

Print Date: 8-20-2025

Site Strip For Pickleball Courts

Change Order ID: **CO-FL25-0151-0001**

Total Price: \$30,906.00

Site Strip (Sod & Dirt ONLY)

- Licensed surveyor to mark court corners with 7.5" hold downs showing finished grade
- Use Bobcat & Grader to Remove Existing Sod & 6 Inch of Existing Dirt
- Load Spoils Into Dump Trucks For Removal

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

Required clients

Matt O'Nolan

Justin Shock

CDD Invoices
