

Triple Creek Community Development District

Board of Supervisors' Meeting September 30, 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 Chairman

James Barthle II Assistant Secretary
Shannon Lewis Assistant Secretary
David Stafford Vice Chairman
Stephanie Anastacio Assistant Secretary

District Manager Matt O'Nolan Rizzetta & Company, Inc.

District Counsel Lindsay Whelan Kutak Rock Law

Bennett Davenport Kutak Rock Law

District Engineer Kyle Thornton Halff

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

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

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

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

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

Board of Supervisors Triple Creek Community Development District

9/26/2025

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, September 30, 2025, at 6:00 p.m. at the Lake House, located at 12586 Bergstrom Bay, Riverview, FL 33579. The following is the final agenda for this meeting:

REGULAR MEETING

1	CA	11	TO	OR	DER	/ROI		CALL
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- 2. PUBLIC COMMENT
- 3. STAFF REPORTS

Α.	Sitex Aquatics Report and proposals	Iab 1
В.	Landscape Inspection Report and Responses	Tab 2
C.	Amenity Services Presentation	Tab 3
D.	District Engineer	Tab 4
	District Manager Report	
	District Counsel	
	1 Discussion of Potential Land Acquisition	

Discussion of Potential Land Acquisition

4. BUSINESS ADMINISTRATION

A.	Review of the Financial Statement for July 2025	Tab 6
В.	Consideration of Operation and Maintenance Expenditures	
	for August 2025	Tab 7
C.	Consideration of the Board of Supervisors Meeting Minutes	
	for August 5 and 26, 2025	Tab 8
D.	Consideration of the District Amenity Services Contract	
	Addendum	Tab 9

5. BUSIN

NI	NESS ITEMS					
Α	. Discussion of Digital Kiosk	Tab	10			
В	. Consideration of Lakehouse Gate Access	Tab	11			
C	. Consideration of MOR Sports Shade Proposal	Tab	12			

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 he sitate to call us at (813) 533-2950.

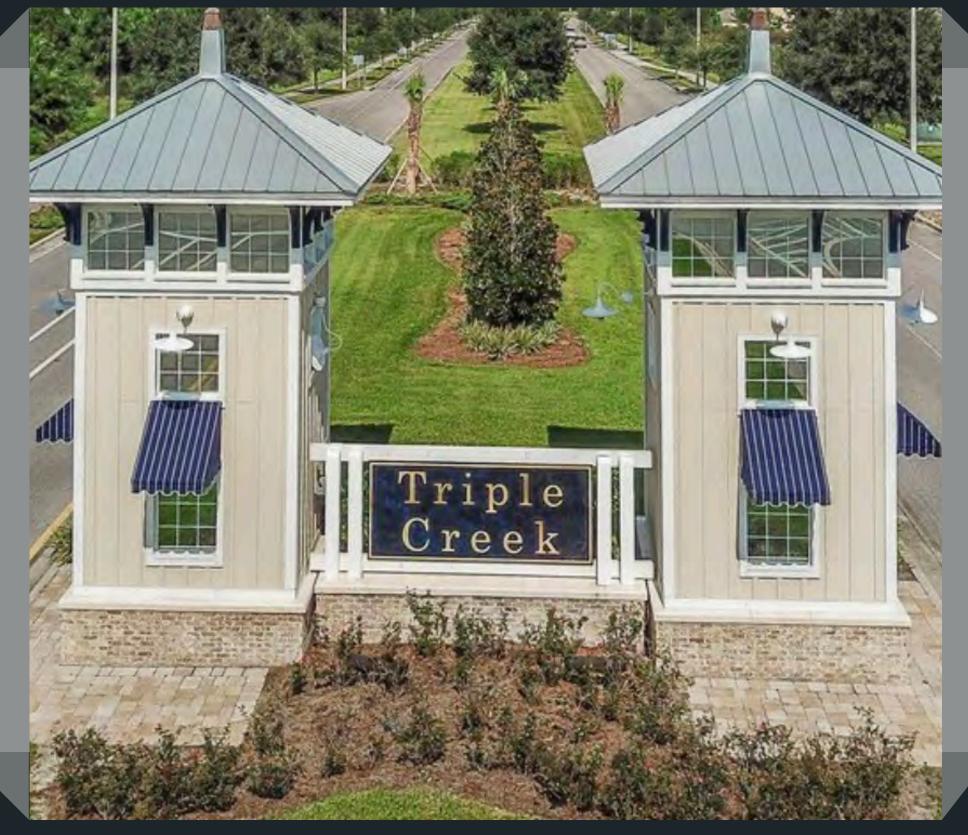
> Sincerely yours, Matt O'Nolan **District Manager**

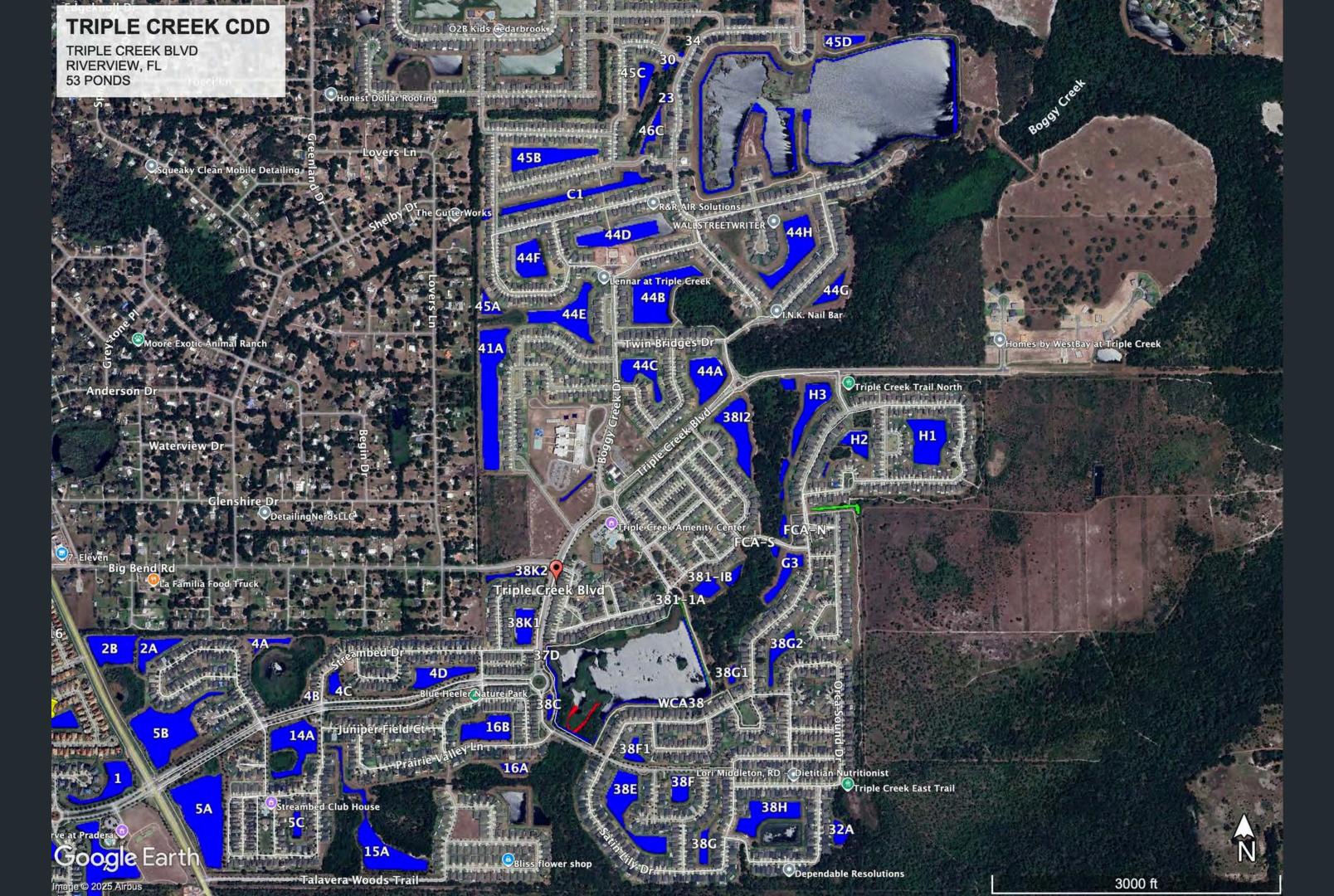
Tab 1



MONTHLY REPORT

SEPTEMBER, 2025

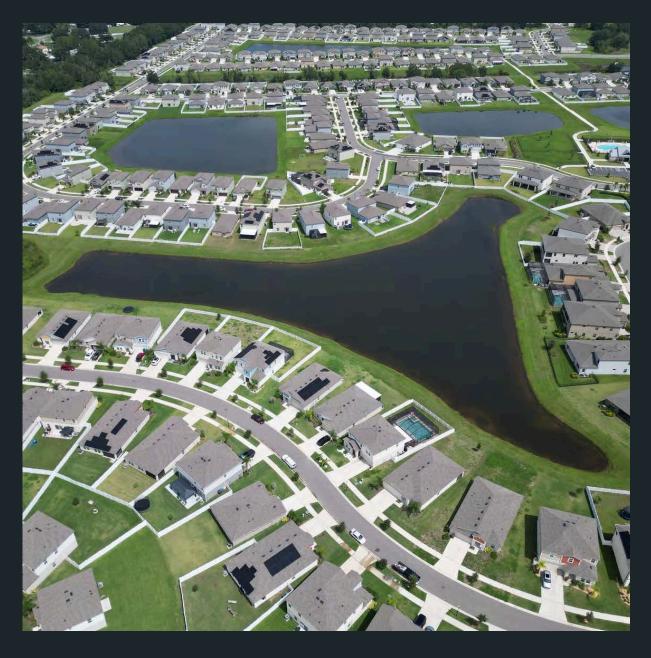




Prepared for: Abigal Jones
Prepared By: Devon Craig

SUMMARY:

Hopefully cooler air temps are just around the corner. But right now we are still experiencing high temps and this is keeping water temps high as well. With the large amount of rainfall pond turn over is possible which could result in fish loss. Our applications are being conducted in a way to prevent dissolved oxygen loss. However with this hot water dissolved oxygen is low and algae growth is high. So applications are being done strategically in places to prevent fish loss as well. Fingers crossed September brings us a little cooler air temps.



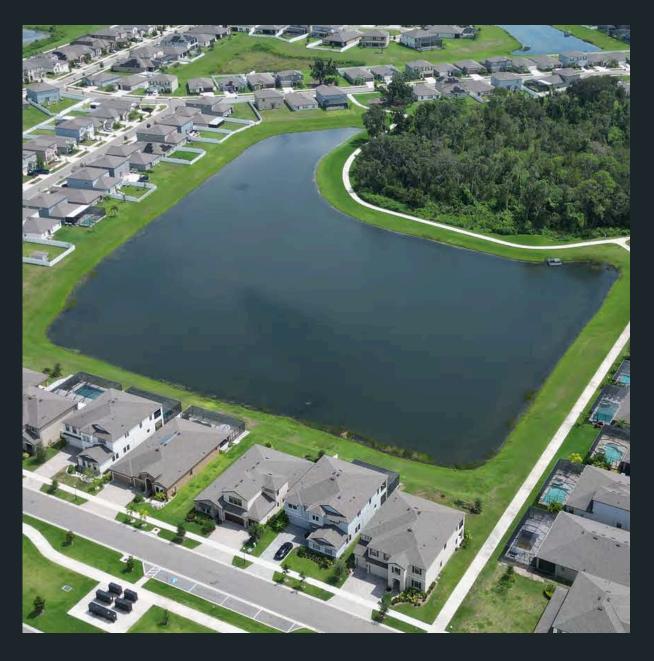




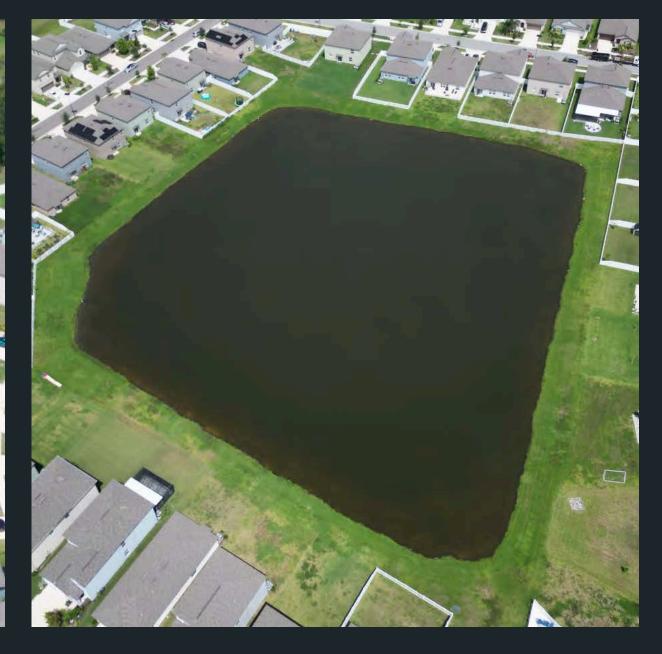
Pond #44E Treated for Algae and Shoreline Vegetation.

Pond #41A Treated for Shoreline Vegetation.

Pond #44C Treated for Algae and Shoreline vegetation.



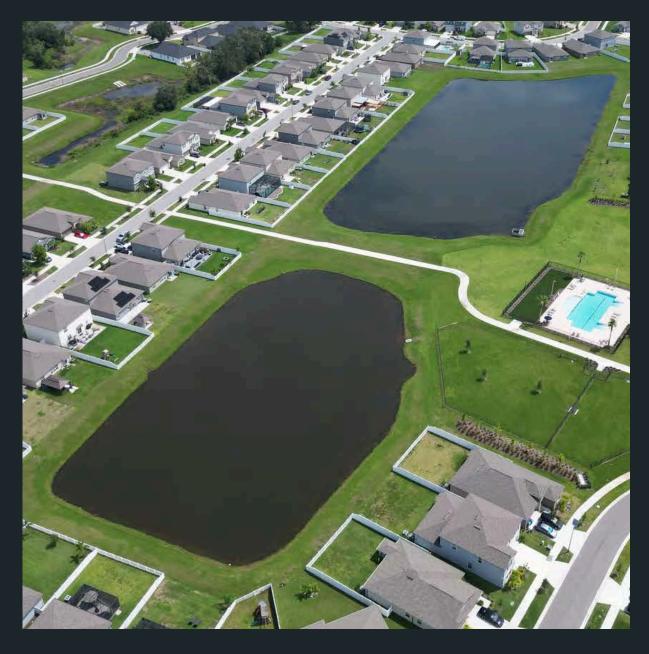


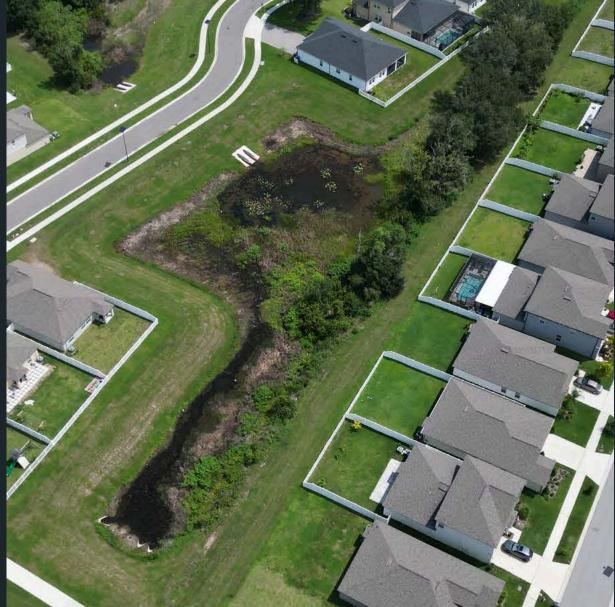


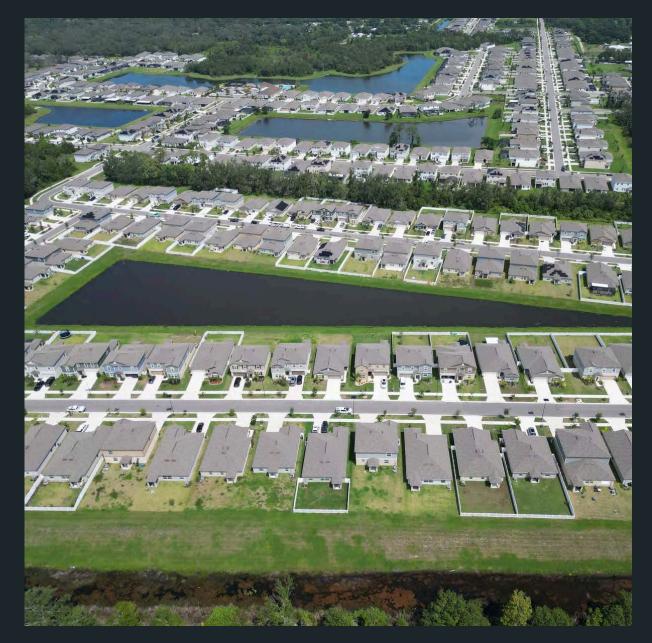
Pond #44B Treated for Hydrilla and Shoreline Vegetation.

Pond #45A Treated for Algae and Shoreline Vegetation.

Pond #44F Treated for Algae and Shoreline Vegetation.



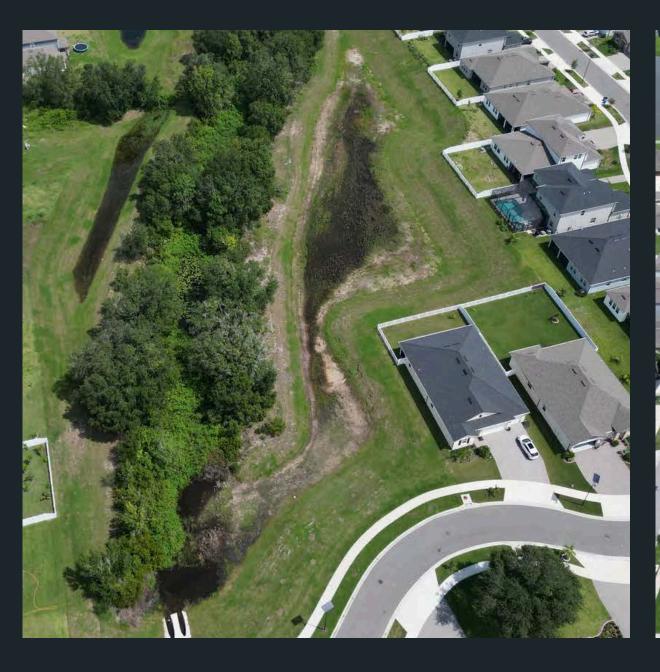




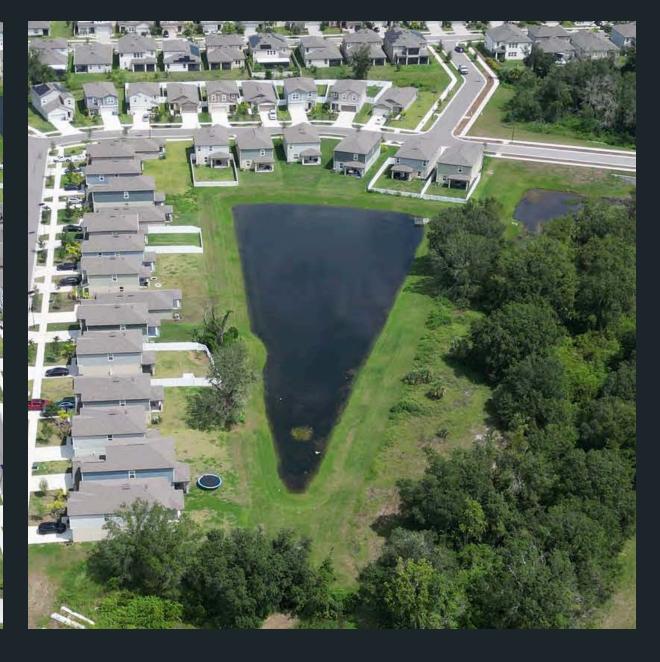
Pond #44D Treated for Shoreline Vegetation.

Pond #C1 Treated for Shoreline Vegetation.

Pond #45B Treated for Shoreline Vegetation.







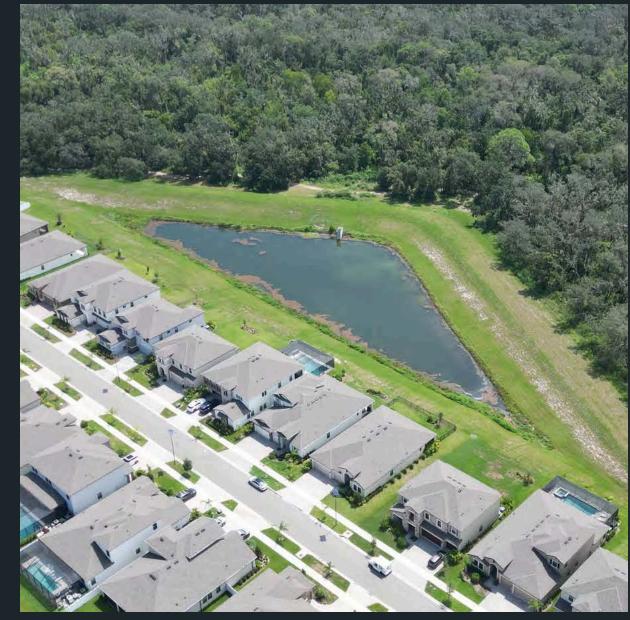
Pond #46C Treated for Shoreline Vegetation.

Pond #C1 Treated for Spike rush and Shoreline Vegetation.

Pond #45C Treated for Shoreline Vegetation.







Pond #44H Treated for Algae and Shoreline Vegetation.

Pond #H3 Treated for Algae and Shoreline Vegetation.

Pond #44G Treated for Algae and Shoreline Vegetation.

Tab 2

TRIPLE CREEK

FIELD INSPECTION REPORT



September 9, 2025
Rizzetta & Company
John Fowler – Field Services Manager



Summary, Streambed Dr, Triple Creek Blvd.

General Updates, Recent & Upcoming Maintenance Events

- ☐ Fertilizer ban to be lifted October 1.
- ☐ Several tree staking systems need to be adjusted and reinstalled throughout the district.

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.

- Once dry enough, mow the North side of the pond on Balm Riverview Rd. on Northwest end of property.
- Remove dead hanging fronds and fruiting structures in the Bismark Palms on Balm Riverview Rd. and first median on Triple Creek Blvd. (Pic. 2)



- Treat the weeds behind the homes of Echo Basin on the backside of the berm of Tripel Creek Blvd.
- 4. Schedule a pruning event for the shrubs on the berm behind the houses on Night Jasmine Cv. Also, remove any Spanish Moss in them.
- 5. Schedule a pruning event for the Ligustrums in front of Streambed amenity center.

- 6. Treat grassy weeds in the playground area at Streambed amenities.
- 7. Treat sedge in the Zoysia turf behind the Streambed amenities area.
- 8. Continue to separate the ornamental grasses and Jasmine on Tripel Creek Blvd. between Streambed Dr. and Blue Heeler.
- 9. Diagnose and treat an area of turf in decline on the North berm of Triple Creek Blvd. between Streambed Dr. and Blue Heeler. Is the irrigation working properly here?
- Remove a couple Brazilian Peppers growing up in the Viburnum at the electrical box on Blue Heeler ROW. (Pic. 10)





Wildflower Meadow and Dorado Shores

- 11. Diagnose and treat declining Viburnum on Triple Creek Blvd. and Blue Heeler at their intersection. Remove any dead or diseased material.
- 12. Diagnose and treat Viburnum and Loropetalum at Bay Estuary Bend parking lot. Would a different species be better in this area?
- 13. Diagnose and treat an area of declining turf at Bay Estuary Bend parking lot. (Pic. 13)



- 14. Noting dead Jasmine 'Minima' that should be removed on the East ROW of the large roundabout of Triple Creek Blvd. and Dorado Shores.
- 15. Repair and reinstall a downed staking system on Dorado Shores near Prairie Valley Ln. intersection.
- 16. Remove sucker growth off the lower trunks of the Crepe Myrtles on Dorado Shores Ave.
- 17. Noting hog damage along the lake bank behind the houses on Nimble Minke Pl. (Pic. 17>)
- 18. Diagnose and treat ornamental grasses with possible spider mites. on Satin Lily across the street from the mailbox kiosk near Wildflower Meadow Dr.

19. Diagnose and treat a few declining Juniper on Satin Lily Dr. at Wildflower Meadow Park. Remove any dead or diseased material. (Pic. 19)



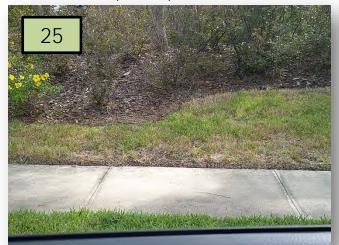
- 20. Remove 'Witches Broom' in the ornamental grasses at the Wildflower Meadow Park off Satin Lily Dr.
- 21. Raise a few Oak canopies overhanging the road at Wildflower Meadow Dr. park off Satin Lily to the contracted 15 ft. spec.
- 22. Treat grassy weeds overtaking the bed on Wildflower Meadow Dr. berm by the pond across the street from Lily Chapel Ct. Also, set a defining bed edge line.
- 23. Diagnose and treat a few declining Duranta 'Gold Mound' at Jeter Creek Dr. park.





Triple Creek Blvd. and Parks

- 24. Diagnose and treat declining Loropetalum on Wildflower Meadow Dr. between Lily Chapel and Minty Chapel Ct.
- 25. Diagnose and treat declining turf on entrance of Minty Chapel Ct. at Wildflower Meadow Dr. intersection. (Pic. 25)



- 26. Noting some tree stakes that need to be secured and anchored at Wildflower Meadow Dr. at Brisbane Pl. intersection.
- 27. Diagnose and treat the ornamental grasses and sed a defined bed edge on Brisbane Pl. ROW.
- 28. Need to have an initial pruning event for the Jasmine on Triple Creek Blvd. between Brisbane Pl. and Daleridge Pl.
- 29. Reinstall any downed tree staking systems on Triple Creek Blvd. between Brisbane Pl. and Daleridge Pl.
- 30. Diagnose and treat a couple declining Magnolia trees on Triple Creek Blvd. at Brisbane Pl. intersection.
- 31. Remove vines growing on aluminum fence on Triple Creek Blvd. between Brisbane Pl. and Glendora Ridge roundabout. (Pic. 31>)
- 32. Treat broadleaf turf weeds in the roundabout shared with Triple Creek and Boggy Creek.

- 33. Treat broadleaf turf weeds in the medians of Triple Creek Blvd. between Boggy Creek and Monarch Isles Dr.
- 34. Asking LMP if they can find a place to transplant the small shrubs between the sidewalk and the road at the park of Bent Twig and Pennybrook Dr.? Would like a proposal to sod these areas so mulch will not wash into the road. (Pic. 34)



- 35. Diagnose and treat a couple areas of declining Zoysia between the sidewalk and the road on Crested Iris and Scarlett Star Dr.
- 36. Diagnose and treat an area of declining turf on Fruitville Rd. berm at Hammock Park Dr. intersection.
- 37. Raise the Oak canopy overhanging the road on Zolo Springs Cir. park.





Bergstrom Bay and North of Boggy Creek

- 38. 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. Is the irrigation working here now?
- 39. Treat an area of Dollarweed in the park of Aberforth Cir. Park. (Pic. 39)



- 40. Remove a broken tree stake on Twin Bridges Dr. across the street from Weston Oaks.
- 41. Noting an area that needs crushed shell or concrete to the nature trail off Bergstrom Bay roundabout.
- 42. Noting Bergstrom Bay roundabout has been landscaped but still working on the ROW in this area. There are a few dead trees. (Pic. 42>)
- 43. Noting during this inspection, irrigation installation was started on Bergstrom Bay, Woodworth Way, Sage Hollow Ave., and Colonnade Vista Dr. park.
- 44.LMP is mowing the road ROWs now on Colonnade Vista Dr. that leads to Rhodine Rd. They need to edge the sidewalk and curbing on routine service as well moving forward.

- 45. Noting the St. Augustine and Zoysia turf at Tripoli amenity center is starting to show chlorotic symptoms and needs to be fertilized after the ban is lifted in October.
- 46. Noting the area across from the Tripoli amenity center looks better but still a small mound and a couple ruts that need to be smoothed out. (Pic. 46)

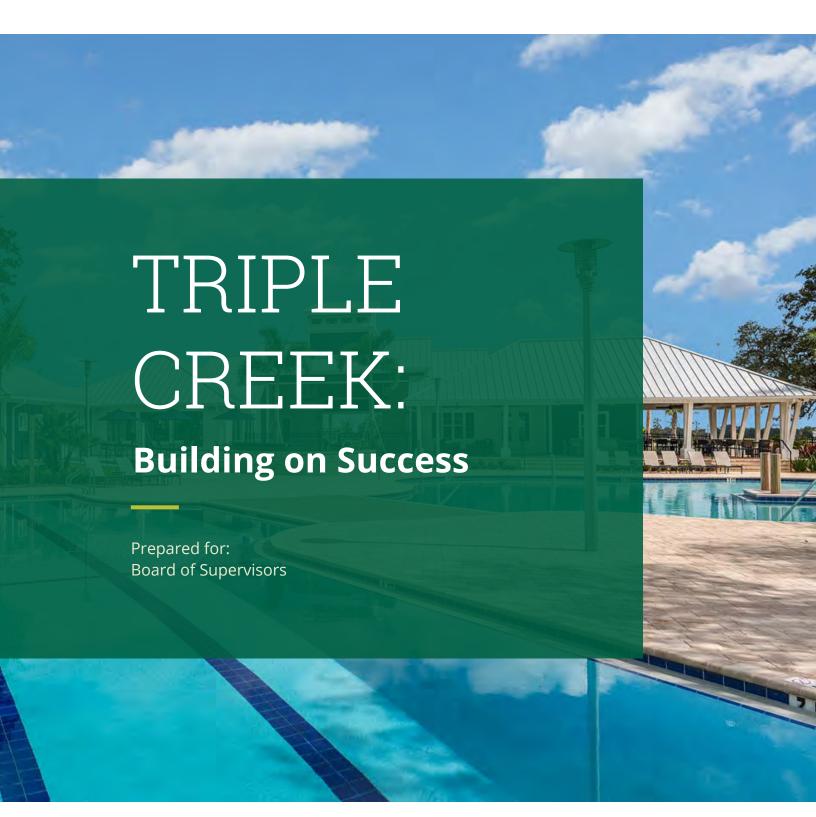


- 47. Ensure the pond behind the homes on Tannencrest Dr. is being weedeated down to the lake edge.
- 48. Remove Spanish Moss in the trees just West of the basketball and tennis courts.
- 49. What is the status for a proposal to sod bare areas of dog parks at Boggy Creek?



Tab 3







CONTENT

OUR MISSION	3
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OUR MISSION

As industry leaders, our mission is to provide exceptional service, ensuring that every aspect of our day-to-day operations consistently achieves outstanding results.

The Amenity Services experts at Rizzetta & Company focus on creating memorable experiences by offering innovative programs and events for residents of all ages. Our community events create opportunities for residents to connect, celebrate milestones, and share common interests. We develop, plan, and manage recreational activities carefully tailored to meet the community's needs and interests, maximizing engagement and enjoyment.

Our Field Management team brings the expertise necessary for a well-planned and well-maintained community landscape, ensuring a sustainable future. This team of experts is dedicated to enhancing the maintenance of your community through detailed inspections, formal reporting, landscape planning, and effective vendor management strategies.

Our team members are committed to delivering best-inclass solutions that meet board expectations, elevate the quality of life for residents, foster social connections, and enhance both community reputation and property value.

Your Community. Our Focus.



DEDICATED

LEADERSHIP TEAM



Kelly Wilson

General Manager

Kelly Wilson is a well-known businesswoman and community leader in Tampa Bay. She is recognized for her vision and ability to connect with people. Kelly focuses on excellence in community management and operations.

In 2013, she started EDGE Business Community and Magazine to support local businesses. Kelly also worked as a Designer and Career Consultant for the Helen Gordon Davis Women's Business Centre. There, she created a program to help women start their own businesses.

Before this, Kelly was a successful Real Estate Broker Associate for

over ten years. She earned awards like Top New Sales Agent and was named one of Tampa Bay's Top Ten Women in Business in 2005.

Kelly is dedicated to helping others and volunteers her time with charities. In 2016, she was nominated for The Leukemia & Lymphoma Society's Woman of the Year. Her passion continues to unite and empower the community.



Jen Ashley

Assistant General Manager

Jen has over 13 years of experience working within the CDD management industry, where she steadily advanced through multiple roles including Reception, Food and Beverage Manager, Activities Director and Clubhouse Manager. She has spent the past year overseeing operations, resident services and community events.

Recently promoted to Assistant General Manager at Triple Creek, Jen has a deep understanding of CDD operations, strong leadership skills, and a proven track record of enhancing resident engagement and community experiences.



STAFFING BY THE NUMBERS

1

Overview of Staffing Structure

The Triple Creek operational model is built on a multi-tiered staffing approach, ensuring coverage across amenities, community monitoring, and field operations. The structure is designed to balance full-time leadership, specialized roles, and flexible part-time support, aligning with seasonal and operational demands.

2

Amenity Staffing					
Weeks	Weekly Hours	Total Hours			
Full-Time Positions (3 FT, 52 Weeks) General Manager - Kelly Wilson	120	6,240			
Assistant General Manager - Jen Ashley Lead Facility Assistant - Mia Rodriguez					
Part-Time Positions (2 PT, 52 Weeks) Facility Attendant - Gianna Green Facility Attendant - TBD	60	3,120			
Total Amenity Staffing:	Annual Hours Annual Budget	9,360 \$380,369			

Community Monitors					
Weeks	Weekly Hours	Total Hours			
Labor Day–Memorial Day (41 Weeks)	90	3,690			
Memorial Day–Labor Day (11 Weeks)	300	3,300			
	Annual Hours	6,990			
	Annual Budget	\$139,444			



3

Field Operations Staffing				
Weekly Hours Total Hours				
Full-Time Positions (3 FT, 52 Weeks) Residential Facilities Operations Manager - Justin Shock	120	6,240		
Maintenance Technician - TBD				
Housekeeping - Arlene Marrero				
Part-Time Position (1 PT, 52 Weeks) Groundskeeper - TBD	30	1,560		
Total Field Operations Staffing:	Annual Hours Annual Budget	7,800 \$278,649		

4

Combined Staffing Totals: Annual Hours 24,150

Annual Budget \$798,461

5

STAFFING MODEL RATIONALE

Coverage & Continuity

The model ensures year-round coverage for both amenities and field operations, with full-time staff providing continuity and oversight. Seasonal fluctuations in community monitor hours address peak usage periods, optimizing labor allocation and cost efficiency.

Role Specialization

- Leadership roles (General Manager, Assistant General Manager) provide strategic oversight and operational management.
- Facility Assistants and Attendants focus on resident engagement, amenity operations, and customer service.
- Field Operations staff (Operations Manager, Maintenance Technician, Housekeeping, Groundskeeper) maintain infrastructure, landscaping, and cleanliness, supporting community standards and safety.



Budget Alignment

Staffing budgets are clearly delineated for each operational area, supporting transparency and fiscal responsibility. The allocation reflects both fixed and variable labor costs, with flexibility for part-time and seasonal roles.

Operational Sufficiency

The total annual hours and budget are consistent with the size and complexity of Triple Creek's operations. No gaps are evident in coverage for amenities, community monitoring, or field operations. The staffing mix supports proactive maintenance, resident engagement, and rapid response to operational needs.



CONCLUSION

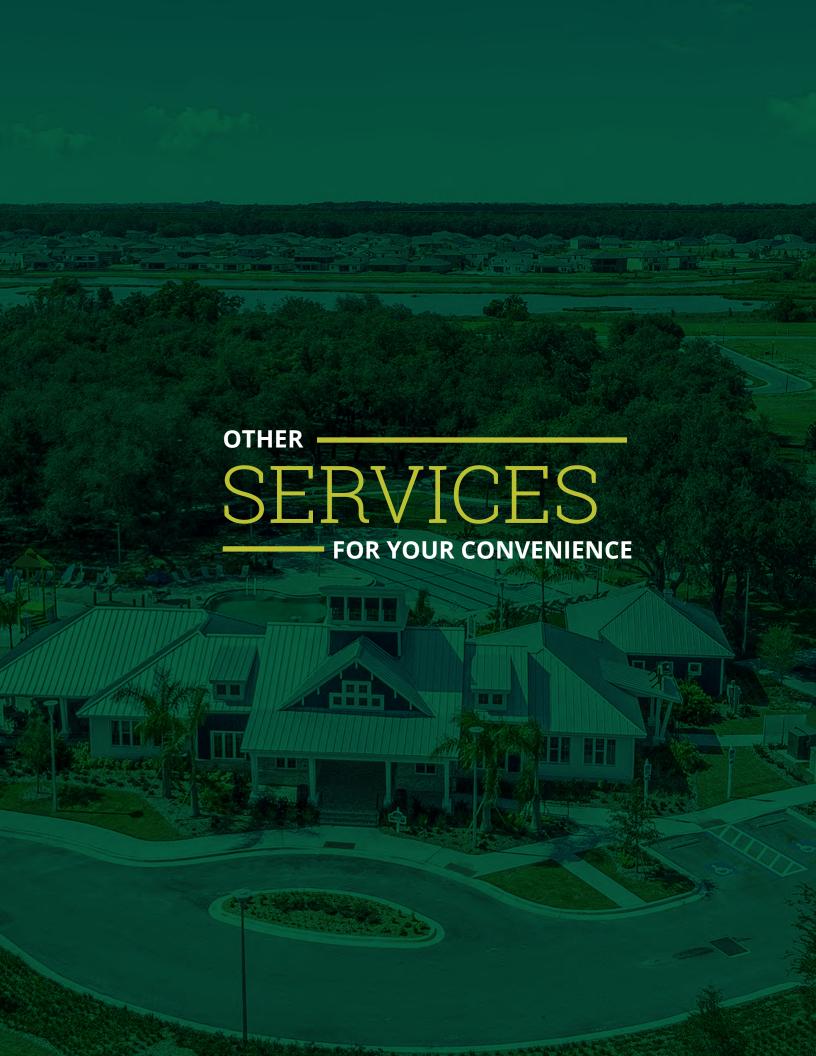
The current staffing model for Triple Creek is robust, well-balanced, and sufficient to meet all operational needs.

- Leadership and specialized roles ensure strategic management and operational excellence.
- The mix of full-time and part-time staff provides flexibility and cost efficiency, particularly during seasonal peaks.
- Budget allocations are appropriate and sustainable, supporting both current operations and anticipated demands.

Recommendation:

No changes are required to the staffing model at this time. The structure is well-aligned with the community's needs and supports continued success in service delivery, resident satisfaction, and asset management.







SERVICES

Our Field Management Service team is committed to preserving and enhancing the community landscape with detailed inspections, formal reporting, enhancement planning, and effective vendor communication strategies.

Landscape Design & Planning: Our in-house landscape designer creates community-specific plans that meet city codes and Florida-friendly guidelines. Designs focus on curb appeal, water efficiency, and long-term sustainability. Proper planning helps avoid costly rework and supports board decision-making.

Irrigation & Landscape RFP Management: We develop clear and detailed scopes of work, evaluate bids, and assist in selecting vendors to guarantee fair and competitive pricing. Our process helps boards avoid vague proposals and select vendors with a proven track record of performance. This approach ensures compliance with Florida standards and promotes long-term success.

Maintenance Inspections & Board Reporting: Monthly or bi-monthly site visits track landscape conditions and contractor performance. Reports are clear, photo-documented, and designed to help boards make informed decisions. We also attend board meetings to present findings and recommend next steps.

Turnover Inspections (CO & Developer Transitions): We inspect landscaping during developer-to-HOA transitions to verify compliance with original plans and quality standards. Our reports document deficiencies for warranty claims or corrections. Florida law often requires this inspection to protect the association.

Master Planning for Mature Communities: We guide large-scale landscape upgrades with phased master plans tailored to aging communities. Most landscapes need renewal every 10–15 years to stay attractive and functional. Our plans help boards prioritize, budget, and implement improvements strategically.

Aquatic Management Services: Our licensed aquatic specialists manage ponds, lakes, and fountains per Florida state regulations. We monitor water quality and control invasive weeds to prevent code violations and algae blooms. Clean waterways boost aesthetics, safety, and ecosystem balance.

ISA Certified Arborist Services: We have a certified arborist on staff who handles tree inventories, health assessments, permits, and mitigation plans. Arborist documentation is legally required for many removals and helps communities avoid fines. All tree work follows ANSI A300 and ISA safety standards.





RECOVERY

Vendor Communication & Oversight

We work directly with your landscape vendors and storm response contractors to ensure clarity, accountability, and timely service. Our oversight helps you set vendor expectations and execute storm recovery efficiently.

Safety Reviews

Prioritizing public safety, we assess immediate hazards including:

- Uprooted or leaning trees
- Exposed roots compromising sidewalks or pathways
- Erosion and debris blocking pedestrian access

Tree Removal & FEMA Tree Management

We guide and monitor the removal and disposal of storm-damaged trees, ensuring compliance with FEMA guidelines for reimbursement eligibility, documentation, and disposal protocols.

Budget-Conscious Landscape Replacement Strategy

The Recovery doesn't end with cleanup. We help develop a phased, budget-friendly approach to replanting and restoring your community's landscape — with resilience and sustainability in mind.

Landscaping Recovery Oversight

Our team oversees all aspects of landscape recovery to ensure quality control, appropriate plant selection, and adherence to community-specific standards.

Two Targeted Landscape Inspections

Post-storm follow-up inspections are conducted to monitor progress, identify new concerns, and guide continuing restoration efforts.

Comprehensive Inspection Report

You'll receive a detailed, professionally prepared report outlining damages, recovery recommendations, and vendor accountability—ideal for documentation, board meetings, and insurance/FEMA purposes.





LANDSCAPE DESIGN &

PLANNING SAMPLE



- Landscape Enhancement Bid Forms
- Landscape Design & Planning
- Landscape Enhancement Proposal

TRIPLE CREEK CDD LANDSCAPE REFURBISHMENT PROJECT For THE NEIGHBORHOOD CENTER

September 2025

Prepared By: Rizzetta & Co., Inc.

Landscape Designer: John R. Toborg

The Neighborhood Center

Proposal for Demolition,

Landscape, Irrigation & Landscape Lighting Installation

Sheet LA-1

Landscape Demolition (per plans and specs) (LS)	\$
Sheet LA-2	
Landscape Installation (per plans and specs)	\$

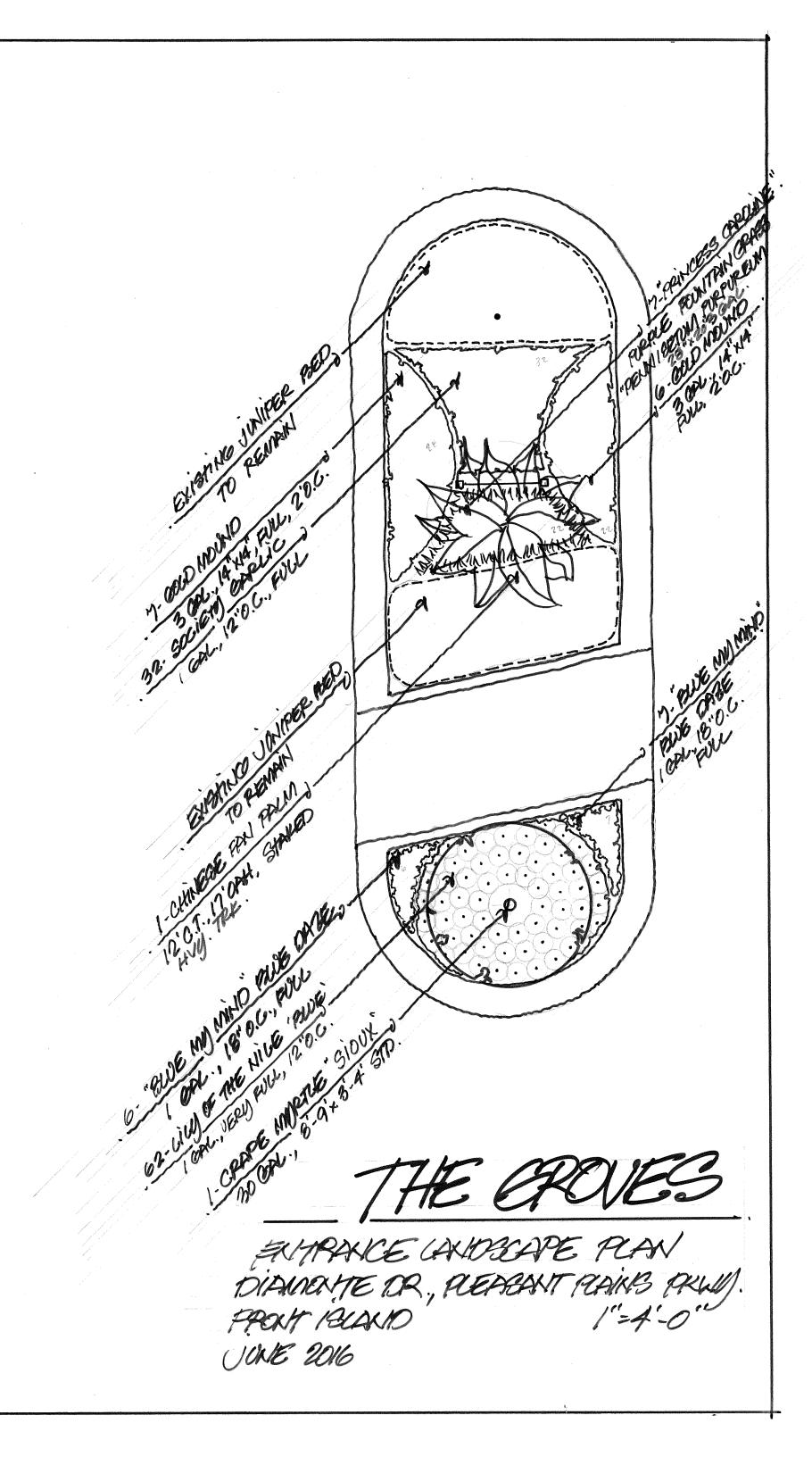
Symbol	Cont.	L.A.'s	Botanical/	Specifications	Spacing	Unit	Extended
	Quantity	Quantity	Common			Price	Price
Α	В	С	D	E	F	G *	(C x G)
SR		10	Syagrus romanzoffianum	8 @ 21', 2 @ 17'	per plan		
			Queen Palm	OA heights,			
				Hvy Grey trks			
MG		28	Muhlenbergia capillaris	24" ht x 24" sp	30" oc		
			Muhly Grass	3 Gal.			
KR		32	Rosa "Knockout Red"	20" ht x 20" sp	30" oc		
			Red Knockout Rose	3 Gal.			
SA		90	Schefflera "Compact Glow"	18" ht x 18" sp	30" oc		
			Compact Glow Schefflera	3 Gal.			
DT		90	Dianella tasmanica	10" ht x 10" sp	24" oc		
			Blueberry Flax Lily	1 Gal.			
BF		65	Bulbine frutescens	6" ht x 6" sp	18" oc		
			Orange Desert Candles	1 Gal.			
TA		100	Trachelospermum asiaticum	12" spd.	18″oc		
			Minima Jasmine	Min. 8 ppp,			
				1 Gal.			
		25 CY	Pine Bark Nuggets (large)	3" depth			
		2 CY	River Gravel	1" - 3" size			
				w/filter fabric &			
				metal edging			
		500 SF	"St. Augustine"	Fill in where			
			Floratam Sod	trees were			
				removed			

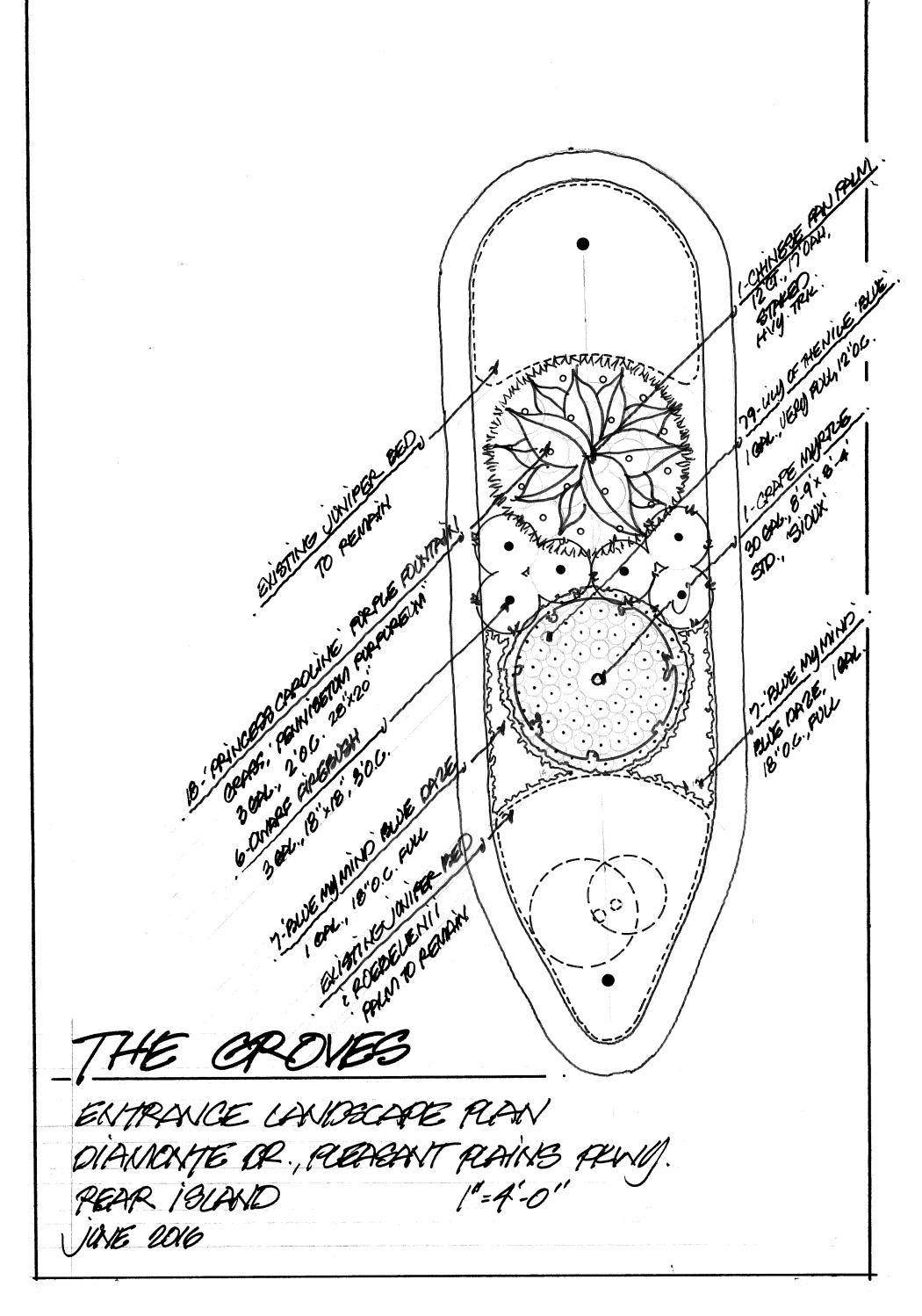
^{*} Unit prices for ALL plants shall include a one (1) year guarantee.

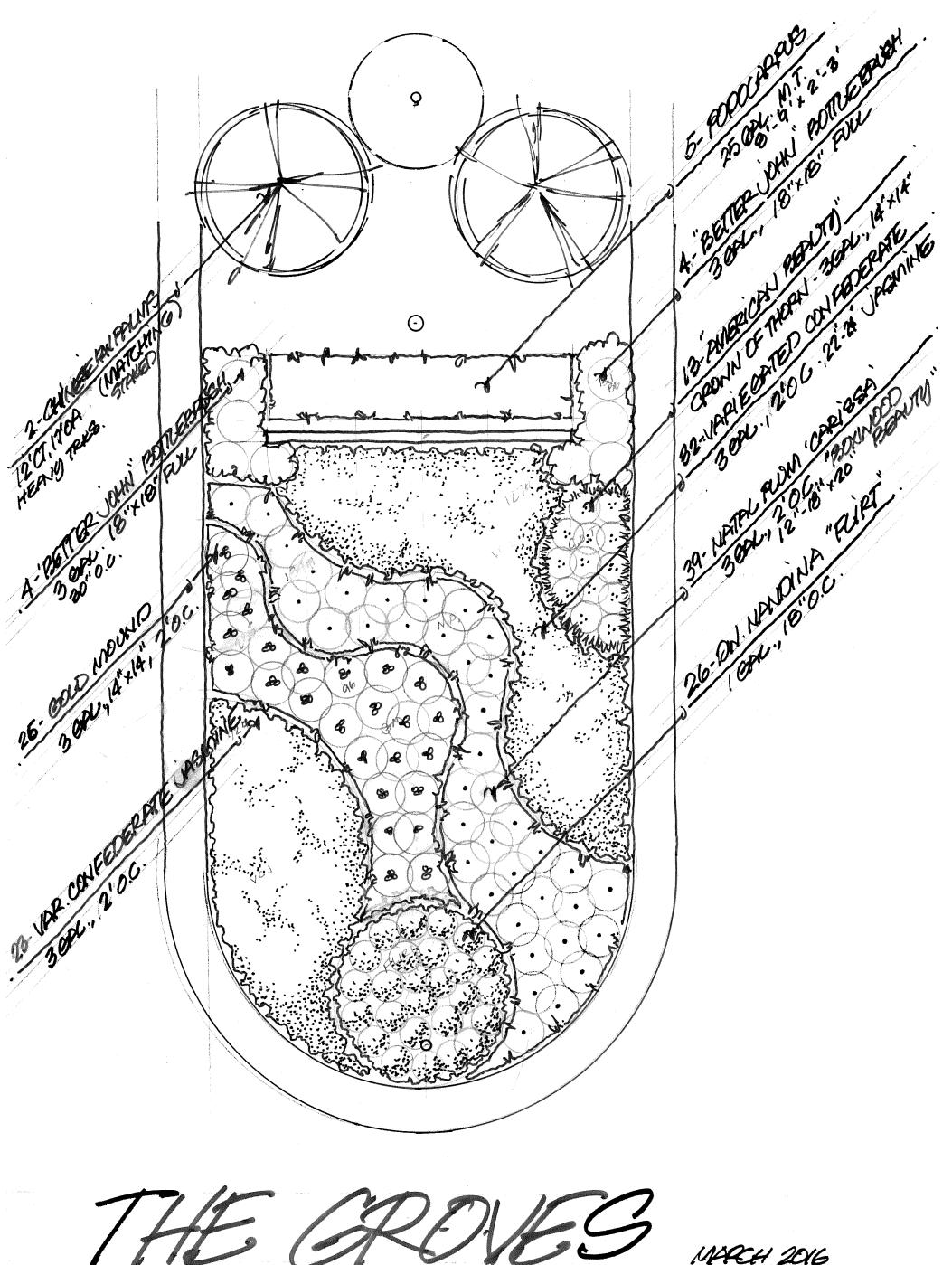
The sum of the Extended Price column shall equal the Landscape Installation total shown above.

Sheet LA-3				
Irrigation Installation (per plans and sp	pecs)	\$		
(Lump Sum Pricing to include all mate disconnections, removals, retrofitting Labor shall be guaranteed for one ye	and all red			
Sheet LA-4				
Landscape Lighting Installation (per p	olans and s	specs) \$		
(Lump Sum Pricing to include all material and labor and shall come with a one- year guarantee on both parts and labor.)				
Grand Total		\$		
Contractor/Firm Name				
Firm Address				
City/State/Zip				
Phone Number	Email	Address		
Name and Title of Representative				
	(Plea	ase Print)		
Representative's Signature				

Date_____



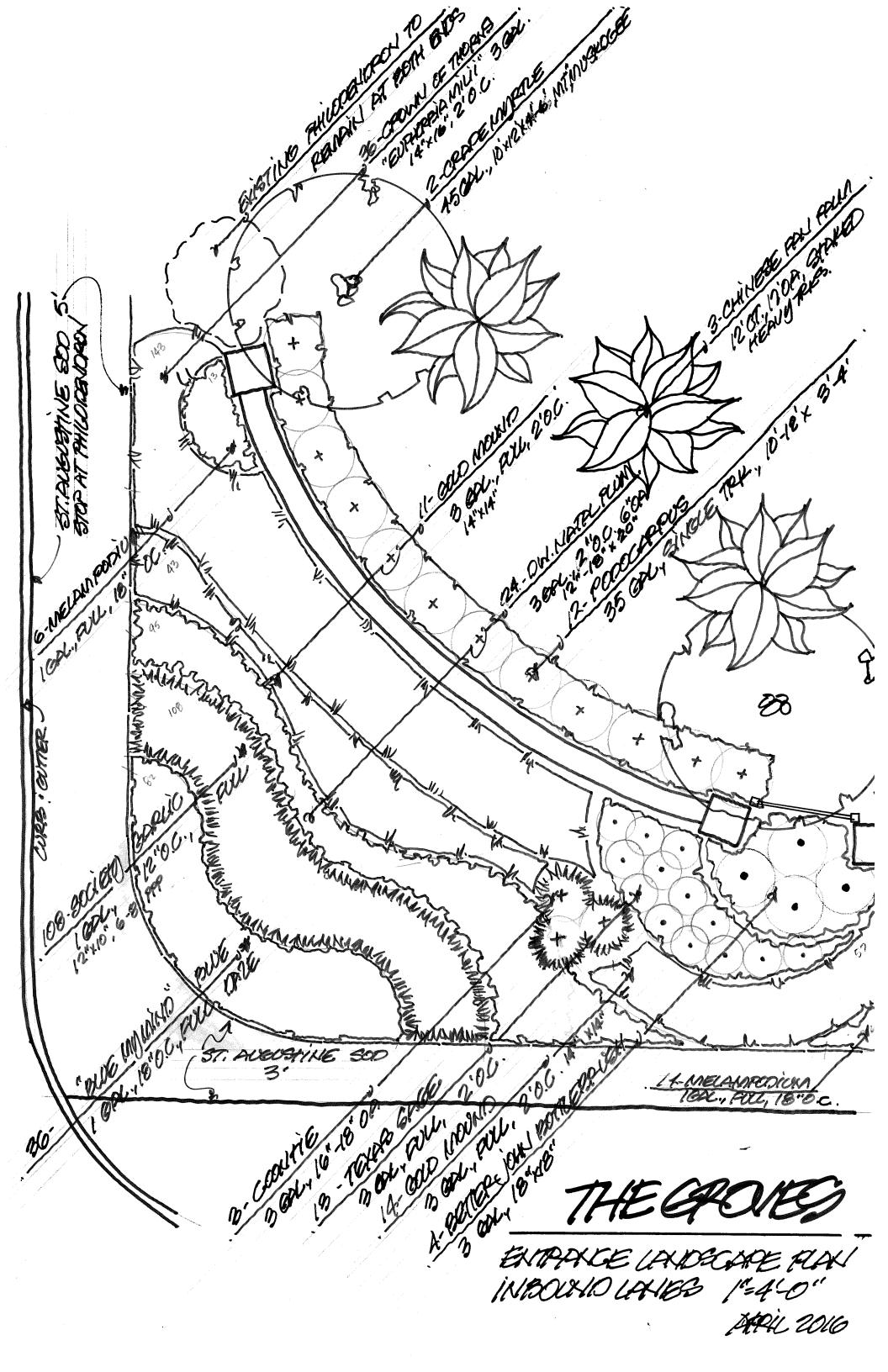


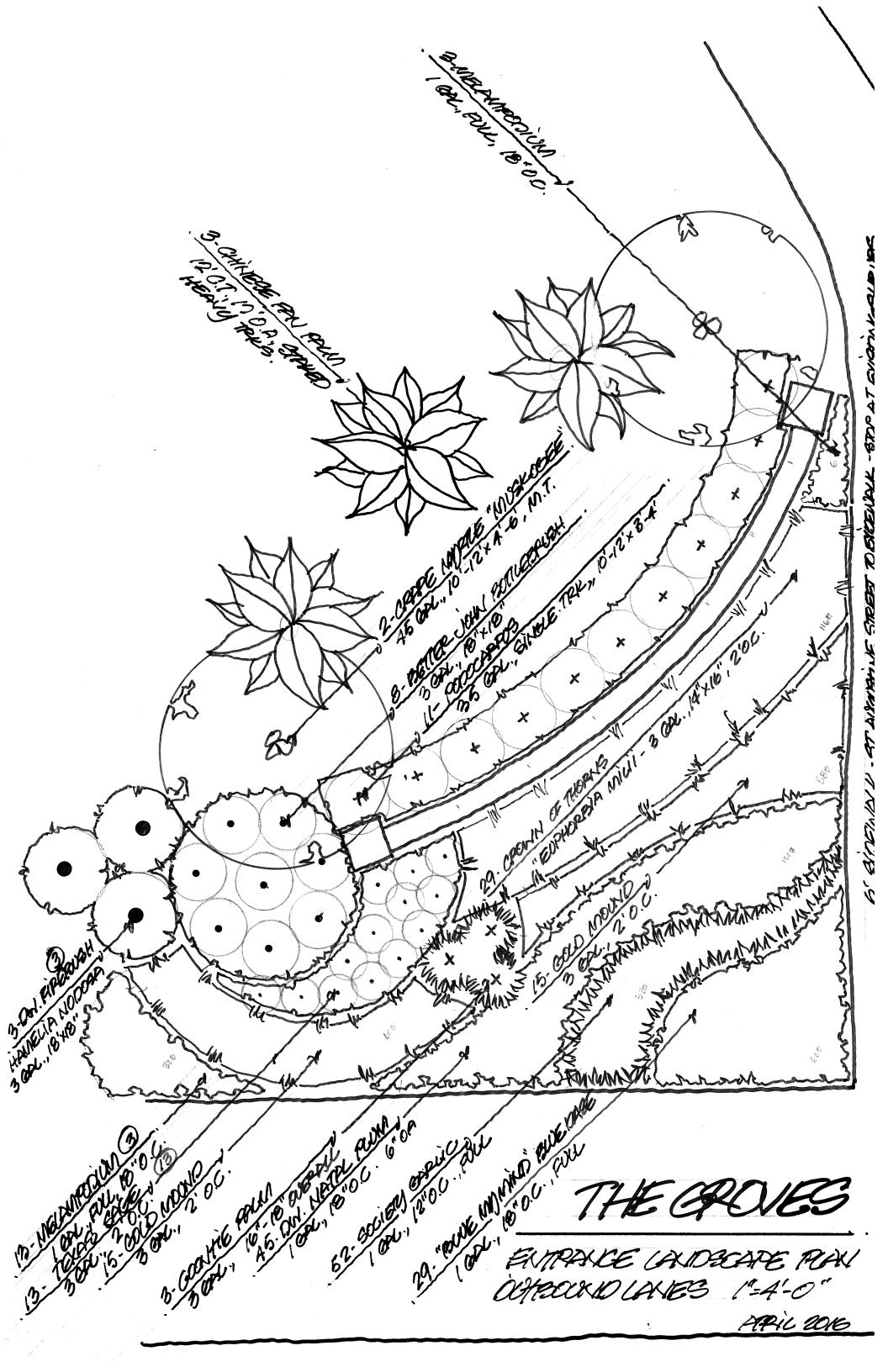


THE AROUES

CEXTER MEDIAL PLAN

SCALE-APP. /"=4'-0"





Proposal for Additional Services

September 23, 2025

Triple Creek Community Development District

Pursuant to contract, the below requested services are requested above and beyond the current Landscape Inspection Services agreement. Below is a description of requested services, estimated required time frame, and estimated total cost of services.

PURPOSE; SCOPE OF SERVICES:

I. The purpose of this proposal for professional landscape inspection services (hereinafter referred to as "**Contract**") is for the Consultant to provide landscape design and recommendations to the District. A detailed description of these services is provided below.

II. The Service. The Service Provider agrees to provide the following:

Provide landscape design guidance, recommendations, plant palettes and supportive sketches to convey the intent of providing a landscape buffer adjacent to the new Neighborhood Center. Supportive sketches shall include landscape bed options, plant type, specification, and quantity. Sketches shall not include any irrigation design. To accommodate the bidding process, the service shall also provide a bid form to include plant type, specification, and quantity, and allocate space for the contractor to provide their own quantities based on their own takeoffs. The bid form shall also provide for the vendor to include their cost for providing 100% irrigation coverage. Additionally, the Service Provider will solicit competitive bids from contractors and provide a summary of said bids to the Triple Creek CDD Board of Supervisors.

III. Estimated Time to Complete Services:

- (X) roundtrips based on a XX-mile round trip XX minutes' drive time each + X hours on-site.
 - X Hours drive time
 - X Hours site time
 - (1) Initial site visit to review site with BOS representative and discuss client's needs.
 - (1) Follow-up site visit to compare conceptual sketches to site conditions, including scale, repetition, and unity in the design concept.
 - (1) Follow-up visit to meet with prospective bidders to discuss design, bid form, specifications and bid process.
 - (1) BOS Board Meeting attendance to review bids and assist board on vendor selection.
 - (1) Site visit at installation commencement to review plant sizes and approve final layout.
 - (1) Site visit to walk final product with vendor and BOS representative.



III. Estimated Time to Complete Services Continued:

- Design and Document compilation X hours
- **IV. Payment Amount**. The Client agrees to pay the Service Provider the following compensation for the Service performed under this Agreement:
 - \$X/Hour (\$X.XX) based on detailed services above Part II. The Service.
 - Plus: Mileage reimbursement based on an estimated X-mile round trip, commensurate with IRS mileage reimbursement rate.
- V. Additional Terms & Conditions. This proposal excludes any irrigation design and will require the bidding vendors to supply the cost for a complete irrigation system to supply 100% coverage to the landscape installed. This cost will be included as a separate line item in their bids.
- **VI. Entire Agreement**. This Agreement constitutes the entire agreement between the Parties to its subject matter and supersedes all prior contemporaneous agreements, representations, and understandings of the Parties. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing by all Parties. This agreement in no way modifies any other Contract for Professional Landscape Inspection Services or non-related Additional Services Proposals.

IN WITNESS WHEREOF, the Parties hereto agree to the above terms and have caused this Agreement to be executed in their names by their duly authorized officers.

Client's Signature	Date	
Print Name	-	
Service Provider's Signature	Date	
Print Name	_	





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.

Tab 4



Date: September 25, 2025

3. GEOTECHNICAL ENGINEERING FOR EARTHWORK SCOPE	ITEM				UNIT		TOTAL
1. REMOBILIZATION OF EARTHWORK EQUIPMENT	NO.		QTY.	UNIT	COST		COST
2. STAKING AND AS-BUILTS FOR EARTHWORK SCOPE							
3. GEOTECHNICAL ENGINEERING FOR EARTHWORK SCOPE							-,
4. SILT FENCE REMOVAL AND REPLACEMENT 3,756 LF \$ 3,87 \$ 14,555.72							11,340.00
5. SOD - CURRENT PRICING	_				¥ 1,011100	_	7,347.50
6. SOD - CURRENT PRICING 7. CLEAR/GRUB/STRIP SITE/SITE PREP 5. AC \$ 2,875.00 \$ 14,375.00 8. SITE REGRADING 5. AC \$ 3,475.00 \$ 17,375.00 9. TRASH/DEBRIS REMOVAL 10. REMOBILIZATION OF SUBGRADE, BASE, CURB AND ASPHALT CREWS 11. STAKING AND AS-BUILTS FOR ROADWAY SCOPE 11. STAKING AND AS-BUILTS FOR ROADWAY SCOPE 12. GEOFTECHNICAL ENGINEERING FOR ROADWAY SCOPE 13. \$ 18,435.35 \$ 18,435.35 13. 1,75" ASPHALT TYPE SP-12.5 - CREDIT FOR CONTRACT PRICE 14. 1,75" ASPHALT TYPE SP-12.5 - CREDIT FOR CONTRACT PRICE 15. TP LANT MIXED SOIL CEMENT - CREDIT FOR CONTRACT PRICE 16. 7" PLANT MIXED SOIL CEMENT - CREDIT FOR CONTRACT PRICE 17. FOOT F CURB - CREDIT FOR CONTRACT PRICE 18. FOOT F CURB - CREDIT FOR CONTRACT PRICE 19. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 20. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 3,525 18. FOOT F CURB - CREDIT FOR CONTRACT PRICE 3,525 18. FOOT F CURB - CREDIT FOR CONTRACT PRICE 3,525 19. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 3,525 19. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 3,525 10. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 3,525 10. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 3,525 10. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 3,525 10. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 3,525 10. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 3,525 10. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 4. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 4. 1" ASPHALT TYPE F-9.5 - CREDIT FOR CONTRACT PRICE 4. 1" ASPHALT TYPE F-1.5 - SOURRENT PRICE 5. 1" ASPHALT TYPE F-1.5 - SOURRENT PRICE 6. 1" ASPHALT TYPE F-1.5 - SOURRENT PRICE 7. 1" ASPHALT TYPE F-1.5 - SOURRENT PRIC	4.		3,756				14,535.72
7. CLEAR/GRUB/STRIP SITE/SITE PREP 5	5.						(31,342.95)
8. SITE REGRADING 9. TRASH/DEBRIS REMOVAL ROADWAY 10. REMOBILIZATION OF SUBGRADE, BASE, CURB AND ASPHALT CREWS 11. STAKING AND AS-BUILTS FOR ROADWAY SCOPE 12. GEOTECHNICAL ENGINEERING FOR ROADWAY SCOPE 13. LS \$36,575.00 \$36,575.00 12. GEOTECHNICAL ENGINEERING FOR ROADWAY SCOPE 14. LS \$18,435.35 \$18,435.35 13. 1,75" ASPHALT TYPE SP-12,5" CREDIT FOR CONTRACT PRICE 14. 1,75" ASPHALT TYPE SP-12,5" CREDIT FOR CONTRACT PRICE 15. 7" PLANT MIXED SOIL CEMENT - CREDIT FOR CONTRACT PRICE 16. 7" PLANT MIXED SOIL CEMENT - CREDIT FOR CONTRACT PRICE 17. FPOOT F CURB - CREDIT FOR CONTRACT PRICE 18. FPOOT F CURB - CREDIT FOR CONTRACT PRICE 19. 1" ASPHALT TYPE FC-9.5" - CREDIT FOR CONTRACT PRICE 20. 1" ASPHALT TYPE FC-9.5" - CREDIT FOR CONTRACT PRICE 21. STAKING AND AS-BUILTS FOR STORM DRAINAGE SCOPE 22. STAKING AND AS-BUILTS FOR STORM DRAINAGE SCOPE 23. GEOTECHNICAL ENGINEERING FOR STORM DRAINAGE SCOPE 24. IS CASSI IIR CPI INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 24. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 24. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 25. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 26. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 27. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 28. EVALUATE STALLATION ONLY - CREDIT FOR CONTRACT PRICE 29. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 29. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 29. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 29. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 29. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 29. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 29. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 29. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 29. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 29. IS "Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 20.					\$ 4.43		42,461.55
TRASH/IDEBRIS REMOVAL TBD							14,375.00
READBWAY 10. REMOBILIZATION OF SUBGRADE, BASE, CURB AND ASPHALT CREWS 1	8.	SITE REGRADING	5	AC	\$ 3,475.00	\$	17,375.00
10. REMOBILIZATION OF SUBGRADE, BASE, CURB AND ASPHALT CREWS 1	9.	TRASH/DEBRIS REMOVAL	TBD	LD	\$ 875.00		
11. STAKING AND AS-BUILTS FOR ROADWAY SCOPE 1 LS \$36,575.00 \$36,575.00 \$12. GEOTECHNICAL ENGINEERING FOR ROADWAY SCOPE 1 LS \$18,435.35 \$16,335.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,435.35 \$18,455.35 \$18,455.35 \$18,455.35 \$18,455.35 \$18,455.35 \$18,455.35 \$18,455.35 \$18,455.35 \$18,455.35 \$18,455.35 \$1		ROADWAY					
12. GEOTECHNICAL ENGINEERING FOR ROADWAY SCOPE 1	10.	REMOBILIZATION OF SUBGRADE, BASE, CURB AND ASPHALT CREWS	1	LS	\$ 21,325.00	\$	21,325.00
13. 1.75" ASPHALT TYPE SP-12.5 - CREDIT FOR CONTRACT PRICE 5,413 SY \$ 10.78 \$ 15.96 \$ 86,391.48 14. 1.75" ASPHALT TYPE SP-12.5 - CURRENT PRICE 5,413 SY \$ 15.96 \$ 86,391.48 15. 7" PLANT MIXED SOIL CEMENT - CREDIT FOR CONTRACT PRICE 5,413 SY \$ 17.93 \$ (97,055.05 16. 7" PLANT MIXED SOIL CEMENT - CURRENT PRICE 5,413 SY \$ 20.32 \$ 109,992.16 17. FDOT F CURB - CREDIT FOR CONTRACT PRICE (3,525) LF \$ 17.09 \$ (60,242.25 18. FDOT F CURB - CREDIT FOR CONTRACT PRICE 3,525 LF \$ 24.47 \$ 86,256.75 19. 1" ASPHALT TYPE FC-9.5 - CREDIT FOR CONTRACT PRICE 3,628 SY \$ 9.12 \$ (33,087.36 10. 1" ASPHALT TYPE FC-9.5 - CURRENT PRICE 3,628 SY \$ 13.87 \$ 50,320.36 1" ASPHALT TYPE FC-9.5 - CURRENT PRICE 3,628 SY \$ 13.87 \$ 50,320.36 20. 1" ASPHALT TYPE FC-9.5 - CURRENT PRICE 3,628 SY \$ 13.87 \$ 50,320.36 21. REMOBILIZATION OF STORM PIPE CREW 1 EA \$ 16,365.00 \$ 16,365.00 22. STAKING AND AS-BUILTS FOR STORM DRAINAGE SCOPE 1 LS \$ 24,765.00 \$ 24,765.00 23. GEOTECHNICAL ENGINEERING FOR STORM DRAINAGE SCOPE 1 LS \$ 24,765.00 \$ 24,765.01 24. 15" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 242 LF \$ 17.47 \$ (4,227.74 25. 15" Class III RCP INSTALLATION ONLY - CURRENT PRICE 242 LF \$ 23.86 \$ 5,774.12 26. 18" Class III RCP INSTALLATION ONLY - CURRENT PRICE 242 LF \$ 23.43 \$ (10,098.33 28. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE 271 LF \$ 25.61 \$ 6,940.31 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE 271 LF \$ 25.61 \$ 6,940.31 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE 271 LF \$ 25.61 \$ 6,940.31 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE 271 LF \$ 25.61 \$ 6,940.31 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE 271 LF \$ 25.61 \$ 6,940.31 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE 271	11.	STAKING AND AS-BUILTS FOR ROADWAY SCOPE	1	LS	\$ 36,575.00	\$	36,575.00
14. 1.75" ASPHALT TYPE SP-12.5 - CURRENT PRICE 5,413 SY \$ 15.96 \$ 86,391.45 15. 7" PLANT MIXED SOIL CEMENT - CREDIT FOR CONTRACT PRICE 5,413 SY \$ 17.93 \$ (97.055.05 16. 7" PLANT MIXED SOIL CEMENT - CURRENT PRICE 5,413 SY \$ 20.32 \$ 109.992.16 17. FDOT F CURB - CREDIT FOR CONTRACT PRICE (3,525) LF \$ 17.09 \$ (60,242.25 18. FDOT F CURB - CURRENT PRICE (3,525) LF \$ 17.09 \$ (60,242.25 18. FDOT F CURB - CURRENT PRICE (3,628) SY \$ 9.12 \$ (33.087.35 20. 1" ASPHALT TYPE FC-9.5 - CURRENT PRICE (3,628) SY \$ 9.12 \$ (33.087.35 20. 1" ASPHALT TYPE FC-9.5 - CURRENT PRICE (3,628) SY \$ 9.12 \$ (33.087.36 21. REMOBILIZATION OF STORM PIPE CREW 1 EA \$ 16,365.00 \$ 16,365.00 22. STAKING AND AS-BUILTS FOR STORM DRAINAGE SCOPE 1 LS \$ 24,765.00 \$ 24,765.00 23. GEOTECHNICAL ENGINEERING FOR STORM DRAINAGE SCOPE 1 LS \$ 24,765.00 \$ 24,765.00 24. 15" Class III RCP INSTALLATION ONLY - CURRENT PRICE (242) LF \$ 17.47 \$ (4,227.74 25. 18" Class III RCP INSTALLATION ONLY - CURRENT PRICE (242) LF \$ 17.47 \$ (4,227.74 26. 18" Class III RCP INSTALLATION ONLY - CURRENT PRICE (271) LF \$ 19.32 \$ (5,235.72 27. 18" Class III RCP INSTALLATION ONLY - CURRENT PRICE (271) LF \$ 25.61 \$ 6,940.31 28. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE (431) LF \$ 23.43 \$ (10,98.33 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE (431) LF \$ 29.84 \$ 12,861.04 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE (431) LF \$ 29.84 \$ 12,861.04 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE (431) LF \$ 29.84 \$ 12,861.04 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE (271) LF \$ 2.61 \$ (2,280.42 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE (271) LF \$ 2.61 \$ (2,280.42 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE (271) LF \$ 2.61	12.	GEOTECHNICAL ENGINEERING FOR ROADWAY SCOPE	1	LS	\$ 18,435.35	\$	18,435.35
15. 7" PLANT MIXED SOIL CEMENT - CREDIT FOR CONTRACT PRICE (5,413) SY \$ 17.93 \$ (97,055.05 16. 7" PLANT MIXED SOIL CEMENT - CURRENT PRICE 5,413 SY \$ 20.32 \$ 109.992.16 17. FDOT F CURB - CREDIT FOR CONTRACT PRICE (3,525) LF \$ 17.09 \$ (60,242.25 18. FDOT F CURB - CURRENT PRICE 3,525 LF \$ 24.47 \$ 86,256.75 19. 1" ASPHALT TYPE FC-9.5 - CREDIT FOR CONTRACT PRICE (3,628) SY 9.12 \$ (33,087.36 36,28 37. 38. 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.36 39.307.37 39.307.36 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.307.37 39.	13.	1.75" ASPHALT TYPE SP-12.5 - CREDIT FOR CONTRACT PRICE	(5,413)	SY	\$ 10.78		(58,352.14)
15. 7" PLANT MIXED SOIL CEMENT - CREDIT FOR CONTRACT PRICE (5,413) SY \$ 17.93 \$ (97,055.08 16. 7" PLANT MIXED SOIL CEMENT - CURRENT PRICE 5,413 SY \$ 20.32 \$ 109.992.16 17. FDOT F CURB - CREDIT FOR CONTRACT PRICE (3,525) LF \$ 17.09 \$ (60,242.25 18. FDOT F CURB - CURRENT PRICE 3,525 LF \$ 24.47 \$ 86,256.75 19. 1" ASPHALT TYPE FC-9.5 - CREDIT FOR CONTRACT PRICE (3,628) SY \$ 9.12 \$ (33,087.36 36,28 37. 38. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39. 39.	14.	1.75" ASPHALT TYPE SP-12.5 - CURRENT PRICE	5.413	SY	\$ 15.96	\$	86,391.48
16. 7" PLANT MIXED SOIL CEMENT - CURRENT PRICE 5,413 SY \$ 20.32 \$ 109,992.16 17. FDOT F CURB - CREDIT FOR CONTRACT PRICE 3,525 LF \$ 17.09 \$ (60,242.25 18. FDOT F CURB - CURRENT PRICE 3,525 LF \$ 24.47 \$ 86,256.75 19. 1" ASPHALT TYPE FC-9.5 - CREDIT FOR CONTRACT PRICE 3,628 SY \$ 9.12 \$ (33,087.36 20. 1" ASPHALT TYPE FC-9.5 - CURRENT PRICE 3,628 SY \$ 13.87 \$ 50,320.36 STORM DRAINAGE SYSTEM	15.	7" PLANT MIXED SOIL CEMENT - CREDIT FOR CONTRACT PRICE					(97,055,09)
17. FDOT F CURB - CREDIT FOR CONTRACT PRICE (3,525) LF \$ 17.09 \$ (60,242.25) 18. FDOT F CURB - CURBENT PRICE 3,525 LF \$ 24.47 \$ 86,256.75 19. 1" ASPHALT TYPE FC-9.5 - CREDIT FOR CONTRACT PRICE (3,628) SY \$ 9.12 \$ (33,087.36	16.	7" PLANT MIXED SOIL CEMENT - CURRENT PRICE	5.413		\$ 20.32		109,992.16
18. FDOT F CURB - CURRENT PRICE 3,525	17.						(60,242.25)
19. 1" ASPHALT TYPE FC-9.5 - CREDIT FOR CONTRACT PRICE 20. 1" ASPHALT TYPE FC-9.5 - CURRENT PRICE 3,628 SY \$ 13.87 \$ 50,320.36 21. REMOBILIZATION OF STORM PIPE CREW 21. REMOBILIZATION OF STORM PIPE CREW 22. STAKING AND AS-BUILTS FOR STORM DRAINAGE SCOPE 23. GEOTECHNICAL ENGINEERING FOR STORM DRAINAGE SCOPE 24. 15" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 25. 15" Class III RCP INSTALLATION ONLY - CURRENT PRICE 26. 18" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 27. 18" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 28. 24" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE 29. 24" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 30. 30" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 31. 30" Class III RCP INSTALLATION ONLY - CURRENT PRICE 32. CLEANING AND FLUSHING OF REMAINING AND EXISTING STORM LINES 33. 15" FDOT FES - CREDIT FOR CONTRACT PRICE 34. 15" FDOT FES - CREDIT FOR CONTRACT PRICE 35. 15" FDOT FES - CREDIT FOR CONTRACT PRICE 36. 18" FDOT FES - CURRENT PRICE 37. LEANING AND FLUSHING OF REMAINING AND EXISTING STORM LINES 38. 24" FDOT FES - CURRENT PRICE 39. 15" FDOT FES - CREDIT FOR CONTRACT PRICE 40. 15" FDOT FES - CURRENT PRICE 41. LS 41. S 42,322.42 43. S 42,333.91 44. S 42,322.42 45. S 43,333.91 46. (3,367.37 40. 30" FDOT FES - CURRENT PRICE 41. EA 41. S 5,110.82			\ ' /				
20. 1" ASPHALT TYPE FC-9.5 - CURRENT PRICE 3,628 SY \$ 13.87 \$ 50,320.36							
STORM DRAINAGE SYSTEM							
21. REMOBILIZATION OF STORM PIPE CREW 1 EA \$ 16,365.00 \$ 16,365.00 22. STAKING AND AS-BUILTS FOR STORM DRAINAGE SCOPE 1 LS \$ 24,765.00 \$ 24,765.00 23. GEOTECHNICAL ENGINEERING FOR STORM DRAINAGE SCOPE 1 LS \$ 12,456.15 \$ 12,456.15 24. 15" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE (242) LF \$ 17,47 \$ (4,227.74) 25. 15" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 242 LF \$ 23.86 \$ 5,774.12 26. 18" Class III RCP INSTALLATION ONLY - CURRENT PRICE (271) LF \$ 19.32 \$ (5,235.72 27. 18" Class III RCP INSTALLATION ONLY - CURRENT PRICE 271 LF \$ 23.43 \$ (10,098.33 28. 24" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE (431) LF \$ 23.43 \$ (10,098.33) 29. 24" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE 431 LF \$ 29.84 \$ 12,861.04 30. 30" Class III RCP INSTALLATION ONLY - CURRENT PRICE (82) LF \$ 27.81 \$ (2,280.42 31. 30" Class III RCP INSTALLATION ONLY - CURRENT PRICE 82 LF \$ 38.51 \$ 3,157.82 32. CLEANING AND FLUSHING OF RE			0,020	0.	ψ 10.07	+	00,020.00
22. STAKING AND AS-BUILTS FOR STORM DRAINAGE SCOPE 1 LS \$ 24,765.00 \$ 24,765.00 23. GEOTECHNICAL ENGINEERING FOR STORM DRAINAGE SCOPE 1 LS \$ 12,456.15 \$ 12,456.15 24. 15" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE (242) LF \$ 17.47 \$ (4,227.74) 25. 15" Class III RCP INSTALLATION ONLY - CURRENT PRICE 242 LF \$ 23.86 \$ 5,774.12 26. 18" Class III RCP INSTALLATION ONLY - CURRENT PRICE (271) LF \$ 19.32 \$ (5,235.72 27. 18" Class III RCP INSTALLATION ONLY - CURRENT PRICE 271 LF \$ 25.61 \$ 6,940.31 28. 24" Class III RCP INSTALLATION ONLY - CREDIT FOR CONTRACT PRICE (431) LF \$ 23.43 \$ (10,098.33) 29. 24" Class III RCP INSTALLATION ONLY - CURRENT PRICE 431 LF \$ 29.84 \$ 12,861.04 30. 30" Class III RCP INSTALLATION ONLY - CURRENT PRICE 431 LF \$ 27.81 \$ (2,280.42) 31. 30" Class III RCP INSTALLATION ONLY - CURRENT PRICE 82 LF \$ 38.51 \$ 3,157.82 32. CLEANING AND FLUSHING OF REMAINING AND EXISTING STORM LINES 1 LS \$ 18,2	21.		1	FA	\$ 16,365,00	\$	16.365.00
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						\$	337,865.95

ACCEPTABLE TO:

Jaco C Hamour	DATE: 9/25/2025
The Kearney Companies, LLC, Jake Hansen	
<i>V</i>	DATE:
Engineer	
	DATE:
Owner	<u>.</u>

Tab 5

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UPCOMING DATES TO REMEMBER

- Next Meeting: October 21st @ 6:00pm
- Series 2012 Bonds Eligible for Refunding: November 2032
- Series 2017A Bonds Eligible for Refunding: November 2030
- Series 2018A Bonds Eligible for Refunding: November 2031
- Series 2019A Bonds Eligible for Refunding: May 2029
- Series 2021 Bonds Eligible for Refunding: November 2031

District Manager's Report September 30

2025

FINANCIAL SUMMARY	07/31/2025
General Fund Cash & Investment Balance:	\$1,538,482
Reserve Fund Cash & Investment Balance:	\$1,297,370
Debt Service Fund Investment Balance:	\$5,160,995
Total Cash and Investment Balances:	\$7,996,847
General Fund Expense Variance: \$2,321	Over Budget

Tab 6



Triple Creek Community Development District

Financial Statements (Unaudited)

July 31, 2025

Prepared by: Rizzetta & Company, Inc.

triplecreekcdd.com rizzetta.com

Triple Creek Community Development District

Balance Sheet As of 07/31/2025 (In Whole Numbers)

General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gymnt Fund	Fixed Assets Group	Long-Term Debt
376,971	(21,375)	0	0	355,596	0	0
1,161,511	1,318,745	5,160,995	1,932	7,643,183	0	0
400	0	0	251,542	251,942	0	0
10,366	0	0	0	10,366	0	0
131,888	0	0	0	131,888	0	0
18,633	0	0	0	18,632	0	0
0	0	0	0	0	63,482,132	0
0	0	0	0	0	0	5,160,995
0	0	0	0	0	0	37,564,005
1,699,769	1,297,370	5,160,995	253,474	8,411,607	63,482,132	42,725,000
158,797	0	0	0	158,797	0	0
0	0	0	251,541	251,541	0	0
52,798	0	0	0	52,798	0	0
100	0	0	0	100	0	0
0	0	0	0	0	0	42,725,000
22,500	0	0	0	22,500	0	0
234,195	0	0	251,541	485,736	0	42,725,000
746,615	1,081,481	4,919,009	88,371	6,835,477	0	0
0	0	0	0	0	63,482,132	0
718,959	215,889	241,986	(86,439)	1,090,394	0	0
1,465,574	1,297,370	5,160,995	1,932	7,925,871	63,482,132	0
1,699,769	1,297,370	5,160,995	253,474	8,411,607	63,482,132	42,725,000
	376,971 1,161,511 400 10,366 131,888 18,633 0 0 0 1,699,769 158,797 0 52,798 100 0 22,500 234,195 746,615 0 718,959 1,465,574	376,971 (21,375) 1,161,511 1,318,745 400 0 10,366 0 131,888 0 18,633 0 0 0 0 0 0 0 0 0 1,699,769 1,297,370 158,797 0 0 0 52,798 0 100 0 0 225,500 0 234,195 0 746,615 1,081,481 0 0 718,959 215,889 1,465,574 1,297,370	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	376,971 (21,375) 0 0 1,161,511 1,318,745 5,160,995 1,932 400 0 0 251,542 10,366 0 0 0 131,888 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 1,699,769 1,297,370 5,160,995 253,474 158,797 0 0 0 0 0 0 0 251,541 52,798 0 0 0 0 0 0 0 0 0 0 22,500 0 0 0 0 0 22,500 0 0 0 0 234,195 0 0 0 0 251,541 746,615 1,081,481 4,919,009 88,371 0 0 0 0 718,959 215,889 241,986 (86,439) 1,465,574 1,297,370 5,160,995 1,932	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$

See Notes to Unaudited Financial Statements

	Year Ending 09/30/2025	Through 07/31/2025	Year To D 07/31/20	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	36,565	36,565
Special Assessments Tax Roll	3,710,723	3,710,723	3,759,442	48,719
Other Misc. Revenues Clubhouse Rentals Facilities Rentals HOA Rental Revenue Insurance Proceeds Miscellaneous Revenue	0 0 0 0	0 0 0 0	22,644 1,869 934 13,136 139	22,644 1,869 934 13,136 139
Total Revenues	3,710,723	3,710,723	3,834,729	124,006
Expenditures				
Legislative Supervisor Fees Total Legislative	18,000 18,000	15,000 15,000	12,800 12,800	2,200 2,200
Financial & Administrative Accounting Services Administrative Services Arbitrage Rebate Calculation Assessment Roll Auditing Services Bank Fees Disclosure Report District Engineer District Management Dues, Licenses & Fees Financial & Revenue Collections Legal Advertising Miscellaneous Mailings Public Officials Liability Insurance Trustees Fees Website Hosting, Maintenance, Backup & E Total Financial & Administrative	18,948 5,075 1,800 5,516 3,175 1,500 10,000 30,000 20,959 500 4,192 10,000 2,500 4,418 42,000 3,615	15,790 4,229 1,800 5,516 3,175 1,250 8,334 25,000 17,465 446 3,493 8,334 2,083 4,418 42,000 3,013	15,790 4,229 3,600 5,516 5,250 1,382 9,267 36,949 17,465 1,481 3,494 1,485 3,283 3,364 31,792 3,715	0 0 (1,800) 0 (2,075) (132) (933) (11,949) 0 (1,035) 0 6,848 (1,200) 1,054 10,208 (703)
Legal Counsel District Counsel Total Legal Counsel	75,000 75,000	62,500 62,500	43,070 43,070	19,431 19,431
Security Operations Security Monitoring Services Security Services & Patrols Security System Maintenance Total Security Operations Electric Utility Services	28,000 59,000 25,000 112,000	23,333 49,167 20,833 93,333	39,812 4,724 35,348 79,884	(16,479) 44,442 (14,514) 13,449
Utility - Recreation Facilities	45,000	37,500	23,329	14,171

See Notes to Unaudited Financial Statements

	Year Ending 09/30/2025	Through 07/31/2025	Year To D 07/31/20	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	410,000	341,667	390,542	(48,876)
Utility Services	35,000	29,166	22,859	6,309
Total Electric Utility Services	490,000	408,333	436,730	(28,396)
				,
Garbage/Solid Waste Control Services	7.500	6.050	0.057	(2.000)
Garbage - Recreation Facility Total Garbage/Solid Waste Control Ser-	7,500	6,250	8,257 8,257	(2,008)
vices	7,500	6,250	8,237	(2,008)
VICCO				
Water-Sewer Combination Services				
Utility Services	20,000	16,667	16,926	(259)
Total Water-Sewer Combination Services	20,000	16,667	16,926	(259)
Stormwater Control				
Aguatic Maintenance	65,000	54,167	63,000	(8,834)
Lake/Pond Bank Maintenance & Repair	7,500	6,250	5,222	1,028
Midge Fly Treatments	49,662	41,385	41,722	(337)
Wetland Monitoring & Maintenance	12,000	10,000	129,750	(119,750)
Total Stormwater Control	134,162	111,802	239,694	(127,893)
0.1 - 1.1				
Other Physical Environment	2.500	2.002	0	2.004
Entry & Walls Maintenance & Repair Fire Ant Treatment	2,500 15,000	2,083 12,500	0	2,084 12,500
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	25,000	32,877	(7,877)
Landscape - Annuals/Flowers	30,000	25,000	18,360	6,640
Landscape - Mulch	150,000	125,000	0	125,000
Landscape Inspection Services	12,000	10,000	10,000	0
Landscape Maintenance	1,100,000	916,667	747,201	169,465
Landscape Replacement Plants,	60,000	50,000	85,257	(35,257)
Shrubs, Tr	00.454	00.454	00.040	(0.407)
Property Insurance	32,151	32,151	38,648	(6,497)
Pump Station	30,000 0	25,000 0	17,050 120,054	7,951 (120,054)
Storm Damage/Restoration Well & Pump Maintenance Contract	5,000	4,166	3,600	(120,034) 566
Total Other Physical Environment	1,511,455	1,272,371	1,110,947	161,425
Total Other Frigureal Environment	1,011,400	1,272,071	1,110,047	101,420
Road & Street Facilities				
Sidewalk Maintenance & Repair	200,000	166,667	0	166,667
Total Road & Street Facilities	200,000	166,667	0	166,667
Parks & Recreation				
Athletic Court/Field/Playground Main-	1,000	833	0	833
tena				
Clubhouse Miscellaneous Expense	9,000	7,500	5,091	2,410
Computer Support, Maintenance & Re-	1,000	834	0	833
pair Decorations	5,000	4,166	1,775	2,391
Decorations Dog Waste Station Supplies & Mainte-	25,000 25,000	20,834	24,696	(3,862)
nance	25,000	20,004	27,000	(0,002)
Facility A/C & Heating Maintenance &	5,000	4,166	4,025	141
,	-,	-,	-,	

	Year Ending 09/30/2025	Through 07/31/2025	Year To Da 07/31/202	25
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Rep				
Facility Supplies	7,500	6,250	20,297	(14,047)
Fitness Equipment Lease Payment	25,500	21,250	1,001	`20,249 [′]
Fitness Equipment Maintenance & Re-	5,000	4,167	3,815	352
pair	,	,	•	
Furniture Repair & Replacement	50,000	41,667	0	41,666
GEM Car Maintenance	1,000	833	582	252
Lifeguard/Pool Monitors	150,000	125,000	0	125,000
Maintenance & Repairs	25,000	20,833	20,595	238
Management Contract	500,000	416,667	423,816	(7,149)
Office Supplies	5,000	4,167	6,891	(2,724)
Pedestrian Bridge/Boardwalk Mainte-	16,000	13,333	35,000	(21,667)
nance	,	,	•	, ,
Pest Control	7,400	6,167	3,170	2,996
Playground Equipment & Maintenance	2,500	2,083	0	2,084
Pool Permits	1,500	1,500	827	673
Pool Repair & Maintenance	5,000	4,167	123,587	(119,420)
Pool Service Contract	36,108	30,090	68,740	(38,650)
Telephone, Internet, Cable	7,500	6,250	6,764	(514)
Trail/Bike Path Maintenance	3,000	2,500	0	2,500 [°]
Wildlife Management Services	14,400	12,000	12,000	. 0
Total Parks & Recreation	908,408	757,257	762,672	(5,415)
Cantinggaray				
Contingency	20.000	40.000	040.007	(405.074)
Miscellaneous Contingency	20,000	16,666	212,637	(195,971)
Special Events	50,000	41,667	45,501	(3,834)
Total Contingency	70,000	58,333	258,138	(199,805)
Total Expenditures	3,710,723	3,114,859	3,117,180	(2,321)
Total Evenes of Boyonuna Over/Under) Ev	0	595,864	717,549	121,685
Total Excess of Revenues Over(Under) Expenditures		393,604	717,549	121,005
Total Other Financing Sources(Uses)				
Prior Year AP Credit	•	•	4.500	4 500
Prior Year A/P Credits	0	0	1,590	1,590
Interfund Transfer (Expense)	•	•	(400)	(400)
Interfund Transfer	0	0	(180)	(180)
Total Other Financing Sources(Uses)	0	0	1,410	1,410
Fund Balance, Beginning of Period	0	0	746,615	746,615
Total Fund Balance, End of Period	0	595,864	1,465,574	869,710
=				

	Year Ending 09/30/2025	Through 07/31/2025	Year T 07/31	
•	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	47,274	47,274
Special Assessments Tax Roll	300,000	300,000	300,000	0
Total Revenues	300,000	300,000	347,274	47,274
Expenditures				
Contingency Capital Reserve	300,000	300,000	131,386	168,614
Total Contingency	300,000	300,000	131,386	168,614
Total Expenditures	300,000	300,000	131,386	168,614
Total Excess of Revenues Over(Under) Expenditures	0	0	215,888	215,888
Fund Balance, Beginning of Period	0	0	1,081,482	1,081,482
Total Fund Balance, End of Period	0	0	1,297,370	1,297,370

	Year Ending 09/30/2025	09/30/2025 07/31/2025 07/31/2025		
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	13,499	13,499
Special Assessments				
Tax Roll	244,419	244,419	247,389	2,970
Total Revenues	244,419	244,419	260,888	16,469
Expenditures				
Debt Service				
Interest	174,419	174,419	172,022	2,397
Principal	70,000	70,000	80,000	(10,000)
Total Debt Service	244,419	244,419	252,022	(7,603)
Total Expenditures	244,419	244,419	252,022	(7,603)
Total Excess of Revenues Over(Under) Ex-	0	0	8,866	8,866
penditures				
Fund Balance, Beginning of Period	0	0	379,638	379,638
Total Fund Balance, End of Period	0	0	388,504	388,504

	Year Ending Through 09/30/2025 07/31/2025		09/30/2025 07/31/2025 07/31/2		
	Annual Budget	YTD Budget	YTD Actual	YTD Variance	
Revenues					
Interest Earnings Interest Earnings	0	0	48,713	48,713	
Special Assessments Tax Roll	712,362	712,362	721,017	8,655	
Total Revenues	712,362	712,362	769,730	57,368	
Expenditures					
Debt Service					
Interest	527,362	527,362	514,019	13,343	
Principal	185,000	185,000	185,000	0	
Total Debt Service	712,362	712,362	699,019	13,343	
Total Expenditures	712,362	712,362	699,019	13,343	
Total Excess of Revenues Over(Under) Expenditures	0	0	70,711	70,711	
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	0	0	1	1	
Total Other Financing Sources(Uses)	0	0	1	1	
Fund Balance, Beginning of Period	0	0	1,327,343	1,327,343	
Total Fund Balance, End of Period	0	0	1,398,055	1,398,055	

_	Year Ending 09/30/2025	Through 07/31/2025	Year To 07/31/	2025
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	27,351	27,351
Special Assessments				
Tax Roll	490,584	490,584	496,544	5,960
Total Revenues	490,584	490,584	523,895	33,311
Expenditures				
Debt Service				
Interest	345,584	345,584	336,477	9,107
Principal	145,000	145,000	145,000	0
Total Debt Service	490,584	490,584	481,477	9,107
Total Expenditures	490,584	490,584	481,477	9,107
Total Excess of Revenues Over(Under) Ex-	0	0	42,418	42,418
penditures				
Fund Balance, Beginning of Period	0	0	801,572	801,572
Total Fund Balance, End of Period	0	0	843,990	843,990

	Year Ending 09/30/2025	Through 07/31/2025	Year To 07/31/	
-	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	40,759	40,759
Special Assessments Tax Roll	592,501	592,501	599,700	7,199
Total Revenues	592,501	592,501	640,459	47,958
Expenditures				
Debt Service				
Interest	407,501	407,501	408,332	(831)
_Principal	185,000	185,000	185,000	0
Total Debt Service	592,501	592,501	593,332	(831)
Total Expenditures	592,501	592,501	593,332	(831)
Total Excess of Revenues Over(Under) Ex-	0	0	47,127	47,127
penditures				
Fund Balance, Beginning of Period	0	0	1,090,403	1,090,403
Total Fund Balance, End of Period	0	0	1,137,530	1,137,530

	Year Ending 09/30/2025	Through 07/31/2025	Year T 07/31	/2025
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	21,125	21,125
Special Assessments				
Tax Roll	470,101	470,101	475,812	5,711
Total Revenues	470,101	470,101	496,937	26,836
Expenditures				
Debt Service				
Interest	285,101	285,101	278,438	6,663
Principal	185,000	185,000	185,000	0
Total Debt Service	470,101	470,101	463,438	6,663
Total Expenditures	470,101	470,101	463,438	6,663
Total Excess of Revenues Over(Under) Ex-	0	0	33,499	33,499
penditures		_	_	
Fund Balance, Beginning of Period	0	0	635,640	635,640
Total Fund Balance, End of Period	0	0	669,139	669,139

535 Debt Service Fund S2021B

	Year Ending 09/30/2025	Through 07/31/2025	Year To 07/31/	
_	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	19,530	19,530
Special Assessments Tax Roll	417,845	417,845	422,922	5,077
Total Revenues	417,845	417,845	442,452	24,607
Expenditures				
Debt Service				
Interest	252,845	252,845	246,641	6,204
Principal	165,000	165,000	165,000	0
Total Debt Service	417,845	417,845	411,641	6,204
Total Expenditures	417,845	417,845	411,641	6,204
Total Excess of Revenues Over(Under) Expenditures	0	0	30,811	30,811
perialitares				
Fund Balance, Beginning of Period	0	0	550,846	550,846
Total Fund Balance, End of Period	0	0	581,657	581,657

	Year Ending 09/30/2025	Through 07/31/2025	Year T 07/31	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	5,232	5,232
Special Assessments Tax Roll	143,313	143,313	145,054	1,741
Total Revenues	143,313	143,313	150,286	6,973
Expenditures				
Debt Service Interest Principal Total Debt Service	113,313 30,000 143,313	113,313 30,000 143,313	109,794 30,000 139,794	3,519 0 3,519
Total Expenditures	143,313	143,313	139,794	3,519
Total Excess of Revenues Over(Under) Expenditures	0	0	10,492	10,492
Total Other Financing Sources(Uses) Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1,940)	(1,940)
Total Other Financing Sources(Uses)	0	0	(1,940)	(1,940)
Fund Balance, Beginning of Period	0	0	133,569	133,569
Total Fund Balance, End of Period	0	0	142,121	142,121

535 Capital Projects Fund S2021

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year T 07/31 YTD Actual	o Date /2025 YTD Variance
Revenues	7 tillidal Badget	112 Badget	115 / (otadi	TTD variance
Interest Earnings Interest Earnings	0	0	287	287
Contributions & Donations from Private Sources Developer Contributions	0	0	407,636	407,636
Total Revenues	0	0	407,923	407,923
Expenditures				
Other Physical Environment Improvements Other Than Buildings Total Other Physical Environment Total Expenditures	0 0 0	0 0 0	413,011 413,011 413,011	(413,011) (413,011) (413,011)
Total Excess of Revenues Over(Under) Expenditures	0	0	(5,088)	(5,088)
Total Other Financing Sources(Uses) Interfund Transfer (Revenue)				
Interfund Transfer Total Other Financing Sources(Uses)	0	0	90 90	90
Fund Balance, Beginning of Period	0	0	5,011	5,011
Total Fund Balance, End of Period	0	0	13	13

535 Capital Projects Fund S2021B

	Year Ending 09/30/2025			Year To Date 07/31/2025	
•	Annual Budget	YTD Budget	YTD Actual	YTD Variance	
Revenues					
Interest Earnings Interest Earnings	0	0	17	17	
Contributions & Donations from Private Sources					
Developer Contributions	0	0	642,018	642,018	
Total Revenues	0	0	642,035	642,035	
Expenditures					
Other Physical Environment Improvements Other Than Buildings	0	0	499,382	(499,382)	
Total Other Physical Environment	0	0	499,382	(499,382)	
Total Expenditures	0	0	499,382	(499,382)	
Total Excess of Revenues Over(Under) Expenditures	0	0	142,653	142,653	
Total Other Financing Sources(Uses) Interfund Transfer (Revenue)					
Interfund Transfer	0	0	90	90	
Total Other Financing Sources(Uses)	0	0	90	90	
Fund Balance, Beginning of Period	0	0	(142,255)	(142,255)	
Total Fund Balance, End of Period	0	0	488	488	

535 Capital Projects Fund S2023

	Year Ending 09/30/2025	Through 07/31/2025	Year T 07/31	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings Interest Earnings	0	0	8,052	8,052
Contributions & Donations from Private Sources				
Developer Contributions	0	0	185,502	185,502
Total Revenues	0	0	193,554	193,554
Expenditures				
Other Physical Environment Improvements Other Than Buildings	0	0	419,677	(419,677)
Total Other Physical Environment		0	419,677	(419,677)
Total Expenditures		0	419,677	(419,677)
Total Excess of Revenues Over(Under) Expenditures	0	0	(226,123)	(226,123)
Total Other Financing Sources(Uses) Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1,939	1,939
Total Other Financing Sources(Uses)	0	0	1,939	1,939
Fund Balance, Beginning of Period	0	0	225,616	225,616
Total Fund Balance, End of Period	0	0	1,432	1,432

Triple Creek CDD Investment Summary July 31, 2025

Account Investment		Balance as of July 31, 2025		
FLCLASS	Average Monthly Yield 4.3481%	\$	1,161,511	
	Total General Fund Investments	\$	1,161,511	
FLCLASS	Average Monthly Yield 4.3481%	\$	1,318,745	
1302.30	Total Reserve Fund Investments	\$	1,318,745	
BNY Mellon Series 2012 Revenue	Federated Govt Oblig Tax MGD 636	\$	263,169	
BNY Mellon Series 2012 Reserve	Federated Govt Oblig Tax MGD 636	T	125,091	
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		751,909	
BNY Mellon Series 2017 Reserve A	Federated Govt Oblig Tax MGD 636		645,593	
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		369	
BNY Mellon Series 2018 Revenue	Dreyfus Govt Sec CM Investor 610		479,976	
BNY Mellon Series 2018 Reserve	Dreyfus Govt Sec CM Investor 610		363,594	
BNY Mellon Series 2018 Interest	Dreyfus Govt Sec CM Investor 610		108	
BNY Mellon Series 2018 Prepayment	Dreyfus Govt Sec CM Investor 610		23	
BNY Mellon Series 2018 Sinking Fund	Dreyfus Govt Sec CM Investor 610		290	
BNY Mellon Series 2019 Revenue A	Dreyfus Govt Sec CM Investor 610		389,657	
BNY Mellon Series 2019 Revenue B	Dreyfus Govt Sec CM Investor 610		19,019	
BNY Mellon Series 2019 Reserve A	Dreyfus Govt Sec CM Investor 610		590,906	
BNY Mellon Series 2019 Reserve B	Dreyfus Govt Sec CM Investor 610		136,256	
BNY Mellon Series 2019 Interest A	Dreyfus Govt Sec CM Investor 610		67	
BNY Mellon Series 2019 Interest B	Dreyfus Govt Sec CM Investor 610		919	
BNY Mellon Series 2019 Prepayment A	Dreyfus Govt Sec CM Investor 610		24	
BNY Mellon Series 2019 Prepayment B	Dreyfus Govt Sec CM Investor 610		559	
BNY Mellon Series 2019 Sinking Fund A	Dreyfus Govt Sec CM Investor 610		119	
BNY Mellon Series 2019 General B	Dreyfus Govt Sec CM Investor 610		5	
BNY Mellon Series 2021 Revenue	Dreyfus Govt Sec CM Investor 610		433,665	
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		347	
BNY Mellon Series 2021 Revenue	Federated Govt Oblig Tax MGD INS 636		371,649	
BNY Mellon Series 2021B Reserve	Federated Govt Oblig Tax MGD INS 636		209,596	
BNY Mellon Series 2021B Interest	Federated Govt Oblig Tax MGD INS 636		85	
BNY Mellon Series 2021B Sinking Fund	Federated Govt Oblig Tax MGD INS 636		327	
BNY Mellon Series 2023 Revenue	Dreyfus Govt Sec CM Investor 610		70,183	
BNY Mellon Series 2023 Reserve	Dreyfus Govt Sec CM Investor 610		70,183	
BNY Mellon Series 2023 Reserve	Dreyfus Govt Sec CM Investor 610		71,883	
BNY Mellon Series 2023 Sinking Fund	Dreyfus Govt Sec CM Investor 610		19	
-	T. (10.1/2 1 7 17 17 17 17 17 17 17 17 17 17 17 17	ф.	F 1/0 00 F	
	Total Debt Service Fund Investments	\$	5,160,995	

Triple Creek CDD Investment Summary July 31, 2025

Account	<u>Investment</u>	_	Balance as of July 31, 2025
BNY Mellon Series 2021 Construction BNY Mellon Series 2021B Construction	Dreyfus Govt Sec CM Investor 610 Federated Govt Oblig Tax MGD INS 636	\$	12 488
BNY Mellon Series 2023 Construction	Dreyfus Govt Sec CM Investor 610		1,432
	Total Capital Projects Fund Investments	\$	1,932

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 07/01/2025 to 07/31/2025

	Fund_ID	Fund Name	Customer	Invoice Numb	er AR Account	Date	Balance Due
535, 2816							
	535-001	535 General Fund	•	AR00002724	11510	07/15/2025	93.02
	535-001	535 General Fund	Camp Gladiator	AR00002724	11510	07/15/2025	6.98
	535-001	535 General Fund	My Tennis Game	AR00002666	11510	06/15/2025	6.98
	535-001	535 General Fund	My Tennis Game	AR00002666	11510	06/15/2025	93.02
	535-001	535 General Fund	My Tennis Game	AR00002723	11510	07/15/2025	93.02
	535-001	535 General Fund	My Tennis Game	AR00002723	11510	07/15/2025	6.98
	535-001	535 General Fund	Triple Creek Home- owners Association Inc.		11510	07/15/2025	93.02
	535-001	535 General Fund			11510	07/15/2025	6.98
Sum for 535, 2	816						400.00
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
	535-305	535 Capital Projects Fund S2021	TC Venture II, LLC	AR00002759	11510	07/31/2025	12,711.18
Sum for 535, 2	829	02021					90,832.85
535, 2914	535-307	535 Capital Projects Fund S2023	TC Venture II, LLC	AR00002397	11510	12/31/2024	146,495.83
	535-307	52023 535 Capital Projects Fund S2023	TC Venture II, LLC	AR00002759	11510	07/31/2025	14,212.71
Sum for 535, 2 Sum for Sum To	535						160,708.54 251,941.39 251,941.39

Triple Creek Community Development District Summary A/P Ledger From 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
535, 2816	535 General Fund	07/01/2025	Ballenger Landcare, LLC	224	Pump Station Mainte- nance & WUP Read-	1,010.00
	535 General Fund	07/23/2025	Complete IT Corp	17119	ing 07/25 Tripoli PH2 Access Control / Cameras In- stallation 07/25	21,583.95
	535 General Fund	07/31/2025	Complete IT Corp	E53C41C1-0018	Monitoring System 07/25	308.15
	535 General Fund	07/01/2025	Cooper Pools Inc.	2025-1037	Streambed Monthly Service 06/25	2,160.00
	535 General Fund	07/01/2025	Cooper Pools Inc.	2025-1038	Streambed Monthly Service 07/25	2,160.00
	535 General Fund	07/25/2025	Cornerstone Solutions Group	072525 Cornerstone	O&M Expenses for Pay App #17 Project TC4022 05/25	9,132.20
	535 General Fund	07/31/2025	Doodycalls of Parrish FL	PAR-0344105	Pet Waste Station Ser vices 07/25	2,731.00
	535 General Fund	07/13/2025	Frontier Florida, LLC	813-677-8570-061325 -5 07/25 ACH	Phone, Internet & Ca- ble Services 07/25	118.13
	535 General Fund	07/28/2025	Halff Associates, Inc	10147309	Project 039611.001 Engineering Services 07/25	2,441.52
	535 General Fund	07/29/2025	Hillsborough County BOCC	5901186305 07/25 ACH	13013 Boggy Creek D 07/25	r 1,278.74
	535 General Fund	07/29/2025	Hillsborough County BOCC	3725359470 07/25 ACH	12586 Bergstrom Bay Dr 07/25	195.64
	535 General Fund	07/31/2025	Hillsborough County BOCC	8992542002 07/25 ACH	11920 Streambed Dr 07/25	377.48
	535 General Fund	07/31/2025	Landscape Mainte- nance Professionals, Inc.	349577	Lawn Aeration Service 07/25	7,780.00
	535 General Fund	07/31/2025	Landscape Mainte- nance Professionals, Inc.	347896	Irrigation Modifications for New Plants 07/25	421.74
	535 General Fund	07/31/2025	Landscape Mainte- nance Professionals, Inc.	347895	Irrigation Repair 07/25	148.94
	535 General Fund	07/31/2025	Landscape Mainte- nance Professionals, Inc.	347127	Tree Removal 07/25	2,200.00
	535 General Fund	07/31/2025	Landscape Mainte- nance Professionals, Inc.	347130	Landscape Mainte- nance 07/25	3,100.77
	535 General Fund	07/28/2025	Landscape Mainte- nance Professionals, Inc.	346616	Landscape Mainte- nance 07/25	552.21
	535 General Fund	07/28/2025	Landscape Mainte- nance Professionals,	346615	Landscape Mainte- nance 07/25	682.50
	535 General Fund	07/28/2025	Inc. Landscape Mainte- nance Professionals, Inc.	346611	Landscape Mainte- nance 07/25	1,840.00
	535 General Fund	07/28/2025	Landscape Mainte- nance Professionals,	346613	Landscape Mainte- nance 07/25	2,507.92
	535 General Fund	07/28/2025	Inc. Landscape Mainte- nance Professionals, Inc.	346612	Landscape Mainte- nance 07/25	1,919.37
	535 General Fund	07/28/2025	Landscape Mainte- nance Professionals, Inc.	346614	Landscape Mainte- nance 07/25	423.67
	535 General Fund	07/28/2025	Landscape Mainte- nance Professionals, Inc.	346610	Landscape Mainte- nance 07/25	3,148.50
	535 General Fund	07/28/2025	Landscape Mainte- nance Professionals, Inc.	346617	Landscape Mainte- nance 07/25	2,200.00
	535 General Fund	07/31/2025	Landscape Mainte- nance Professionals,	347132	Landscape Mainte- nance 07/25	2,303.87

Triple Creek Community Development District Summary A/P Ledger From 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
	535 General Fund	07/31/2025	Inc. Landscape Mainte- nance Professionals, Inc.	347131	Landscape Mainte- nance 07/25	2,793.62
	535 General Fund	07/28/2025	Landscape Mainte- nance Professionals,	346618	Landscape inte- Manance 07/25	680.00
	535 General Fund	07/31/2025	Inc. Landscape Mainte- nance Professionals,	347894	Irrigation Repair 07/25	47.69
	535 General Fund	07/31/2025	Inc. Landscape Mainte- nance Professionals, Inc.	347128	Landscape Mainte- nance 07/25	2,998.08
	535 General Fund	07/31/2025	Landscape Mainte- nance Professionals, Inc.	347129	Tree Removal 07/25	875.00
	535 General Fund	07/31/2025	Rizzetta & Company,	INV0000101326	Mass Mailing - Budget	3,283.51
	535 General Fund	07/31/2025	Inc. Rizzetta & Company, Inc.	INV0000101345	Notice 07/25 Enumerate, Cell Phone, EE Recruiting, Auto Mileage & Travel 07/25	695.80
	535 General Fund	07/31/2025	Sitex Aquatics, LLC	10019-b	Midge Fly & Mosquito Treatment 07/25	6,550.00
	535 General Fund	07/23/2025	Sitex Aquatics, LLC	10016-b	Purchase & Introduction of Fish to Big Lake	13,500.00
	535 General Fund	07/17/2025	TECO	TECO Summary 06/25 ACH 535	5Monthly Electric Sum- mary 06/25	2,948.66
	535 General Fund	06/30/2025	TECO	211033670772 05/25	Electric Services 05/25	100.00
	535 General Fund	07/17/2025	TECO		Monthly Electric Sum-	39,059.65
	535 General Fund	07/21/2025	TECO		mary 06/25 Electric Services 06/25	38.62
	535 General Fund	06/30/2025	TECO	ACH 211033670772 05/25 ACH	Electric Services 05/25	59.59
	535 General Fund	07/17/2025	TECO		Monthly Electric Sum- mary 06/25	3,055.56
	535 General Fund	07/07/2025	The Bank of New York Mellon		Trustee Fee Series 2012 07/01/25 - 06/30/26	1,100.00
	535 General Fund	07/07/2025	The Bank of New York Mellon	(00252-25-0043257	Trustee Fee Series 2019A 07/01/25 - 06/30/26	1,100.00
	535 General Fund	07/07/2025	The Bank of New York Mellon	(00111-25-0026145	Trustee Fee Series 2012 07/01/25 - 06/30/26	3,300.00
	535 General Fund	07/07/2025	The Bank of New York Mellon	(00252-25-0043257	Trustee Fee Series 2019A 07/01/25 - 06/30/26	3,300.00
	535 General Fund	07/25/2025	Tracy and Sons, LLC	1782	Surge Protection Replacement 07/25	585.00
Sum for 535, 2816 Sum for 535 Sum Total					F.E.SOMON OTTES	158,797.08 158,797.08 1 58,797.08

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

Balance Sheet

- 1. Trust statement activity has been recorded through 07/31/25.
- 2. See EMMA (Electronic Municipal Market Access) at https://emma.msrb.org for Municipal Disclosures and Market Data.
- 3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 7

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

<u>District Office · Riverview, Florida</u>

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.triplecreekcdd.org

Operation and Maintenance Expenditures August 2025 For Board Approval

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

Approval of Expenditures:
Chairperson
Vice Chairperson
Assistant Secretary

The total items being presented: \$401,686.05

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	Check Number	Invoice Number	Invoice Description	Invoice	Amount	Payment Date
Accurate Drilling Solutions, LLC	300243	i6930	Installation - Grundfos Smartflo 08/25	\$	6,859.51	8/14/2025
Ballenger Landcare, LLC	300236	224	Pump Station Maintenance & WUP Reading 07/25	\$	1,010.00	8/6/2025
Ballenger Landcare, LLC	300244	278	Pump Station Maintenance & WUP Reading 08/25	\$	1,010.00	8/14/2025
Complete IT Corp	300266	15598 Balance	Balance - Security Equipment 02/25	\$	18,260.00	8/20/2025
Complete IT Corp	300240	17119	Tripoli PH2 Access Control / Cameras Installation 07/25	\$	21,583.95	8/12/2025
Complete IT Corp	300245	17252	Security Monitoring Equipment Repair/Replacement 08/25	\$	2,995.80	8/14/2025
Complete IT Corp	300245	E53C41C1-0018	Monitoring System 07/25	\$	308.15	8/14/2025
Cooper Pools Inc.	300246	2025-925	Streambed Monthly Service 08/25	\$	1,924.53	8/14/2025
Cooper Pools Inc.	300246	2025-1026	Monthly Pool Service 08/25	\$	4,350.00	8/14/2025
Cooper Pools Inc.	300246	2025-1037	Streambed Monthly Service 06/25	\$	2,160.00	8/14/2025
Cooper Pools Inc.	300246	2025-1038	Streambed Monthly Service 07/25	\$	2,160.00	8/14/2025
Cooper Pools Inc.	300246	2025-1039	Streambed Monthly Service 08/25	\$	2,160.00	8/14/2025
Cornerstone Solutions Group	300237	072525 Cornerstone	O&M Expenses for Pay App #17 Project TC4022 05/25	\$	9,132.20	8/6/2025

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount	Payment Date
Cornerstone Solutions Group	300263	081325 Cornerstone	O&M Expenses for Pay App #16 Project TC4022 04/25	\$ 44,650.00	8/15/2025
Cornerstone Solutions Group	300267	081828 Cornerstone	O&M Expenses for Pay App #15 Project TC4022 08/25	\$ 2,409.25	8/20/2025
David Alan Stafford	300247	DS080525	Board of Supervisors Meeting 08/05/25	\$ 200.00	8/14/2025
Doodycalls of Parrish FL	300248	PAR-0344105	Pet Waste Station Services 07/25	\$ 2,731.00	8/14/2025
Florida Department of Revenue	20250821-1	39-8016521260-7 07/25 ACH	39-8016521260-7 Sales & Use Tax 07/25	\$ 100.27	8/21/2025
Florida State Fence Corp	300249	161195 Deposit	Deposit Basket Ball Court Gate 08/25	\$ 3,100.00	8/14/2025
Frontier Florida, LLC	20250807-1	813-677-8570-061325-5 07/25 ACH	Phone, Internet & Cable Services 07/25	\$ 118.13	8/7/2025
Frontier Florida, LLC	20250827-1	813-677-9974-082321-5 08/25 ACH	Phone, Internet & Cable Services 08/25	\$ 249.63	8/27/2025
Frontier Florida, LLC	20250829-1	813-741-0033-043014-5 08/25 ACH	Phone, Internet & Cable Services 08/25	\$ 329.32	8/29/2025
Frontier Florida, LLC	20250825-1	813-741-9230 08/25 ACH	Phone, Internet & Cable Services 08/25	\$ 206.98	8/25/2025
Halff Associates, Inc	300233	10147309	Project 039611.001 Engineering Services 07/25	\$ 2,441.52	8/1/2025
Hillsborough County BOCO	20250822-1	3725359470 07/25 ACH	12586 Bergstrom Bay Dr 07/25	\$ 195.64	8/22/2025
Hillsborough County BOCO	20250822-2	5901186305 07/25 ACH	13013 Boggy Creek Dr 07/25	\$ 1,278.74	8/22/2025

Paid Operation & Maintenance Expenditures August 1, 2025 Through August 31, 2025

<u>Vendor Name</u>	Check Number	Invoice Number	Invoice Description	Invoice	<u>Amount</u>	Payment Date
Hillsborough County BOCC	20250822-3	8992542002 07/25 ACH	11920 Streambed Dr 07/25	\$	377.48	8/22/2025
James Barthle II	300250	JB080525	Board of Supervisors Meeting 08/05/25	\$	200.00	8/14/2025
Jerry Richardson Trapper	300271	2058	Monthly Hog Removal Services 08/25	\$	1,200.00	8/22/2025
Juniper Landscaping of Florida, LLC	300251	348615	Landscape Maintenance 08/25	\$	76,718.92	8/14/2025
Kaymas, LLC dba Fastsigns 178301	300268	2448-3000 Balance	V Post & Panel SS Installation 08/25	\$	2,024.33	8/20/2025
Landscape Maintenance Professionals, Inc.	300234	346610	Landscape Maintenance 07/25	\$	3,148.50	8/1/2025
Landscape Maintenance Professionals, Inc.	300234	346611	Landscape Maintenance 07/25	\$	1,840.00	8/1/2025
Landscape Maintenance Professionals, Inc.	300234	346612	Landscape Maintenance 07/25	\$	1,919.37	8/1/2025
Landscape Maintenance Professionals, Inc.	300234	346613	Landscape Maintenance 07/25	\$	2,507.92	8/1/2025
Landscape Maintenance Professionals, Inc.	300234	346614	Landscape Maintenance 07/25	\$	423.67	8/1/2025
Landscape Maintenance Professionals, Inc.	300234	346615	Landscape Maintenance 07/25	\$	682.50	8/1/2025
Landscape Maintenance Professionals, Inc.	300234	346616	Landscape Maintenance 07/25	\$	552.21	8/1/2025
Landscape Maintenance Professionals, Inc.	300241	346617	Landscape Maintenance 07/25	\$	2,200.00	8/12/2025

Paid Operation & Maintenance Expenditures August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice A	<u>Amount</u>	Payment Date
Landscape Maintenance Professionals, Inc.	300241	346618	Landscape Maintenance 07/25	\$	680.00	8/12/2025
Landscape Maintenance Professionals, Inc.	300238	347127	Tree Removal 07/25	\$	2,200.00	8/6/2025
Landscape Maintenance Professionals, Inc.	300238	347128	Landscape Maintenance 07/25	\$	2,998.08	8/6/2025
Landscape Maintenance Professionals, Inc.	300241	347129	Tree Removal 07/25	\$	875.00	8/12/2025
Landscape Maintenance Professionals, Inc.	300234	347130	Landscape Maintenance 07/25	\$	3,100.77	8/1/2025
Landscape Maintenance Professionals, Inc.	300241	347131	Landscape Maintenance 07/25	\$	2,793.62	8/12/2025
Landscape Maintenance Professionals, Inc.	300241	347132	Landscape Maintenance 07/25	\$	2,303.87	8/12/2025
Landscape Maintenance Professionals, Inc.	300252	347894	Irrigation Repair 07/25	\$	47.69	8/14/2025
Landscape Maintenance Professionals, Inc.	300252	347895	Irrigation Repair 07/25	\$	148.94	8/14/2025
Landscape Maintenance Professionals, Inc.	300252	347896	Irrigation Modifications for New Plants 07/25	\$	421.74	8/14/2025
Landscape Maintenance Professionals, Inc.	300252	349577	Lawn Aeration Service 07/25	\$	7,780.00	8/14/2025
Landscape Maintenance Professionals, Inc.	300272	351406	Irrigation Repair 08/25	\$	569.70	8/22/2025
Marc A. Carlton	300253	MC080525	Board of Supervisors Meeting 08/05/25	\$	200.00	8/14/2025

Paid Operation & Maintenance Expenditures August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice	: Amount	Payment Date
Rizzetta & Company, Inc.	300235	INV0000101227	District Management Fees 08/25	\$	6,219.50	8/4/2025
Rizzetta & Company, Inc.	300254	INV0000101306	Personnel Reimbursement, Amenity Management &	\$	29,361.19	8/14/2025
Rizzetta & Company, Inc.	300256	INV0000101326	Mass Mailing - Budget Notice 07/25	\$	3,283.51	8/14/2025
Rizzetta & Company, Inc.	300255	INV0000101345	Enumerate, Cell Phone, EE Recruiting, Auto Mileage &	\$	695.80	8/14/2025
Rizzetta & Company, Inc.	300270	INV0000101378	Personnel Reimbursement 08/25	\$	22,169.87	8/22/2025
Shannon Lewis	300257	SL080525	Board of Supervisors Meeting 08/05/25	\$	200.00	8/14/2025
Sitex Aquatics, LLC	300242	10016-b	Purchase & Introduction of Fish to Big Lake 07/25	\$	13,500.00	8/12/2025
Sitex Aquatics, LLC	300242	10019-b	Midge Fly & Mosquito Treatment 07/25	\$	6,550.00	8/12/2025
Sitex Aquatics, LLC	300258	10104-b	Aquatic Maintenance 08/25	\$	5,762.00	8/14/2025
Stephanie Anastasio	300259	SA080525	Board of Supervisors Meeting 08/05/25	\$	200.00	8/14/2025
TECO	20250815-1	211033670772 05/25 ACH	Electric Services 05/25	\$	159.59	8/15/2025
TECO	20250815-2	211033670772 06/25 ACH	Electric Services 06/25	\$	38.62	8/15/2025
TECO	20250808-1	TECO Summary 06/25 ACH 535	Monthly Electric Summary 06/25	\$	45,063.87	8/8/2025

Paid Operation & Maintenance Expenditures August 1, 2025 Through August 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice .	<u>Amount</u>	Payment Date
The Bank of New York Mellon	300260	00111-25-0026145	Trustee Fee Series 2012 07/01/25 - 06/30/26	\$	4,400.00	8/14/2025
The Bank of New York Mellon	300265	00252-25-0043128	Trustee Fee Series 2018A 07/01/25 - 06/30/26	\$	4,400.00	8/19/2025
The Bank of New York Mellon	300261	00252-25-0043257	Trustee Fee Series 2019A 07/01/25 - 06/30/26	\$	4,400.00	8/14/2025
The Home Depot Pro	20250801-1	Monthly Summary 06/25 535 ACH	Miscellaneous Supplies 06/25	\$	1,734.76	8/1/2025
The Observer Group, Inc.	300239	25-02223H	Legal Advertising 07/25	\$	102.81	8/6/2025
Tracy and Sons, LLC	300264	1782	Surge Protection Replacement 07/25	\$	585.00	8/15/2025
Valley National Bank	20250826-1	CC073125-535 ACH	Credit Card Expenses 07/25	\$	2,945.60	8/26/2025
VGlobal Tech	300262	7611	Web Maintenance - Community Care Sites 08/25	\$	75.00	8/14/2025

Total Report <u>\$ 401,686.05</u>

Tab 8

MINUTES OF MEETING 1 2 3 Each person who decides to appeal any decision made by the Board with respect to any matter 4 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 5 6 to be based. 7 TRIPLE CREEK 8 9 COMMUNITY DEVELOPMENT DISTRICT 10 The regular meeting of the Board of Supervisors of Triple Creek Community Development 11 District was held on Tuesday, August 5, 2025, at 6:00 p.m. to be held at Hammock Club, 12 13 located at 13013 Boggy Creek Drive, Riverview, FL 33579. 14 15 Present and constituting a quorum: 16 17 Marc Carlton **Board Supervisor, Chairman** David Stafford **Board Supervisor, Vice Chairman** 18 **Board Supervisor, Assistant Secretary (via phone)** Stephanie Anastacio 19 **Board Supervisor, Assistant Secretary** 20 Shannon Lewis James Barthle **Board Supervisor, Assistant Secretary** 21 22 23 Also, present were: 24 Matt O'Nolan District Manager, Rizzetta & Company, Inc. 25 26 Bennett Davenport District Counsel; Kutak Rock (via phone) 27 Audience Present 28 29 FIRST ORDER OF BUSINESS Call to Order/Roll Call 30 31 Mr. O'Nolan called the meeting to order and read the roll call. 32 33 34 SECOND ORDER OF BUSINESS **Public Comments** 35 The Board heard comments on budget. 36 37 THIRD ORDER OF BUSINESS Staff Reports 38 39 A. District Counsel 40 41 The discussion of acquisition of commercial properties and improvements owned by 42 Greenpointe was tabled until the September meeting. 43 44 45 46

FOURTH ORDER OF BUSINESS

DISCUSSION OF FY 2025-2026 BUDGET

A discussion ensued regarding the Fiscal Year 2025-2026 budget.

FIFTH ORDER OF BUSINESS

Supervisor Requests and Comments

No comments were made by the Board.

SIXTH ORDER OF BUSINESS

Adjournment

Mr. O'Nolan stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Mr. Carlton, seconded by Mr. Barthle, with all in favor, the Board adjourned the meeting at 8:03 p.m. for the Triple Creek Community Development District.

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT August 5, 2025, Minutes of Meeting Page 3

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101	Secretary/Assistant Secretary	Chairman/Vice Chairman
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MINUTES OF MEETING 1 2 3 Each person who decides to appeal any decision made by the Board with respect to any matter 4 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 5 6 to be based. 7 TRIPLE CREEK 8 9 COMMUNITY DEVELOPMENT DISTRICT 10 11 The regular meeting of the Board of Supervisors of Triple Creek Community Development District was held on Tuesday, August 26, 2025, at 6:00 p.m. to be held at Hammock Club, 12 located at 13013 Boggy Creek Drive, Riverview, FL 33579. 13 14 15 Present and constituting a quorum: 16 17 Marc Carlton **Board Supervisor, Chairman Board Supervisor, Vice Chairman** David Stafford 18 **Board Supervisor, Assistant Secretary** Stephanie Anastacio 19 **Board Supervisor, Assistant Secretary** 20 Shannon Lewis James Barthle **Board Supervisor, Assistant Secretary** 21 22 23 Also, present were: 24 Matt O'Nolan District Manager, Rizzetta & Company, Inc. 25 26 John Fowler Landscape Inspection, Rizzetta & Company, Inc. District Counsel; Kutak Rock (via phone) Bennett Davenport 27 Kelly Wilson Clubhouse Manager, Rizzetta & Company, Inc. 28 29 Paula Means Representative, LMP Justin Shock Maintenance Manager, Rizzetta & Company, Inc. 30 Bert Smith Representative, Sitex Aquatics 31 32 33 Audience Present 34 35 Call to Order/Roll Call FIRST ORDER OF BUSINESS 36 37 Mr. O'Nolan called the meeting to order and read the roll call. 38 **SECOND ORDER OF BUSINESS Public Comments** 39 The Board heard comments about the budget, ponds, staff turnover and renters. 40 41 42 THIRD ORDER OF BUSINESS Staff Reports 43 A. Sitex Aquatics Report and Proposals 44 The Board requested Sitex address H-3 overgrowth. Mr. Smith will investigate. 45

B. Landscape Inspection Report and Responses

 Mr. Fowler presented his report to the Board.

The Board discussed the LMP proposals and painting of Trail Bridge.

On a Motion by Mr. Carlton, seconded by Mr. Stafford, with all in favor, the Board approved LMP proposal #358498 in the amount of \$4,640 for fall annuals, for the Triple Creek Community Development District.

Mr. Davenport said that all the proposers substantially complied with the instructions to the proposers. He said that they would be scoring all the proposals tonight according to the evaluation criteria adopted by the Board and adopting preliminary rankings. The top four firms in the preliminary rankings would be invited back to answer certain questions about their proposals at the September meeting.

There was a discussion of the RFP scoring. In first place, Juniper with 480.8, second place Brightview with 442, third place Redtree with 415.9, fourth place Russell Landscaping with 411.4, fifth place ASI with 370.55, sixth place United with 327.5 and seventh place Pine Lake with 315.45 points.

C. District Engineer

Mr. Thornton presented his report.

D. District Manager Report

 Mr. O'Nolan reminded the Board of Supervisors that the next regular meeting is scheduled for Tuesday, September 9, 2025, at 6:00 p.m.

A discussion ensued regarding the upcoming the Landscaping RFP.

The Board discussed keeping the Supervisor meeting on September 9, 2025 and the Supervisor meeting on September 30, 2025 will be at the Lakehouse located at 12586 Bergstrom Bay.

There was a discussion of the FY 2025-2026 Goals and Objectives.

On a Motion by Ms. Lewis, seconded by Mr. Barthle, with all in favor, the Board adopted financial transparency, budget consciousness and reserve study, for the Triple Creek Community Development District.

E. District Counsel

 Mr. Davenport reviewed his report with the Board. Mr. Davenport answered questions relative to the amenity suspension imposed by the Board last spring. He noted that the suspension had been lifted.

89 On a Motion by Ms. Lewis, seconded by Ms. Anastacio, with all in favor, the Board adopted the preliminary rankings for the landscaping RFP, for the Triple Creek Community Development District. 90 **FOURTH ORDER OF BUSINESS** Consideration of the Operation 91 and **Maintenance Expenditures for July 2025** 92 93 94 FIFTH ORDER OF BUSINESS Consideration of the Board of Supervisors' Meeting Minutes for July 22, 2025 95 96 97 On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board approved the July 2025 Operation and Maintenance Expenditures (\$318,342.75) and the minutes from the meeting held on July 22, 2025 as presented, for the Triple Creek Community Development District. 98 99 SIXTH ORDER OF BUSINESS Review of the Financial Statement for June 100 2025 101 SEVENTH ORDER OF BUSINESS Public Hearing on Fiscal Year 2025-2026 102 Final Budget 103 104 On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board opened the public hearing for the Fiscal Year 2025-2026 final budget, for the Triple Creek Community Development District. 105 106 The Board heard comments from the audience about the budget, voting by the community and fees. 107 108 On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board closed the public hearing for the Fiscal Year 2025-2026 final budget, for the Triple Creek Community Development District. 109 110 **EIGHTH ORDER OF BUSINESS** Consideration of Resolution 2025-09. 111 **Adopting the Final Budget** 112 On a Motion by Mr. Carlton, seconded by Mr. Stafford, with all in favor, the Board adopted resolution 2025-09, approving the Fiscal Year 2025-2026 final budget, for the Triple Creek Community Development District. 113 Public Hearing on Fiscal Year 2025-2026 114 **NINTH ORDER OF BUSINESS** Operation and Maintenance Special 115

Assessments

On a Motion by Ms. Lewis, seconded by Mr. Stafford, with all in favor, the Board opened the public hearing for the FY 2025-2026 special assessments, for the Triple Creek Community Development District. There were no comments from the public On a Motion by Ms. Lewis, seconded by Mr. Barthle, with all in favor, the Board closed the public hearing for the FY 2025-2026 special assessments, for the Triple Creek Community Development District. **TENTH ORDER OF BUSINESS** Consideration of Resolution Levying the Operation and Maintenance Assessment for FY 2025-2026 On a Motion by Mr. Stafford, seconded by Ms. Lewis, with all in favor, the Board adopted resolution 2025-10, approving levying the FY 2025-2026 operation and maintenance assessments, for the Triple Creek Community Development District. **ELEVENTH ORDER OF BUSINESS** Consideration of Resolution 2025-11, Setting the Meeting Schedule for Fiscal Year 2025-2026 On a Motion by Ms. Lewis, seconded by Mr. Barthle, with all in favor, the Board adopted resolution 2025-11, approving the meeting schedule for Fiscal Year 2025-2026, for the Triple Creek Community Development District. TWELFTH ORDER OF BUSINESS **Consideration of the District Manager** Addendum On a Motion by Mr. Stafford, seconded by Ms. Lewis, with all in favor, the Board approved the District Manager Addendum, subject to the review of District Counsel, for the Triple Creek Community Development District. THIRTEENTH ORDER OF BUSINESS Consideration of Resolution 2025-12, Adopting the Amenity Rules and Rates On a Motion by Ms. Lewis, seconded by Mr. Stafford, with all in favor, the Board opened the public hearing for Adopting the Amenity Rules and Rates, for the Triple Creek

There were no comments from the public

Community Development District.

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On a Motion by Ms. Lewis, seconded by Mr. Stafford, with all in favor, the Board closed the
public Hearing for Adopting the Amenity Rules and Rates, for the Triple Creek Community
Development District.

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Mr. Davenport described the changes to the amenity rules.

145

On a Motion by Ms. Lewis, seconded by Mr. Barthle, with all in favor, the Board approved resolution 2025-12, ratifying the Actions, Date, Time and location of the Public Meeting for Adopting the Amenity Rules and Rates, for the Triple Creek Community Development District.

146147

FOURTEENTH ORDER OF BUSINESS

Consideration of the 2nd Quarter Website Audit

148149

On a Motion by Mr. Carlton, seconded by Mr. Barthle, with all in favor, the Board approved the MOR Sports change order proposal in the amount of \$30,906 to come from reserves, for the Triple Creek Community Development District.

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FIFTEENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Anastacio requested a list of tasks project tracker, marquee sign update from Ms. Wilson, business cards, rake for volleyball court, monthly newsletter and updated neighborhood calendar.

154 155 156

Mr. Barthle asked about Capital Contribution from the HOA, and Wi-Fi at the Lakehouse needs to be moved to improve signal.

157158

Mr. Carlton requested Rizzetta email for each amenity staff member if possible.

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Mr. Stafford requested that Paula evaluate Hammock Park on what and where they can plant where trees died.

162163164

ORDER OF BUSINESS

Adjournment

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Mr. O'Nolan stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

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On a Motion by Ms. Lewis, seconded by Mr. Stafford, with all in favor, the Board adjourned the meeting at 9:16 p.m. for the Triple Creek Community Development District.

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TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT August 26, 2025, Minutes of Meeting Page 6

Secretary/Assistant Secretary	Chairman/Vice Chairman

Tab 9

FIRST ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This First Addendum to the Contract for Professional Amenity Services (this "First Addendum"), is made and entered into as of the 2025 day of October 1st (the "Effective Date"), by and between Triple Creek Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Hillsborough County, Florida (the "District"), and Rizzetta & Company, Inc., a Florida corporation (the "Consultant").

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated July 23, 2024 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Fifth Addendum as of the Effective Date.

Rizzetta & Company, Inc.	Triple Creek Community Development District
By:	By:
William J. Rizzetta, President	Chairman of the Board of Supervisors



Exhibit B - Schedule of Fees

Exhibit C – Human Trafficking Affidavit

Exhibit D - Municipal Advisor Disclaimer

EXHIBIT B SCHEDULE OF FEES

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2025 to September 30, 2026.**

PERSONNEL:

General Manager

Full Time Personnel – 40 hours/week

Maintenance Manager

Full Time Personnel – 40 hours/week

Maintenance Technician

Part Time Personnel – 30 hours/week

Facility Attendant

Full Time Personnel – 40 hours/week

Facility Attendant

Part Time Personnel – 30 hours/week

Pool Monitors (14 weeks)

Part Time Personnel – 350 hours/week

Budgeted Personnel Total (1)

General Management and Oversight (2)

Total Services Cost:

Assistant General Manager

Full Time Personnel – 40 hours/week

Maintenance Technician

Full Time Personnel – 40 hours/week

Janitorial

Full Time Personnel – 40 hours/week

Facility Attendant

Full Time Personnel – 40 hours/week

ANNUAL

\$ 750,000.

\$ 50,000.

\$ 800,000.

- (1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.
- (2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.

 Rizzetta & Company



EXHIBIT C

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:

Name: William J. Rizzetta

Title: President



EXHIBIT D

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.



Tab 10



No-Cost Interactive Hub for Your Community

With Monthly Revenue Share

The MARC Group transforms communities with state-of-the-art digital kiosks—fully installed, managed, and maintained at no cost to your HOA, ever.

Modern Technology Meets Community Connection

Our sleek, weatherproof kiosks deliver interactive experiences that engage residents while generating revenue for your community. These aren't just bulletin boards—they're sophisticated digital hubs designed for today's connected lifestyle.

Every installation includes premium hardware, professional setup, ongoing maintenance, and dedicated content management—all at zero cost to your HOA.



Why Your HOA and Residents Will Love It



Revenue Generation

Your HOA receives a share of advertising income—turning a zero-cost service into a valuable new revenue stream for community improvements.



Resident Engagement

Display real-time community news, events, and important announcements in a vibrant, interactive format that actually gets noticed.



Interactive Wayfinding

Help residents and guests easily navigate your community and discover local points of interest with intuitive touch navigation.

Essential Features for Modern Communities

1

Emergency Assistance

Instant access to emergency contacts, safety alerts, and critical community information when residents need it most.

2

Local Commerce Support

Promote businesses your residents already trust—local dining, services, and shops featured right on screen, all HOA-approved.

3

Premium Construction

Commercial-grade kiosks built for year-round durability with antiglare, high-brightness LED touchscreens and weatherproof enclosures.

Enhancing Property Value & Curb Appeal



Modern Design Philosophy

Our kiosks feature sleek, contemporary styling designed to complement your clubhouse and common areas. The result? Enhanced curb appeal that adds perceived value to your community.

Residents and visitors immediately recognize the forwardthinking approach of your HOA board.



ATrue Turnkey Solution

No hardware costs. No installation fees. No maintenance bills. No catch.

Our program is designed to be completely hands-off for your board and property management team.



Our Complete Commitment to You

01

All-Inclusive Hardware & Installation

We provide the weatherproof, highdefinition LED kiosk, and our certified technicians handle the entire professional installation process. 02

Full Content Management

Our dedicated content team ensures your community news, events, and announcements remain fresh, current, and professionally presented.

03

24/7 Maintenance & Support

We proactively monitor your kiosk and provide all necessary maintenance and repairs, ensuring zero downtime and zero cost to your HOA.



How Is It FREE? A Simple Partnership



Transparent Business Model

Our program is funded by high-quality local businesses who want to connect with your residents in a meaningful way.

- You maintain full control: All sponsors are Board approved
- **Clean presentation:** Ads display in sophisticated, rotating format
- **Community benefit:** Creates valuable connections between residents and trusted local services

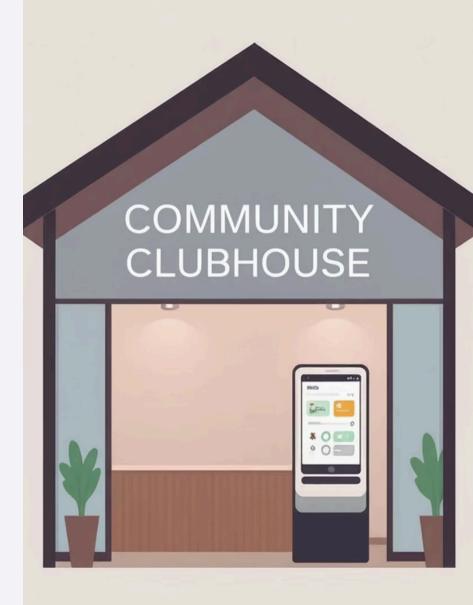
Ready to Enhance Your Community?

Risk-Free Opportunity

This is a zero-risk chance to enhance your community with a significant amenity that pays for itself while generating ongoing revenue.

Simple Qualification Process

Let's connect for a brief, no-obligation consultation to determine if your HOA qualifies for our exclusive program.



Let's Connect

Contact The MARC Group Today

Call Us

844.855.MARC

Email Us

info@themarcgroupinc.com

Transform your community today with our risk-free digital amenity solution.

Tab 11



Lakehouse Gate Access Control Gate Addition

Prepared for: Triple Creek CDD

Created by: Thomas Giella | CEO of Complete I.T. Corp

Email: Thomas@completeit.io

Phone: (813) 444-4355 Ext 203



Your Technology Professionals Sales, Training, & Support

Hi Triple Creek CDD,

Complete I.T. has worked with small businesses, CDD's & HOA's, all the way up to Fortune 500 companies. No job is too big or too small. Complete I.T. Specialty Electrical License ES12001800.

Complete I.T. uses high quality products for one reason—quality makes a happy customer. We understand how inferior products, that may cost less in the beginning, can cost you much more in the end. Products chosen by Complete I.T. are often of superior craftsmanship and practical pricing than competitors.



All products sold by Complete I.T. hold a minimum 1-year manufacturer warranty. You as the client never have to worry about the warranties. If a product fails within a specified warranty period,

Complete I.T. can take care of the exchange or replacement. By allowing Complete I.T. to take care of your technology solutions, you can tend to what you do best, your company.



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

Complete I.T. designs, installs, and manages efficient network backbones. Whether you are a one-man show, or an fortune 500 company, your employees and clients deserve easy accessibility and a impeccable up-time.



Camera Systems (CCTV)

Up To 4K Resolution. Night Vision. Digital. PTZ.

Our digital solutions will capture video at your office, allowing you to review footage from any computer or mobile device with an internet connection. Crisp clear video, with audio capture being optional. Large assortment of cameras for any project. Local and cloud recording available.



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use. Have you pondered what would happen if the computer or server running your access control system crashed? By going with our Cloud solution, you won't have too. No large up-front software licensing fees.

<u>Proposal Overview - Gate Access Control</u>

Solutions:

Camera Systems	Price
Eagle Eye Camera System	\$4,387.00
Gate Lock	
Electromagnetic or magnet	
REX button with rex shield	
4x4 post for Brivo reader	
Brivo reader	
Brivo ACS 300 controller	
Access control wiring	
Ditek surge protection for reader	
• Labor	

Estimated One-Time Project Total \$4,387.00

Monthly License Price:

Camera Licensing	Price
Brivo access control	\$18.00
• (1) additional gate	

Estimate Monthly \$18.00

Payment and Service Agreement Terms

1. Project-Based Services & Payment Terms

Before initiating any requested service on a project basis, Vendor shall provide a written proposal outlining the scope of work and associated fees. While an estimated completion timeframe may be included, it is not guaranteed and may be omitted depending on the nature of the project. The Customer agrees to remit a non-refundable deposit equal to 50% of the total proposed cost prior to the commencement of any work. Once the 50% deposit is received, the Vendor will order all required products and add the project to the schedule. The Vendor will then begin work on the requested service. The Customer acknowledges that some equipment may be subject to shipping delays, and the Vendor is not responsible for delays caused by product availability or delivery timelines. The remaining 50% balance is due within fourteen (14) calendar days of project completion.

2. Estimated Timeline for Completion

While most services are typically completed within thirty (30) calendar days from the time the Vendor begins the project, the Customer acknowledges that completion times may vary due to factors beyond the Vendor's control. The estimated timeline, if provided, is only a guideline and not a guaranteed deadline. If the Customer requests a postponement or causes a delay in the progress of the work, such request must be made in writing. In the event that the Customer delay exceeds fifteen (15) calendar days, the Vendor may invoice for all services rendered and materials purchased up to that date. The Customer agrees to pay the invoiced amount within fifteen (15) calendar days of receipt. Additional charges may apply for delays initiated by the Customer.

3. Price Adjustments

Vendor reserves the right to adjust project or service pricing in the event of changes in manufacturer licensing fees or other direct vendor-related costs. The Customer will be notified of any such adjustments prior to being invoiced for the remaining balance.

4. Non-Payment & Late Fees

Failure to make timely payments constitutes a material breach of this Agreement. A monthly service charge of 1.5%, or the highest amount allowed under Florida law, will be applied to any past due balances. Payments will be applied to the oldest outstanding invoices unless otherwise specified. The Customer is responsible for all costs associated with collection, including attorney's fees.

5. Service Contract Duration & Termination

This agreement is for a 12-month term, beginning on the 1st day of the month in which the equipment is installed. The contract automatically renews annually unless terminated with a 60-day written notice prior to the renewal date.

6. Supplemental & Emergency Services

Supplemental services include, but are not limited to, on-site visits, remote support (via phone, email, or screen sharing), travel time, and meetings (in-person or virtual). These services will be billed separately from standard project or service fees. Support requests submitted outside of standard business hours or on holidays will be billed at 1.5 times the normal technician labor rate with a 2-hour minimum, plus travel. Emergency service will be clearly labeled on both the support ticket and final invoice.

7. Technician Time Rates

- Standard Business Hours: \$165/hour (2-hour minimum, plus travel)
- Emergency Hours (After-Hours, Holidays, Urgent Support): \$247.50/hour (2-hour minimum, plus travel)

8. Support Request Methods

Customers may submit support requests by:

- Calling (813) 444-4355
- Emailing support@completeit.io

Support requests made outside of these methods (e.g., text, voicemail, social media) may result in delayed response times from the Complete I.T. support team.

9. Refund Policy

Vendor maintains a strict NO REFUNDS policy on deposits, project totals, or any monetary exchanges related to services rendered or contracted.

10. Manufacturer Warranties & Exclusions

Any manufacturer warranties associated with equipment or products provided by the Vendor are limited to the terms and conditions set forth by the respective manufacturer. The Vendor does not offer any separate or extended warranty beyond what is provided by the manufacturer. Manufacturer warranties do not cover damage resulting from misuse, abuse, negligence, vandalism, theft, power surges, acts of God (including but not limited to lightning, flood, fire, or storm), or improper installation or handling by parties other than the Vendor or its authorized agents. The Customer acknowledges that any such damages are not covered under warranty and may require additional service, replacement, and/or labor at the Customer's expense.

Tab 12



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

Dave Stafford

Phone: 704-502-4971 Cell: +17045024971

12836 Tripoli Avenue Riverview, FL 33579 Job Address:

13013 Boggy Creek Drive

Riverview, FL

Print Date: 9-26-2025

Proposal for Triple Creek - Shade Structures

License: CBC1263668

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

Thank You for Considering Mor Sports Group!

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

Why Choose Mor Sports Group?

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

Next Steps:

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

We look forward to partnering with you on your project!

Sincerely,

Custom Awning (8' x 16')

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

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

Custom Awning (8' x 16') Total:

\$24,458.82

Total Price: \$24,458.82

Payment Schedule:

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

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

Project Management & Communication:

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

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

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

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

Signature:	
Date:	
•	
Print Name:	