



Rizzetta & Company

Triple Creek Community Development District

**Board of Supervisors' Meeting
April 28, 2026**

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

www.triplecreekcdd.com

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

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

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

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

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

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

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

Board of Supervisors
Triple Creek Community
Development District

4/28/2026

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, April 28, 2026, at 6:00 p.m.** at the **Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579.** The following is the final agenda for this meeting:

REGULAR MEETING

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

3. STAFF REPORTS

- A. Sitex Aquatics Report and Proposals..... Tab 1
- B. Community Asset Inspection Report Tab 2
- C. Consideration of LMP Responses Tab 3
- D. District Manager Report..... Tab 4
 - 1. Discussion of Fiscal Year 2026-2027 Proposed Budget
 - 2. Consideration of Resolution 2026-09, Fiscal Year 26-27 Budget Approval..... Tab 5
- E. District Engineer
- F. District Counsel
- G. Amenity Manager Report Tab 6

4. BUSINESS ITEMS

- A. Consideration of Pressure Washing Proposal Tab 7
- B. Consideration of Exterior Painting Proposal Tab 8
- C. Consideration of Privacy Fencing Proposal Tab 9
- D. Consideration of Hammock Club Playground Fence Proposal. .. Tab 10

5. BUSINESS ADMINISTRATION

- A. Consideration of Resolution 2026-08, Rules of Procedure..... Tab 11
- B. Review of the Financial Statement for February 2026..... Tab 12
- C. Consideration of Operation and Maintenance Expenditures for February 2026..... Tab 13
- D. Consideration of the Board of Supervisors Meeting Minutes for March 24, 2026, Tab 14

6. SUPERVISOR REQUESTS AND COMMENTS

7. ADJOURNMENT

We look forward to seeing you at the meeting.

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

Sincerely yours,
Matt O'Nolan
District Manager

Tab 1



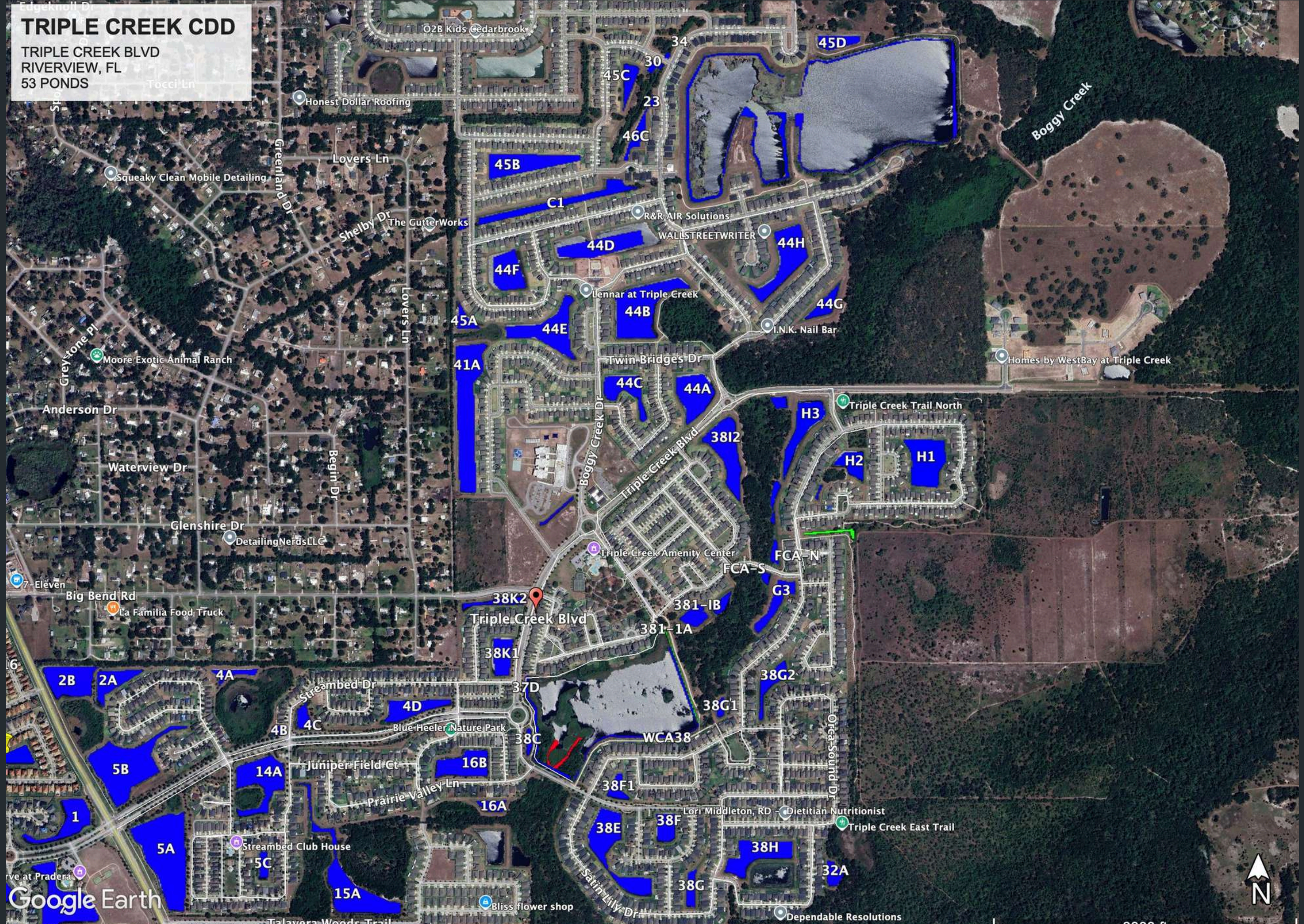
MONTHLY REPORT

APRIL, 2026



TRIPLE CREEK CDD

TRIPLE CREEK BLVD
RIVERVIEW, FL
53 PONDS



SUMMARY:

Winter is over and Spring is upon us. As air temperatures rise so will the water. With the water drought and a rise in temperatures we will see a great influx in Algae blooms. Some ponds may go dry if we see this continue through the month. We will be aggressively monitoring as well as treating all blooms and unwanted growth as it shows its self.



Pond #H3 Treated for Spike rush and Shoreline Vegetation.



Pond #44B Treated for Shoreline Vegetation.



Pond #44H Treated for Hydrilla and Shoreline vegetation.



Pond #44D Treated for Shoreline Vegetation.



Pond #44G Treated for Algae, Spike rush and Shoreline Vegetation.



Pond #C1 Treated for Spike rush and Shoreline Vegetation.



Pond #41A Treated for Shoreline Vegetation.



Pond #44A Treated for Shoreline Vegetation.



Pond #44C Treated for Algae and Shoreline Vegetation.



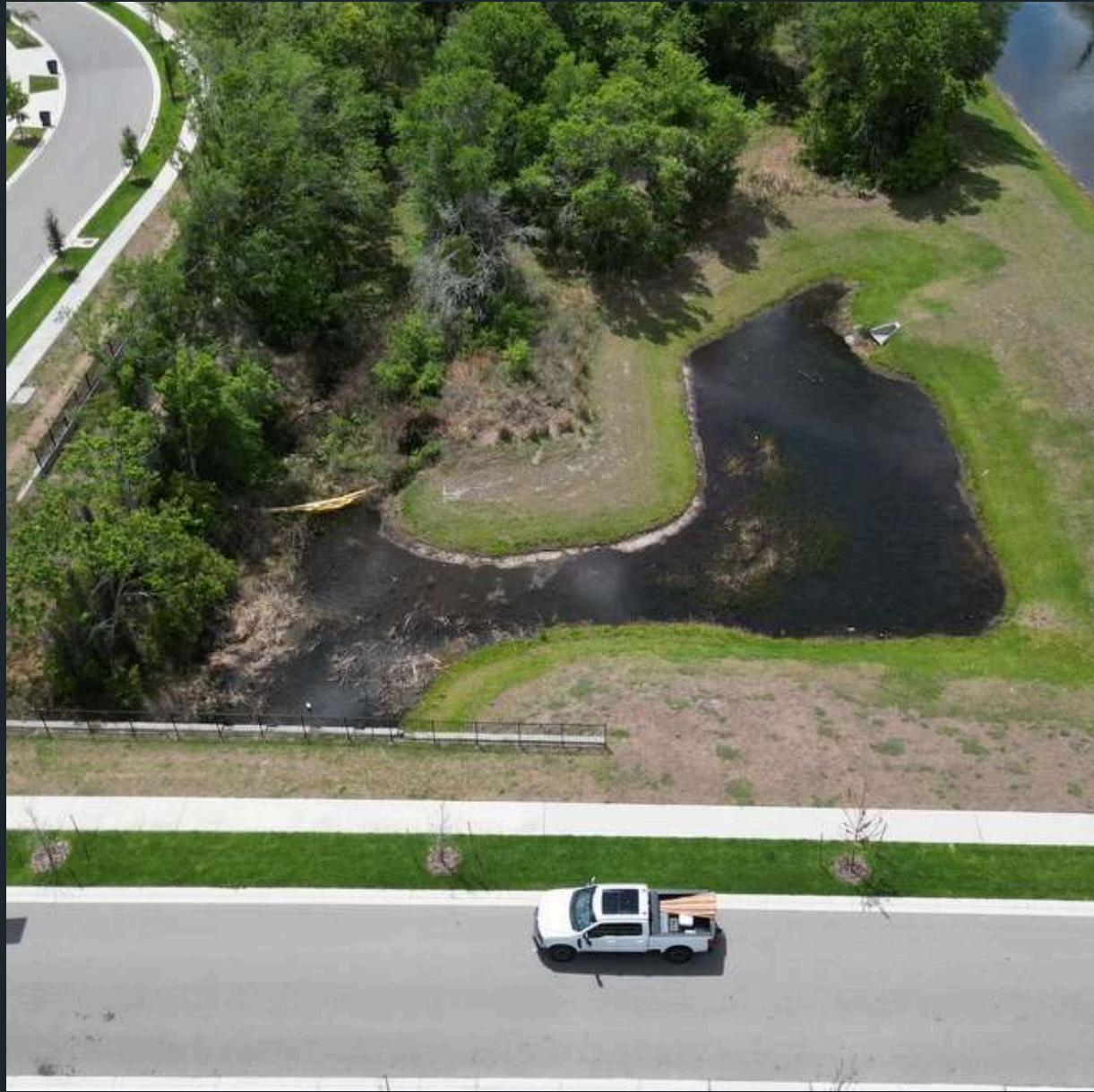
Pond #C1 Treated for Algae and Shoreline Vegetation.



Pond #44B Treated for Shoreline Vegetation.



Pond #44E Treated for Shoreline Vegetation.



Pond #30 Treated for Algae and Shoreline Vegetation.



Pond #46C Treated for Shoreline Vegetation.



Pond # Treated for Shoreline Vegetation.

Tab 2

TRIPLE CREEK

COMMUNITY ASSET MANAGEMENT REPORT



April 2, 2026

Rizzetta & Company

Haley Pryor – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary/Triple Creek Blvd.

General Updates, Recent & Upcoming Maintenance Events

- ❖ Significant new growth is occurring throughout the community. Foliage has been pruned in most locations and will continue to stimulate growth and improve appearance.
- ❖ Water restrictions are in place until July 1st. This will affect the scheduling of new planting and turf installation.

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

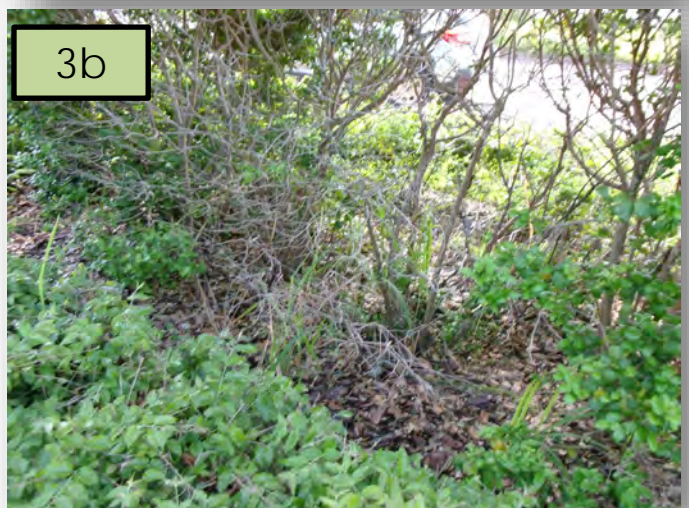
1. Inspect, diagnose, and treat the patchy turf at the edges of the entrance median. Chinch bug season is upon us. (Pic 1)



3. The Star Jasmine in the median past Royal Pines headed north has a lot of dead at the top. The new growth at the bottom looks promising. Please cut out the dead branches and remove the weeds and torpedo grass in the bed. (Pics 3a&b)



2. Remove the dead Oleander from the median bed on TCB right before Royal Pines. (Pic 2)



Triple Creek Blvd.

4. Inspect the Indian Hawthorne in the median past Streambed. New growth is inconsistent and these plantings were struggling before cold damage. If the shrubs can't make a comeback, submit a proposal to remove from the bed. (Pic 4)



7. Please continue to prune and remove dead branches from the Jasmine along the North ROW of TCB past Streambed. Weeds and torpedo grass are sprouting out of the mulch and need to be pulled. (Pic 7)



5. Noting additional patchy turf on the same median. Inspect, diagnose, and treat. (Pic 5)



8. Please remove dead grass plugs in the beds throughout the community. The placement in reference is in the median before Blue Heeler Tr. headed East on Triple Creek Blvd.

9. Loropetalum on the TCB West ROW has new growth but there are also dead placements that need removal. Please have crews scan the beds along the sides of TCB and remove dead plant material once deemed non-viable.

6. Please trim the dead fronds from the Foxtail Palms on the corner of Triple Creek Blvd. and Streambed Dr. There is new growth with green spear leaves in the center so they made it past the frost damage. (Pic 6>)



Streambed Clubhouse/Lake Monroe Pl./Bay Estuary Bend

10. On each side of the Streambead Clubhouse entrance, the plantings are struggling even after pruning. At least half may not come back due to the cold damage. Please monitor and submit a proposal for replacement once a conclusion is evident. (Pic 10)



12. Please trim the Juniper encroaching on the electric boxes at the Bay Estuary model home parking lot and trim the dead brown branches out. (Pic 12)



11. Behind the Streambed Clubhouse, and next to the Gazebo, there is a bed of Ornamental Grasses that needs to be scanned and inspected. Please remove dead placements in the beds visible along Lake Monroe Pl. (Pic 11)



13. Please inspect, diagnose, and treat the patchy turf by the fire hydrant at this parking lot. (Pic 13)



Triple Creek Blvd.

14. In the middle of the Triple Creek Blvd. roundabout at Dorado Shores Ave, there is dead plant material showing very little new growth. Please remove plantings that are no longer viable. A proposal for replacements can be in the works as well. (Pic 14)



16. The median on TCB towards the Hammock Club roundabout has extremely weedy turf. The second bed on the median has ornamental grasses with dead placements. Please monitor and pull out dead clumps with no signs of regrowth. (Pics 16a&b)



15. The Jasmine in the beds that surround the roundabout have a weak consistency and rejuvenation is lagging. Please inspect, diagnose, and advise if these are viable long term or if adding placements is necessary for the bed to look full. (Pic 15)



17. The Juniper at the end of the median has palm volunteers, weeds, and dead branches that need to be removed. Please have crews scan and tidy up this bed before the weeds get cumbersome.



Triple Creek Blvd/Hammock Club

18. In the center of the roundabout in front of the Hammock Club, the Mammy Crotons show no signs of rejuvenation. Dead placements should be removed along with the dead grasses that will not be coming back. Please see proposal page for planting something new instead of Mammy Crotons. The Crotons have not bounced back very well from the cold damage throughout the community. (Pics 18a&b)



19. The turf in front of the Hammock Club is covered with dog fennel and other various types of weeds. It also has dry patches throughout. (Pic 19)



20. The landscaping and foliage around the Hammock Club has placements that need more time to rejuvenate. Please continue to monitor and remove plant material that no longer thrives. (Pic 20)



Triple Creek Blvd/Hammock Club/Bent Twig Dr./Daleridge

21. The park between Bent Twig Dr. and Pennybrook Dr. has inconsistent turf. Please inspect, diagnose, and treat accordingly. (Pic 21)



24. The landscape beds on Daleridge Pl. got hit the hardest with cold damage but rejuvenation is evident. The Blue Daze are coming back slowly so please continue to monitor. The ornamental grasses that line the top of the berm may be too far gone. Please inspect and remove non-viable plantings. (Pic 24)



22. The corner on Bent Twig and Noelani Way has a triangle of dirt in the crosshatch of the sidewalk and curb. Please see the proposal page to fill the space with turf or some type of ground cover. (Pic 22)



25. On the corner of TCB and Daleridge, there's a blank corner at the end of the plant bed. Please advise if this is a change in the bed shape or additional mulch or ground cover is needed. (Pic 25)



23. Remove dead plant material in the roundabout towards Glendora Ridge Pl. Some Duranta plantings and others do not appear to be coming back after cold damage. A proposal for replacements can be submitted at a later date.

26. Please clear out dead grasses and continue to monitor Duranta for new growth in the bed on Twin Bridges Dr. before Weston Oaks. (Pic 26)



29. The Lantana at the end of the bed on Satin Lily and Dorado Shores needs pruning. There's a good bit of dead stems that may be smothering new growth. (Pic 29)



27. The turf at The Lakehouse on Bergstrom Bay looks good from the road but when you get closer, it has high weed pressure. Please treat for weeds. (Pic 22)



28. The park on Tannencrest Dr. and along the beds at the Mangrove Forest intersection have fire ant mounds rising to higher elevation. Please treat mounds in the beds and in the grasses and continue to remove dead plant material. A Duranta placement may be too far gone. (Pics 28a&b>)



Dorado Shores Ave/Hammock Club

30. The Dorado Shores bed towards Satin Lily, when you come from Rain Lily, has several dead Mammy Crotons. There are no signs of new growth as this species did not handle the freezing temperatures very well. Please remove dead placements. (Pic 30)



32. Please prune foliage away from utility structures or surfaces throughout the community. This electrical box is on Dorado Shores Ave. (Pic 32)



33. Please inspect and treat the discolored and weak turf in front of the electrical box at the Hammock Club Fitness Center. (Pic 33)



31. On the opposite side of Dorado Shores Ave, the West ROW bed, there's a clump of dirt outside of a burrow hole that needs to be dispersed and filled in. There are dead Mammy Crotons that need to be removed. (Pics 31a&b)



Proposal

1. The TCB roundabout in front of the Amenity Center is still in recovery from the cold damage, but the inner circle has Mammy Crotons that are too far gone. This species did not do well with the freezing temperatures so, the recommendation is to remove and replant something else. Please provide a proposal to plant an alternate bright and warm color giving display in the center. Bougainvillea would be a better option for longevity and aesthetics. It would need to be maintained accordingly for a roundabout and safe driving practices. If approved, commencement of planting should coincide with irrigation ordinances. (Pic 1>)



2. Please provide a proposal to install turf or complimentary ground cover on the bare triangle between the curb and sidewalk on Bent Twig Dr. and Noelani Way. Perennial peanut has proven to be a great option with hardiness and swift rejuvenation after foliage damage. (Pic 2>)



Tab 3



TRIPLE CREEK FIELD INSPECTION REPORT

RESPONSE

Date Inspection Report Performed _____ 4/2/26 _____

Date LMP Received Report _____ 4/15/26 _____

LMP Response Date _____ 4/16/26 _____

1. This area was inspected and treated for take all root rot. Take-all root rot (TARR) is a destructive fungal disease (*Gaeumannomyces graminis*) affecting warm-season turfgrasses causing irregular yellow or brown dead patches.
2. Will complete by week of 5/4/26.
3. Dead, freeze material cutbacks continue throughout the property.
4. Will monitor.
5. See #1
6. Dead, freeze material cutbacks continue throughout the property.
7. Noted
8. OK
9. Noted
10. Will monitor
11. Will monitor
12. Will complete by week of 5/4/26.
13. This is old damage due to drought and freeze. I suggest either a top-dressing application or resodding. I will submit proposal.
14. OK
15. This area is scheduled to be new, annual beds (there are two) which will be installed week of 4/20

16. Turf will be treated with herbicide. We will monitor the ornamental grasses.
17. Will complete by week of 5/4/26.
18. OK
19. Weeds have been treated with herbicide. Bermuda and Zoysia grasses throughout the property are still healing from the freeze damage. Irrigation has been checked for any necessary adjustments or repairs.
20. Will monitor
21. See #1
22. OK
23. OK
24. Will monitor
25. Mulch would be weird. Sod would be the best option. I will submit proposal.
26. Ok
27. This has been treated.
28. I will submit a proposal for Top Choice ant treatment.
29. Will address by week of 5/4
30. Will be removed by week of 5/4
31. We will fill in the hole. I may suggest if this burrowing continues that you call a rodent removal vendor. We will remove any dead plant material.
32. Will address by week of 5/4
33. A proposal was submitted at the request of Justin last year, and the board tabled it. This area is an area of high compaction due to foot traffic cutting through. This being noted, turf will never be successful here.

APRIL GARDENING TIPS – COMPILED BY PAULA

April in Florida is a peak, dry, and warm gardening month ideal for planting heat-loving vegetables like okra, sweet potatoes, and southern peas, alongside flowers such as zinnias and sunflowers. Focus on consistent irrigation, mulching to retain moisture, and scouting for pests like aphids and thrips on new growth.

April Gardening Checklist & Tips:

What to Plant

Annuals/Perennials/Wildflowers: New varieties of coleus do well in sun or shade and provide vivid colors and patterns for months.

Flowers to Plant: Zinnias, Marigolds, Pentas, Vinca, Cosmos, Salvia, and Sunflower.

PAULA'S TIP... Know that Marigolds require a lot of dead heading to be aesthetically pleasing and promote new growth so they will need a little extra love on your part if you use them. However, they also deter a number of pests so depending on your situation, it may balance out.

Why Marigolds can help your garden.

1. *Chemical Compounds:* Marigolds emit a strong aroma due to compounds like thiophenes and limonene, which are known to deter pests. These compounds can confuse insects and mask the scents of nearby plants that pests are attracted to.

2. *Specific Pests:* Research and anecdotal evidence suggest that marigolds can repel at least nine types of pests, including:

Nematodes: Marigolds secrete chemicals that inhibit the development of nematode eggs, making them effective against these soil-dwelling pests.

Aphids: The scent of marigolds is thought to deter aphids, which are common garden pests.

Whiteflies: Studies have shown that marigolds can repel whiteflies, a significant pest for many crops.

Tomato Hornworms, Cabbage Worms, and Thrips: Marigolds are also reported to help keep these pests at bay.

Mosquitoes: The strong scent of marigolds is effective in repelling mosquitoes, making them a good choice for gardens.

Bulbs: Planting early-, mid-, and late-blooming varieties of daylily ensures months of color from these low-maintenance plants. See

Herbs: Add nasturtiums to your herb garden. The leaves and flowers add a peppery zest to salads. See

Vegetables: Continue planting warm-season crops, such as beans, sweet corn, and squash. Mulch well to prevent weeds and provide water if the weather has been dry.

Vegetables to Plant: Okra, Southern peas, Seminole pumpkin, sweet potatoes, and beans (bush, pole, lima).

Shrubs: Choose from a wide variety of shrubs to add to the landscape now.

Water Management: April is typically dry, so monitor irrigation closely as water tables drop. Water only 1-2 times per week, adjusting for rain.

IRRIGATION REMINDER...

The Southwest Florida Water Management District (District) Governing Board voted to declare a Modified Phase III "Extreme" Water Shortage due to dry conditions across the region, which requires all residents in Hillsborough County, including those on private wells, to follow one-day-per-week watering restrictions.

Starting April 3, residents in Hillsborough County will face strict water restrictions due to a Modified Phase III "Extreme" Water Shortage. Here are the key points...

Watering hours are restricted to 12:01 a.m. to 4 a.m. or 8 p.m. to 11:59 p.m.

Properties less than one acre may only use one of these windows.

Residents on private wells are also subject to these restrictions.

Violations may result in penalties, including citations from local enforcement.

Pest Control: Scout for aphids, whiteflies, and spider mites. Use neem oil or insecticidal soap for control or pick pests off by hand.

Maintenance: Prune spring-flowering shrubs (like Azaleas) immediately after they finish blooming.

What to Do

Beneficials: Identify and conserve beneficial insects. Some insects should be encouraged in your yard! Lady Beetles are GOOD!!

Perennials and bulbs: Divide clumps of bulbs, ornamental grasses, or herbaceous perennials to expand or rejuvenate garden beds or to pass along to friends. See

Lawn insects: Rule out cultural problems, such as lack of water, that resemble insect damage before applying a pesticide.

PAULA'S TIP... This is the time of year for the Lubber Grasshopper NIGHTMARE!!!

The word lubber is derived from old English term 'lobre,' meaning clumsy or lazy, a perfect description of these nasty pests. They are destructive and voracious eaters capable of destroying the whole garden including citrus crops, vegetables, and ornamental plants.

The best time to eradicate the Loppers is in their nymph stage. They are usually black with a yellow strip and small. As they get older, they grow up to 3" and become (in my opinion) colorful and beautiful until you see them eating everything in your yard!!!

Not only are the insects difficult to kill, but they are also immune to some pesticides. Killing the lumber grasshoppers is difficult because they come in large numbers, and most adult ones are tolerant to certain pesticides. My suggestion is to try to use chemical application according to the label (THE LABEL IS THE LAW) when they are young. Once they mature, they will laugh at you when you spray them. The only true way that I have found to get rid of them in their adult stage is to grab them with my hand (yes. It is gross) and throw them on the concrete to stun them and then STOMP them.

What is more, is that these pests have a few predators because of their toxic secretion that can kill birds. Also, they release an irritant with a loud hiss as a defense against possible predators.

Lawns: Apply fertilizer after new growth has started, which is usually early April in north-central and central Florida; choose a fertilizer (not a "weed and feed") with little or no phosphorus unless a soil test indicates the need for it. A fertilizer with controlled-release nitrogen yields longer-lasting results. See

Mulch: Add mulch to minimize weeds and conserve moisture during dry weather. Organic mulches add nutrients to the soil. Be sure to ask your Landscape Committee if there are any specific, required mulches in your community before committing. **Check your Design Review Manual before installing to save yourself a hassle on the backside.**

Major Plant Festivals & Sales in April

USF Botanical Gardens Spring Plant Festival (April 11–12, 2026): Located at the USF Botanical Gardens (12210 USF Pine Drive, Tampa), this festival runs from 9 a.m. to 3 p.m. (8:30 a.m. for members) and features various plant vendors.

Green Thumb Festival - St. Pete (April 26-27, 2026 - Confirmed dates may vary slightly based on source, see note): While in nearby St. Pete at Walter Fuller Park, this massive event is a major draw, featuring over 120 vendors, tool sharpening, a flower show, and free plant/mulch giveaways.

Green Thumb Nursery 73rd Annual Anniversary Party (April 11, 2026): Held at 6913 Sheldon Road, Tampa, this event features local vendors, live music, and spring plants.

Botanical Bash 2026 - Tampa Bay Watch: This event offers a native plant share, guided garden tours, and hands-on activities like bee bath making.

Soil Building Class - In Person (April 9, 2026): Held at the UF/IFAS Extension Hillsborough County (5339 County Road 579, Seffner) at 10:00 a.m., this class focuses on creating healthy soil, with a \$10 registration fee.

Bonsai & Brews at 82°West (April 4, 2026): A DIY bonsai workshop for beginners at 6430 North Florida Avenue, Tampa, starting at 2 p.m.

Bonsai & Brews at Yuengling Draft Haus (April 16, 2026): An evening workshop combining bonsai crafting and beer-tasting.

Tab 4



UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 5th @ 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

April 28th

2026

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<u>FINANCIAL SUMMARY</u>	<u>02/28/2026</u>
General Fund Cash & Investment Balance:	\$3,839,815
Reserve Fund Cash & Investment Balance:	\$1,022,935
Debt Service Fund Investment Balance:	\$6,273,736
Total Cash and Investment Balances:	\$11,136,486
General Fund Expense Variance: \$72,179	Under Budget

Tab 5

RESOLUTION 2026-__
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Triple Creek Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: _____, 2026
TIME: 6:00 P.M.
LOCATION: Hammock Club
13013 Boggy Creek Drive
Riverview, Florida 33579

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

PASSED AND ADOPTED THIS 28th DAY OF APRIL, 2026.

ATTEST:

**TRIPLE CREEK COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A

Tab 6



Kelly Wilson, General Manager

Board Report – Tuesday, April 28, 2026

Amenity Office Updates:

- **Extended deadline** - Brivo account updates – All residents must have an image included in their Amenity Access Profile. We recently sent detailed instructions to residents with instructions on how to determine if they have a photo associated with their profile. Residents that are missing a profile image have until Tuesday, March 31 to stop by the office and take a quick photo. The process takes less than 5 minutes. Residents that do not comply will result in a temporary loss of amenity access until accounts are updated with required details.
- Later Spring/ Early Summer - We look forward to incorporating a main Monthly, Newsletter printed & available throughout the community at multiple facility centers – as well as emailed. Emailed weekly updates will follow throughout each month.

Community Improvements / Updates:

- The Hammock Clubhouse interior has been updated with fresh paint, new light fixtures, furniture, and window treatments.
- Streambed flagpole repaired after a piece snapping at the top.
- The Streambed pool chair lift is currently inoperable. A part has been ordered for repair.

Neighborhood Center / Triple Creek Fitness & Wellness

12586 Bergstrom Bay Dr.

- Project Development Underway
- Opening May 2026



'Where Fitness, Wellness, & Community Come Together'

Our mission is to inspire residents of all fitness levels to move, connect, and thrive through modern wellness spaces, engaging programming, and a welcoming environment that supports healthier lifestyles and a stronger community.

Main Events 2026:

- July 4th Celebration / **Saturday, July 4**
- Fall Festival / **Saturday, October 17**
- Annual Festival of Lights / **Saturday, December 12**

Tab 7



UNITED RESTORATION SERVICES LLC

Client Information

Property Information

Triple Creek CDD			Triple Creek CDD		
3434 Caldwell Ave Unit 200			13013 Boggy Creek Dr		
Tampa	FL	33614	Riverview	FL	3351

Project Name/Description

Annual Community Sidewalk and Walking Path Pressure Washing	\$40,000
The community will be split up into quarters.	
Each quarter will be power washed once per year.	
Community hardscapes will also be rinsed off in each quarter.	
TOTAL CHARGE FOR ABOVE WORK IS:	\$40,000

We hereby agree to furnish labor and materials - complete in accordance with the above specifications, at above stated price.

Date

United Restoration Services Representative

03/26/2026	Hannah Alhalel
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This estimate is valid for 30 days from Date of issuance. Pricing does not include any permit fees, engineering fees, or architectural fees that might be required from the Area Permitting Office. We appreciate this opportunity to bid on your work.

Approved By & Approval Date

Job Number Assigned

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ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

BILL TO
Triple Creek Riverview
Matt O’Nolan
12854 Satin Lily Drive
Riverview, Florida 33579
United States

813.533.2950 Ext.: 2928
MONolan@rizzetta.com

Estimate Number: TCCCDDE82

Estimate Date: March 11, 2026

Valid Until: April 10, 2026

Grand Total (USD): \$41,500.00

Items	Quantity	Price	Amount
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Triple Creek Quarterly Community Sidewalk and Walking Path Pressure Washing	1	\$41,500.00	\$41,500.00
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Nick Knows will provide quarterly pressure washing services for community sidewalks and pedestrian walking paths throughout the Triple Creek community including the Central, North, South, and West sections.

Service includes cleaning of:

- Roadway sidewalks throughout the community
- Pedestrian walking paths and trail connectors
- Pond and park walking paths
- Amenity center sidewalks
- Sidewalk sections crossing residential driveways

During service visits, community benches, playground surfaces, and adjacent hardscape areas will also be rinsed as needed to maintain a clean appearance.

Residential driveways, private homeowner walkways, patios, crosswalks, and other privately owned surfaces are excluded from this service.

All work will be completed using commercial pressure washing equipment and professional surface cleaners designed for efficient large-scale sidewalk cleaning.

Service Frequency



ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

Items	Quantity	Price	Amount
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This proposal assumes Triple Creek CDD will allow our crews to connect to the community's available water sources on the property during service visits.

Quarterly (4 services per year)

Price Per Service: \$41,500

Grand Total (USD): \$41,500.00

Notes / Terms

Signature: _____

Signature Date: _____

Nick Knows appreciates the opportunity to provide exterior cleaning services for the Triple Creek community. Our goal is to maintain the appearance, cleanliness, and safety of the community while providing dependable and professional service.



Quote



Exterior Washing & Holiday Lights

Pressure Washing

Quote: 8667

Date Issued: 03/01/2026

Deposit

Deposit Not Made

To: Wilson, Kelly

13013 Boggy Creek Dr

RIVERVIEW, FL 33579

Attn. To: Kelly Wilson

Phone: (813) 671-5900

Email: triplecreeklifestyle@outlook.com

Prepared By:

Bright Brothers of East Tampa

7826 Causeway Boulevard Ste D

TAMPA, FL 33619

Phone: (813) 725-1587

Email: info@brightbrothersofeasttampa.com

Web: http://brightbrothersofeasttampa.com

Service Location:

13013 Boggy Creek Dr

RIVERVIEW, FL 33579

Rep.	Valid Until
Ben Hagan	04/30/2026

Basic	Plus	The Bright Bundle
Starter package of services	The plus package of services	Clean it all Special!

#	Services	Line Total
1.	Pressure & Soft Wash - Concrete Driveways & Walks Notes: Full Triple Creek CDD Quote 2 Teams of 2, 7 days per quarter to clean Central, North, South, and West. Over 50 miles of sidewalk. To skip driveways. Will also rinse down playground, benches, and other assorted outdoor furniture.	42,058.25
2.	Pressure & Soft Wash - Brick Walls / Retaining Walls Notes: South and West Retaining Walls	1,568.60

Subtotal	43,626.85
Total	43,626.85
Payments Made	0.00
Balance Due	43,626.85

Customer Satisfaction Guarantee:

Bright Brothers guarantees your satisfaction. Should you be unhappy with any aspect of your cleaning, our dedicated Bright Brothers customer satisfaction team will work with you to provide timely solutions to any potential issues.

Scope of Work:

The services provided by Bright Brothers are those expressly agreed upon on this agreement. Additional services requested by the customer will be added to this agreement at an additional charge.

Water Usage

Unless otherwise stated in this agreement, the customer agrees to allow Bright Brothers to connect to the property's water source

from time to time over the duration of the job. The customer also agrees that Bright Brothers will be not be held responsible for issues related to wells including but not limited to: wells going dry, sediment in water or low water pressure. If the customer specifically requests that Bright Brothers avoid using the property's water source, additional charges may apply.

Special Situations:

In certain cases, aluminum exterior surfaces (including gutters) will exhibit signs of oxidation staining. Bright Brothers will make every effort to remove this oxidation but makes no guarantee of success and will not offer any price reductions if oxidation cannot be removed. Paint damage to gutters or other painted aluminum surfaces caused by oxidation are not covered under any warranty. Bright Brothers will not repair or replace gutters, paint or aluminum surfaces damaged by oxidation.

Rust Stains can occur around irrigation systems, vehicles, patio furniture and fertilizer. These stains can be removed using a separate chemical for an additional charge.

Grease stains can be treated for an additional charge, but Bright Brothers makes no guarantee that grease stains will be removed completely. Even with the strongest of cleaners, grease stains will leave behind a permanent stain.

There are instances where red clay staining can be found beneath mold and mildew on vinyl siding. When this staining is hidden during the initial inspection, quoted prices do not reflect cleaning of red clay staining. Further discussion will be necessary to determine a fair approach to removing the staining for an additional charge.

Paint tints can fail over time and discolor when exposed to our cleaning chemicals. Bright Brothers will perform a paint test in an inconspicuous location before cleaning. Occasionally, this problem will not be apparent during the paint test but will occur in isolated areas during the cleaning process. Bright Brothers is not responsible for damage to paint resulting from defects in paint tint that do not appear in the initial paint test.

Vinyl siding will also fail with time. Oxidation may present as a powdery coating on the surface of the siding that can be removed with brushing. In many cases, the oxidation will return shortly after being cleaned. The wash process may remove some, but not all oxidation resulting in an uneven appearance. This is temporary. Bright Brothers is not responsible for returning to the home to create an even appearance without additional charges.

Scheduling:

Bright Brothers will arrange agreeable dates and times for cleanings with the customer. Unless otherwise stated, it is the responsibility of the customer to remove patio furniture, exterior decorations, ornaments etc. from patios, decking and exterior surfaces scheduled for cleaning. Bright Brothers will charge an additional \$30 to \$75 to remove items from the wash area. Bright Brothers is not responsible for damage to any items that may need to be moved.

Weather:

Weather conditions can be unpredictable. Bright Brothers may need to postpone providing services due to rain, wind or lightning. Rescheduling will be done at Bright Brothers discretion upon agreeable notification to the customer.

Insurance:

Bright Brothers is fully insured, protecting you, the homeowner, from potential liability. Copies of insurance certificates will be provided to the homeowner upon request.

Payment:

Bright Brothers requires a 30% deposit upon signing this contract. The remaining balance plus any additional charges will be due in full at the time the cleaning is completed. Non-payment for services voids any warranty or guarantee contained in this agreement nor will Bright Brothers schedule additional services until full payment has been received. Bright Brothers reserves the right to place any unpaid account in collection. The client agrees to pay all collection costs, court fees, late fees, interest, administration, and attorney fees applicable by law.

To accept quotation please sign and date below:

Signed By:

Date:

Tab 8



United Restoration Services LLC

Client: Triple Creek Community
Property: 13013 Boggy Creek Drive
Riverview, FL 33579

Operator: STORMTRO

Estimator: Chadrick Price
Position: Managing Member
Company: United Restoration Services, LLC
Business: 320 Bayshore Drive
Palmetto, FL 34221

Cellular: (850) 797-9179
E-mail: cprice@trusturs.com

Type of Estimate: Other

Date Entered: 4/2/2026

Date Assigned: 3/30/2026

Price List: FLSP8X_FEB26

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2026-TC-CH-EXTPNT

NOTE: This Estimate is for the Exterior Paint Project for the Fitness and Office Building located at 13013 Boggy Creek Drive.

Built on Trust....



2026-TC-CH-EXTPNT

Clubhouse Exterior

DESCRIPTION	QTY
<p>1. Exterior Painting -</p> <p>This price includes materials and labor for the following:</p> <ul style="list-style-type: none"> - Pressure wash Exterior of Building. - Inspect for damaged or decayed Building Products. - Prep all painted surfaces. - Paint Exterior Siding. Two Coats - Match existing color. - Paint Exterior Board and Batten Siding. Two Coats - Match existing color. - Paint Soffit and Fascia. Two Coats - Match existing color. - Paint corner Trim, Window Trim, and Door Trim. Two Coats - Match existing color. - Paint freeze board. Two Coats - Match existing color. - Paint Columns and Post on Porches with overhangs. Two Coats - Match existing color. - Paint Exterior Doors. Includes single Doors and double Doors. Two Coats - Match existing color. - Haul off all debris from Property. 	1.00 EA

Grand Total	<u><u>\$23,340.00</u></u>
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Chadrick Price
Managing Member

***United We Stand!
Together We Rebuild!***

Quote



Exterior Washing & Holiday Lights

Quote: 8668

Date Issued: 03/01/2026

Deposit

Deposit Not Made

To: Wilson, Kelly

13013 Boggy Creek Dr

RIVERVIEW, FL 33579

Attn. To: Kelly Wilson

Phone: (813) 671-5900

Email: triplecreeklifestyle@outlook.com

Prepared By:

Bright Brothers of East Tampa

7826 Causeway Boulevard Ste D

TAMPA, FL 33619

Phone: (813) 725-1587

Email: info@brightbrothersofeasttampa.com

Web: http://brightbrothersofeasttampa.com

Service Location:

13013 Boggy Creek Dr

RIVERVIEW, FL 33579

Rep.	Valid Until
Ben Hagan	04/30/2026

Basic	Plus	The Bright Bundle
Starter package of services	The plus package of services	Clean it all Special!

#	Services	Line Total
1.	Miscellaneous: Notes: Clean, resand, and seal pool deck	16,965.30

Subtotal	16,965.30
Total	16,965.30
Payments Made	0.00
Balance Due	16,965.30

Customer Satisfaction Guarantee:

Bright Brothers guarantees your satisfaction. Should you be unhappy with any aspect of your cleaning, our dedicated Bright Brothers customer satisfaction team will work with you to provide timely solutions to any potential issues.

Scope of Work:

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Water Usage

Unless otherwise stated in this agreement, the customer agrees to allow Bright Brothers to connect to the property's water source from time to time over the duration of the job. The customer also agrees that Bright Brothers will not be held responsible for issues related to wells including but not limited to: wells going dry, sediment in water or low water pressure. If the customer specifically requests that Bright Brothers avoid using the property's water source, additional charges may apply.

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Insurance:

Bright Brothers is fully insured, protecting you, the homeowner, from potential liability. Copies of insurance certificates will be provided to the homeowner upon request.

Payment:

Bright Brothers requires a 30% deposit upon signing this contract. The remaining balance plus any additional charges will be due in full at the time the cleaning is completed. Non-payment for services voids any warranty or guarantee contained in this agreement nor will Bright Brothers schedule additional services until full payment has been received. Bright Brothers reserves the right to place any unpaid account in collection. The client agrees to pay all collection costs, court fees, late fees, interest, administration, and attorney fees applicable by law.

To accept quotation please sign and date below:

Signed By:

Date:

Tab 9



United Restoration Services LLC

Client: Triple Creek
Property: 13013 Boggy Creek Drive
Riverview , FL 33579

Operator: STORMTRO

Estimator: Chadrick Price
Position: Managing Member
Company: United Restoration Services, LLC
Business: 320 Bayshore Drive
Palmetto, FL 34221

Cellular: (850) 797-9179
E-mail: cprice@trusturs.com

Type of Estimate: Other
Date Entered: 4/3/2026 Date Assigned: 3/30/2026

Price List: FLSP8X_FEB26
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2026-TC-FENCE-V

NOTE: Install new Boundary Fence along new Roadside exit.

Built on Trust....



2026-TC-FENCE-V

Boundary Fence

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Vinyl (PVC) fence, 5'- 6' high - full slat - Price includes materials and labor for the following: - Install new 6' High PVC Panel Privacy Fence. - Includes PVC Post Sleeves, Post Caps, Fence Panels, and Hardware. - Install 4x4 Post with concrete to secure Fence Panel and Post. - Clean Work Area and remove all debris from Property.	610.00 LF	0.00	46.30	1,728.92	29,971.92
Totals: Boundary Fence				1,728.92	29,971.92
Line Item Totals: 2026-TC-FENCE-V				1,728.92	29,971.92



Summary

Line Item Total	28,243.00
Material Sales Tax	1,728.92
Replacement Cost Value	\$29,971.92
Net Claim	\$29,971.92

Chadrick Price
Managing Member

***United We Stand!
Together We Rebuild!***



1 1-Fence Location

Taken By: URS

Tab 10



United Restoration Services LLC

Client: Triple Creek
Property: 13013 Boggy Creek Drive
Riverview , FL 33579

Operator: STORMTRO

Estimator: Chadrick Price
Position: Managing Member
Company: United Restoration Services, LLC
Business: 320 Bayshore Drive
Palmetto, FL 34221

Cellular: (850) 797-9179
E-mail: cprice@trusturs.com

Type of Estimate: Other

Date Entered: 4/2/2026

Date Assigned: 3/30/2026

Price List: FLSP8X_FEB26

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2026-TC-PG-FENCING-2

NOTE: This Estimate is for the Installation of residential chain link fence around the Playground Area and Gazebo.

Built on Trust....



2026-TC-UNIT200FEN

Fencing

DESCRIPTION	QTY
1. Chain link fence w/posts & top rail - 6' high - Provide and Install coated chain link residential fence around the Playground Area. - Haul off all debris from Property.	312.00 LF
2. Chain link fence w/posts & top rail - 6' high - Provide and Install coated chain link residential fence around the Gazebo Area. - Haul off all debris from Property.	115.00 LF
3. Chain link fence gate - 6' high - swinging - Provide and Install two gates at two different locations. - Locations to be made by Triple Creek Management.	6.00 LF

Grand Total

\$12,693.34

Chadrick Price
Managing Member

***United We Stand!
Together We Rebuild!***



United Restoration Services LLC

Client: Triple Creek
Property: 13013 Boggy Creek Drive
Riverview , FL 33579

Operator: STORMTRO

Estimator: Chadrick Price
Position: Managing Member
Company: United Restoration Services, LLC
Business: 320 Bayshore Drive
Palmetto, FL 34221

Cellular: (850) 797-9179
E-mail: cprice@trusturs.com

Type of Estimate: Other
Date Entered: 4/2/2026 Date Assigned: 3/30/2026

Price List: FLSP8X_FEB26
Labor Efficiency: Restoration/Service/Remodel
Estimate: 2026-TC-PG-FENCING

NOTE: This Estimate is for the Installation of residential chain link fence around Playground Area.

Excludes - Gazebo Area.

Built on Trust....



2026-TC-UNIT200FEN

Fencing

DESCRIPTION	QTY
1. Chain link fence w/posts & top rail - 6' high - Provide and Install coated chain link residential fence around the Playground Area. - Haul off all debris from Property.	312.00 LF
2. Chain link fence gate - 6' high - swinging - Provide and Install two gates at two different locations. - Locations to be made by Triple Creek Management.	6.00 LF

Grand Total

\$9,384.20

Chadrick Price
Managing Member

***United We Stand!
Together We Rebuild!***

Tab 11

**RULES OF PROCEDURE
TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT
RULE NO. _____**

EFFECTIVE AS OF _____, 2026

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Rule 1.0 General.

- (1) The Triple Creek Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
 - (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "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 at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "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."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor’s requests and comments

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud,**” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (4) Notice of Rule Development.

- (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:
 - (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
 - (i) A short, plain explanation of the purpose and effect of the proposed rule;
 - (ii) The proposed rule number;
 - (iii) A summary of the proposed rule or amendment;
 - (v) The grant of rulemaking authority for the proposed rule;
 - (vi) The law being implemented or interpreted;
 - (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

- (viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;
 - (ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
 - (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
 - (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
 - (x) The date, time, and location of the public hearing on the proposed rule;
 - (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
 - (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.
- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

- (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.
 - (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
- (a) Technical Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of correction (“**Notice of Correction**”) if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
 - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.
 - (b) Substantive Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of change (“**Notice of Change**”) if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests

of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;
2. In response to written materials submitted to the District; or
3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.
- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
- (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
- (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
- (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county

or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the

scheduled public hearing. The Notice of Public Hearing shall include the following information:

- (i) The date, time, and location of the public hearing; and
- (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:
 - (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

- (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.
 - (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
 - (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
 - (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
 - (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
- (a) A copy of the rule;
 - (b) Any material incorporated by reference in the rule;
 - (c) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
 - (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
 - (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
 - (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.
- (14) Petitions to Challenge Rules.
- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District’s authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation

of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.

- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.
- (15) Variations and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
- (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:
- (i) The rule from which a variance or waiver is requested;
- (ii) The type of action requested;
- (iii) The specific facts that would justify a waiver or variance for the petitioner; and
- (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

- (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
- (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.

(16) Review of Adopted Rules.

- (a) By January 1, 2026, District staff shall prepare a report that summarizes the District's existing rules anticipated to be reviewed during the current fiscal year, if any, and the recommended action on each rule (the "**Existing Rule Review Report**"). The Existing Rule Review Report shall be presented to the District's Board at a noticed Board meeting as soon as practicable after preparation by District staff. District staff shall continue to annually prepare an updated Existing Rule Review Report by January 1 of each year until all District rules have been reviewed. The District is not bound to review its existing rules in accordance with the schedule set forth in an Existing Rule Review Report, but is required to complete the review of at least twenty (20%) percent of its existing rules per year until all existing rules have been reviewed in accordance with this Section. In any event, all existing rules of the District shall be reviewed by July 1, 2030.
- (b) Any new rule adopted after July 1, 2025, must be reviewed in the fifth year following adoption. Such review must be completed before the day that marks the sixth year since the adoption of the rule.
- (c) In conducting its rule review process, the District shall determine whether each rule:
 - (i) Is a valid exercise of delegated legislative authority;
 - (ii) Has current statutory authority;
 - (iii) Reiterates or paraphrases statutory material;
 - (iv) Is in proper form;

- (v) Is consistent with expressed legislative intent pertaining to the specific provisions of law which the rule implements;
 - (vi) Requires a technical or substantive update to reflect current use; and
 - (vii) Requires updated references to statutory citations and incorporated materials.
- (d) By April 1 of each year in which a rule review is being undertaken, the District shall adopt a resolution evidencing the completion of rule review and authorizing one of the following actions relative to its rule review (the “**Rule Review Resolution**”):
- (i) If the District determines that no change is necessary, the District Rule Review Resolution shall include the following information:
 - 1. A copy of the reviewed rule;
 - 2. A written statement of its intended action; and
 - 3. Its assessment of factors specified in Section 16(c) of this Rule.
 - (ii) If the District determines that one or more technical changes are necessary, the District Rule Review Resolution shall include the following information:
 - 1. A copy of the reviewed rule and the recommended technical change or changes coded by underlining new text and striking through deleted text;
 - 2. A written statement of its intended action;
 - 3. Its assessment of the factors specified in Section 16(c) of this Rule; and
 - 4. The facts and circumstances justifying the technical change or changes to the reviewed rule.
 - (iii) If the District determines that the rule requires a substantive change, the District shall promptly initiate rulemaking in accordance with this Rule to make all changes, including any technical changes, and the District Rule Review Resolution shall include the following information:

1. A copy of the reviewed rule;
 2. The recommended change or changes coded by underlining new text and striking through deleted text;
 3. A written statement of its intended action; and
 4. Its assessment of factors specified in Section 16(c) of this Rule.
- (iv) If the District determines that the rule should be repealed, the District shall promptly initiate the repeal the rule in accordance with this Rule, and the District Rule Review Resolution shall include the following information:
1. A written statement of its intended action; and
 2. Its assessment of factors specified in subsection 16(c) of this Rule.
- (e) The rule review is completed upon the District’s adoption of the Rule Review Resolution and, if there is a substantive change or repeal of a rule approved the Board, the timely commencement of the rulemaking or rule repeal process set forth in this Rule. Promptly after completion of the rule review, the District shall publish a notice of the completed rule review (“**Notice of Completed Rule Review**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Completed Rule Review shall identify the action taken by the District with respect to the reviewed rule.
- (17) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
- (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,”** and **“Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor’s pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
 - (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - (v) The vendor’s qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- (xii) The vendor or affiliate(s) has been convicted of a contract crime.
 - 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 - 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;
- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (1) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt the District’s Rules of Procedure on _____, 2026, at 6:00 p.m., at the Hammock Club, 13013 Boggy Creek Drive, Riverview, Florida 33579.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 12



Rizzetta & Company

Triple Creek Community Development District

**Financial Statements
(Unaudited)**

February 28, 2026

Prepared by: Rizzetta & Company, Inc.

triplecreekcdd.com
rizzetta.com

Triple Creek Community Development District

Balance Sheet

As of 02/28/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Project Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets							
Cash In Bank	642,156	57,135	125,516	9	824,815	0	0
Investments	3,197,659	965,800	6,273,736	3,340	10,440,536	0	0
Accounts Receivable	244,956	0	160,219	172,017	577,193	0	0
Prepaid Expenses	3,766	0	0	0	3,766	0	0
Refundable Deposits	131,888	0	0	0	131,888	0	0
Due From Other	0	570,508	0	0	570,507	0	0
Fixed Assets	0	0	0	0	0	63,672,742	0
Amount Available in Debt Service	0	0	0	0	0	0	6,559,471
Amount To Be Provided Debt Service	0	0	0	0	0	0	35,380,529
Total Assets	4,220,425	1,593,443	6,559,471	175,366	12,548,705	63,672,742	41,940,000
Liabilities							
Accounts Payable	195,033	37,584	0	0	232,617	0	0
Retainage Payable	0	0	0	172,017	172,017	0	0
Other Current Liabilities	149	0	0	0	149	0	0
Due To Other	570,507	0	0	0	570,507	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	41,940,000
Deposits Payable	27,500	0	0	0	27,500	0	0
Total Liabilities	793,189	37,584	0	172,017	1,002,790	0	41,940,000
Fund Equity & Other Credits							
Beginning Fund Balance	841,590	1,184,759	5,200,471	2,666	7,229,486	0	0
Investment In General Fixed Assets	0	0	0	0	0	63,672,742	0
Net Change in Fund Balance	2,585,646	371,100	1,359,000	683	4,316,429	0	0
Total Fund Equity & Other Credits	3,427,236	1,555,859	6,559,471	3,349	11,545,915	63,672,742	0
Total Liabilities & Fund Equity	4,220,425	1,593,443	6,559,471	175,366	12,548,705	63,672,742	41,940,000

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	30,213	30,213
Special Assessments				
Tax Roll	4,235,765	4,235,765	4,269,060	33,295
Other Misc. Revenues				
Clubhouse Rentals	0	0	8,313	8,313
Facilities Rentals	0	0	944	944
HOA Rental Revenue	0	0	472	472
Insurance Proceeds	0	0	40,607	40,607
Vendor Rebates	0	0	2	2
Total Revenues	<u>4,235,765</u>	<u>4,235,765</u>	<u>4,349,611</u>	<u>113,846</u>
Expenditures				
Legislative				
Supervisor Fees	18,000	7,500	5,600	1,900
Total Legislative	<u>18,000</u>	<u>7,500</u>	<u>5,600</u>	<u>1,900</u>
Financial & Administrative				
Accounting Services	19,706	8,211	8,210	0
Administrative Services	5,278	2,199	2,200	0
Arbitrage Rebate Calculation	1,800	500	0	500
Assessment Roll	5,737	5,737	5,737	0
Auditing Services	5,500	0	0	0
Bank Fees	1,500	625	996	(371)
Disclosure Report	11,000	4,583	4,583	0
District Engineer	35,000	14,584	28,641	(14,057)
District Management	21,797	9,082	10,109	(1,027)
Dues, Licenses & Fees	2,500	1,144	672	472
Financial & Revenue Collections	4,360	1,816	1,817	0
Legal Advertising	2,000	834	356	476
Miscellaneous Mailings	2,500	1,041	0	1,042
Public Officials Liability Insurance	4,785	4,785	3,566	1,219
Trustees Fees	29,500	29,500	28,233	1,267
Website Hosting, Maintenance, Backup & E	5,219	2,175	2,915	(741)
Total Financial & Administrative	<u>158,182</u>	<u>86,816</u>	<u>98,035</u>	<u>(11,220)</u>
Legal Counsel				
District Counsel	65,000	27,083	24,959	2,125
Total Legal Counsel	<u>65,000</u>	<u>27,083</u>	<u>24,959</u>	<u>2,125</u>
Security Operations				
Security Monitoring Services	35,000	14,584	39,460	(24,877)
Security Services & Patrols	25,000	10,416	2,370	8,047
Security System Maintenance	25,000	10,417	6,219	4,197
Total Security Operations	<u>85,000</u>	<u>35,417</u>	<u>48,049</u>	<u>(12,633)</u>
Electric Utility Services				
Utility - Recreation Facilities	60,000	25,000	11,816	13,185

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Utility - Street Lights	500,000	208,333	195,150	13,183
Utility Services	35,000	14,584	20,581	(5,997)
Total Electric Utility Services	595,000	247,917	227,547	20,371
Garbage/Solid Waste Control Services				
Garbage - Recreation Facility	12,500	5,208	1,541	3,666
Total Garbage/Solid Waste Control Services	12,500	5,208	1,541	3,666
Water-Sewer Combination Services				
Utility Services	28,000	11,667	16,334	(4,666)
Total Water-Sewer Combination Services	28,000	11,667	16,334	(4,666)
Stormwater Control				
Aquatic Maintenance	70,000	29,166	24,750	4,416
Lake/Pond Bank Maintenance & Repair	35,000	14,584	4,060	10,524
Midge Fly Treatments	40,000	16,666	13,100	3,566
Wetland Monitoring & Maintenance	50,000	20,834	6,000	14,834
Total Stormwater Control	195,000	81,250	47,910	33,340
Other Physical Environment				
Entry & Walls Maintenance & Repair	2,500	1,041	0	1,041
Fire Ant Treatment	15,000	6,250	0	6,250
General Liability Insurance	4,963	4,963	5,949	(986)
Holiday Decorations	37,000	37,000	33,132	3,868
Irrigation Maintenance & Repair	30,000	12,500	31,417	(18,917)
Landscape - Annuals/Flowers	20,000	8,334	5,829	2,504
Landscape - Mulch	200,000	83,333	150,553	(67,219)
Landscape Inspection Services	13,200	5,500	5,500	0
Landscape Maintenance	1,200,000	500,000	453,043	46,957
Landscape Replacement Plants, Shrubs, Tr	75,000	31,250	59,891	(28,641)
Property Insurance	50,000	50,000	47,603	2,397
Pump Station	22,120	9,217	13,424	(4,208)
Well & Pump Maintenance Contract	5,000	2,083	0	2,084
Total Other Physical Environment	1,674,783	751,471	806,341	(54,870)
Road & Street Facilities				
Sidewalk Maintenance & Repair	2,500	1,042	0	1,041
Total Road & Street Facilities	2,500	1,042	0	1,041
Parks & Recreation				
Athletic Court/Field/Playground Maintenance	3,000	1,250	650	600
Clubhouse Miscellaneous Expense	9,000	3,750	10,895	(7,144)
Computer Support, Maintenance & Repair	1,000	416	0	416
Dog Waste Station Supplies & Maintenance	30,000	12,500	15,569	(3,069)
Facility A/C & Heating Maintenance & Rep	7,500	3,125	1,240	1,885
Facility Supplies	25,000	10,417	9,708	709
Fitness Equipment Maintenance & Re-	7,500	3,125	2,501	623

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 02/28/2026	Year To Date 02/28/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
pair				
Furniture Repair & Replacement	25,000	10,416	0	10,417
GEM Car Maintenance	2,000	834	731	103
Lifeguard/Pool Monitors	150,000	62,500	0	62,500
Maintenance & Repairs	60,000	25,000	24,565	435
Management Contract	650,000	270,833	289,445	(18,612)
Office Supplies	12,000	5,000	5,088	(88)
Pedestrian Bridge/Boardwalk Maintenance	7,500	3,125	0	3,125
Pest Control	7,400	3,084	2,809	274
Playground Equipment & Maintenance	2,500	1,041	0	1,042
Pool Permits	1,500	0	0	0
Pool Repair & Maintenance	25,000	10,417	17,812	(7,395)
Pool Service Contract	100,000	41,666	39,128	2,538
Telephone, Internet, Cable	8,500	3,542	3,925	(383)
Trail/Bike Path Maintenance	3,000	1,250	0	1,250
Wildlife Management Services	14,400	6,000	6,000	0
Total Parks & Recreation	1,151,800	479,291	430,066	49,226
Contingency				
Miscellaneous Contingency	200,000	83,333	15,969	67,365
Special Events	50,000	20,834	44,299	(23,467)
Total Contingency	250,000	104,167	60,268	43,899
Total Expenditures	4,235,765	1,838,829	1,766,650	72,179
Total Excess of Revenues Over(Under) Expenditures	0	2,396,936	2,582,961	186,025
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	1,000	1,000
Prior Year AP Credit				
Prior Year A/P Credits	0	0	2,700	2,700
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(15)	(16)
Other Costs				
Purchase Asset	0	0	(1,000)	(1,000)
Total Other Financing Sources(Uses)	0	0	2,685	2,685
Fund Balance, Beginning of Period	0	0	841,590	841,590
Total Fund Balance, End of Period	0	2,396,936	3,427,236	1,030,300

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	20,921	20,921
Special Assessments				
Tax Roll	450,000	450,000	450,000	0
Total Revenues	<u>450,000</u>	<u>450,000</u>	<u>470,921</u>	<u>20,921</u>
Expenditures				
Contingency				
Capital Reserve	450,000	450,000	98,821	351,179
Total Contingency	<u>450,000</u>	<u>450,000</u>	<u>98,821</u>	<u>351,179</u>
Total Expenditures	<u>450,000</u>	<u>450,000</u>	<u>98,821</u>	<u>351,179</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>372,100</u>	<u>372,100</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(1,000)	(1,000)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1,000)</u>	<u>(1,000)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,184,759</u>	<u>1,184,759</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,555,859</u>	<u>1,555,859</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,922	5,922
Special Assessments				
Tax Roll	244,419	244,419	246,156	1,737
Total Revenues	<u>244,419</u>	<u>244,419</u>	<u>252,078</u>	<u>7,659</u>
Expenditures				
Debt Service				
Interest	169,419	169,419	84,778	84,641
Principal	75,000	75,000	80,000	(5,000)
Total Debt Service	<u>244,419</u>	<u>244,419</u>	<u>164,778</u>	<u>79,641</u>
Total Expenditures	<u>244,419</u>	<u>244,419</u>	<u>164,778</u>	<u>79,641</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>87,300</u>	<u>87,300</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>391,209</u>	<u>391,209</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>478,509</u>	<u>478,509</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	21,825	21,825
Special Assessments				
Tax Roll	712,362	712,362	717,422	5,061
Total Revenues	<u>712,362</u>	<u>712,362</u>	<u>739,247</u>	<u>26,886</u>
Expenditures				
Debt Service				
Interest	517,362	517,362	254,581	262,780
Principal	195,000	195,000	195,000	0
Total Debt Service	<u>712,362</u>	<u>712,362</u>	<u>449,581</u>	<u>262,780</u>
Total Expenditures	<u>712,362</u>	<u>712,362</u>	<u>449,581</u>	<u>262,780</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>289,666</u>	<u>289,666</u>
Total Other Financing Sources(Uses)				
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(5,453)	(5,453)
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>(5,453)</u>	<u>(5,453)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(5,453)</u>	<u>(5,453)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,413,261</u>	<u>1,413,261</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,697,474</u>	<u>1,697,474</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,191	12,191
Special Assessments				
Tax Roll	490,584	490,584	494,069	3,485
Total Revenues	<u>490,584</u>	<u>490,584</u>	<u>506,260</u>	<u>15,676</u>
Expenditures				
Debt Service				
Interest	345,584	345,584	166,717	178,867
Principal	145,000	145,000	145,000	0
Total Debt Service	<u>490,584</u>	<u>490,584</u>	<u>311,717</u>	<u>178,867</u>
Total Expenditures	<u>490,584</u>	<u>490,584</u>	<u>311,717</u>	<u>178,867</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>194,543</u>	<u>194,543</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>849,498</u>	<u>849,498</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,044,041</u>	<u>1,044,041</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,945	17,945
Special Assessments				
Tax Roll	592,501	592,501	596,710	4,209
Total Revenues	<u>592,501</u>	<u>592,501</u>	<u>614,655</u>	<u>22,154</u>
Expenditures				
Debt Service				
Interest	402,501	402,501	200,350	202,151
Principal	190,000	190,000	5,000	185,000
Total Debt Service	<u>592,501</u>	<u>592,501</u>	<u>205,350</u>	<u>387,151</u>
Total Expenditures	<u>592,501</u>	<u>592,501</u>	<u>205,350</u>	<u>387,151</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>409,305</u>	<u>409,305</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>1,144,961</u>	<u>1,144,961</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>1,554,266</u>	<u>1,554,266</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,336	9,336
Special Assessments				
Tax Roll	470,101	470,101	473,440	3,339
Total Revenues	<u>470,101</u>	<u>470,101</u>	<u>482,776</u>	<u>12,675</u>
Expenditures				
Debt Service				
Interest	280,101	280,101	138,063	142,038
Principal	190,000	190,000	190,000	0
Total Debt Service	<u>470,101</u>	<u>470,101</u>	<u>328,063</u>	<u>142,038</u>
Total Expenditures	<u>470,101</u>	<u>470,101</u>	<u>328,063</u>	<u>142,038</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>154,713</u>	<u>154,713</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>673,498</u>	<u>673,498</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>828,211</u>	<u>828,211</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	8,695	8,695
Special Assessments				
Tax Roll	417,845	417,845	420,814	2,968
Total Revenues	<u>417,845</u>	<u>417,845</u>	<u>429,509</u>	<u>11,663</u>
Expenditures				
Debt Service				
Interest	247,845	247,845	122,341	125,505
Principal	170,000	170,000	170,000	0
Total Debt Service	<u>417,845</u>	<u>417,845</u>	<u>292,341</u>	<u>125,505</u>
Total Expenditures	<u>417,845</u>	<u>417,845</u>	<u>292,341</u>	<u>125,505</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>137,168</u>	<u>137,168</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>585,702</u>	<u>585,702</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>722,870</u>	<u>722,870</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,732	2,732
Special Assessments				
Tax Roll	143,313	143,313	144,331	1,018
Total Revenues	<u>143,313</u>	<u>143,313</u>	<u>147,063</u>	<u>3,750</u>
Expenditures				
Debt Service				
Interest	108,313	108,313	54,203	54,110
Principal	35,000	35,000	0	35,000
Total Debt Service	<u>143,313</u>	<u>143,313</u>	<u>54,203</u>	<u>89,110</u>
Total Expenditures	<u>143,313</u>	<u>143,313</u>	<u>54,203</u>	<u>89,110</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>92,860</u>	<u>92,860</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(656)	(656)
Gain or Loss on Investments				
Unrealized Gain/Loss on Investments	0	0	(446)	(446)
Total Gain or Loss on Investments	<u>0</u>	<u>0</u>	<u>(446)</u>	<u>(446)</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(1,102)</u>	<u>(1,102)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>142,342</u>	<u>142,342</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>234,100</u>	<u>234,100</u>

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Fund Balance, Beginning of Period	0	0	13	13
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>13</u>	<u>13</u>

535 Capital Projects Fund S2021B **Triple Creek Community Development District**
 Statement of Revenues and Expenditures
 As of 02/28/2026
 (In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 02/28/2026 <u>YTD Budget</u>	Year To Date 02/28/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
Revenues				
Interest Earnings				
Interest Earnings	0	0	9	9
Total Revenues	<u>0</u>	<u>0</u>	<u>9</u>	<u>9</u>
Expenditures				
Financial & Administrative				
Bank Fees	0	0	30	(30)
Total Financial & Administrative	<u>0</u>	<u>0</u>	<u>30</u>	<u>(30)</u>
Total Expenditures	<u>0</u>	<u>0</u>	<u>30</u>	<u>(30)</u>
Total Excess of Revenues Over(Under) Ex- penditures	<u>0</u>	<u>0</u>	<u>(21)</u>	<u>(21)</u>
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	15	15
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>15</u>	<u>15</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>514</u>	<u>514</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>508</u>	<u>508</u>

See Notes to Unaudited Financial Statements

Triple Creek Community Development District

Statement of Revenues and Expenditures

As of 02/28/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 02/28/2026 YTD Budget	Year To Date 02/28/2026	
			YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	34	34
Total Revenues	0	0	34	34
Total Excess of Revenues Over(Under) Ex-	0	0	34	34
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	655	655
Total Other Financing Sources(Uses)	0	0	655	655
Fund Balance, Beginning of Period	0	0	2,139	2,139
Total Fund Balance, End of Period	0	0	2,828	2,828

**Triple Creek CDD
Investment Summary
February 28, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2026</u>
FLCLASS	Average Monthly Yield 3.7498%	\$ 3,197,659
	Total General Fund Investments	\$ 3,197,659
FLCLASS	Average Monthly Yield 3.7498%	\$ 965,800
	Total Reserve Fund Investments	\$ 965,800
BNY Mellon Series 2012 Revenue	Federated Govt Oblig Tax MGD 636	\$ 331,140
BNY Mellon Series 2012 Reserve	Federated Govt Oblig Tax MGD 636	124,501
BNY Mellon Series 2012 Interest	Federated Govt Oblig Tax MGD 636	64
BNY Mellon Series 2012 Prepayment	Federated Govt Oblig Tax MGD 636	6
BNY Mellon Series 2012 Sinking Fund	Federated Govt Oblig Tax MGD 636	57
BNY Mellon Series 2017 Revenue A	Federated Govt Oblig Tax MGD 636	983,900
BNY Mellon Series 2017 Reserve A	Federated Govt Oblig Tax MGD 636	646,951
BNY Mellon Series 2017 Interest A	Federated Govt Oblig Tax MGD 636	191
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	147
BNY Mellon Series 2018 Revenue	Dreyfus Govt Sec CM Investor 610	634,561
BNY Mellon Series 2018 Reserve	Dreyfus Govt Sec CM Investor 610	363,593
BNY Mellon Series 2018 Interest	Dreyfus Govt Sec CM Investor 610	117
BNY Mellon Series 2018 Prepayment	Dreyfus Govt Sec CM Investor 610	24
BNY Mellon Series 2018 Sinking Fund	Dreyfus Govt Sec CM Investor 610	102
BNY Mellon Series 2019 Revenue A	Dreyfus Govt Sec CM Investor 610	749,094
BNY Mellon Series 2019 Revenue B	Dreyfus Govt Sec CM Investor 610	22,376
BNY Mellon Series 2019 Reserve A	Dreyfus Govt Sec CM Investor 610	589,631
BNY Mellon Series 2019 Reserve B	Dreyfus Govt Sec CM Investor 610	136,256
BNY Mellon Series 2019 Interest A	Dreyfus Govt Sec CM Investor 610	140
BNY Mellon Series 2019 Interest B	Dreyfus Govt Sec CM Investor 610	939
BNY Mellon Series 2019 Prepayment A	Dreyfus Govt Sec CM Investor 610	7
BNY Mellon Series 2019 Prepayment B	Dreyfus Govt Sec CM Investor 610	571
BNY Mellon Series 2019 Sinking Fund A	Dreyfus Govt Sec CM Investor 610	121
BNY Mellon Series 2019 General B	Dreyfus Govt Sec CM Investor 610	5
BNY Mellon Series 2021 Revenue	Dreyfus Govt Sec CM Investor 610	549,205
BNY Mellon Series 2021 Reserve	Dreyfus Govt Sec CM Investor 610	235,038
BNY Mellon Series 2021 Interest	Dreyfus Govt Sec CM Investor 610	97
BNY Mellon Series 2021 Sinking Fund	Dreyfus Govt Sec CM Investor 610	134
BNY Mellon Series 2021B Revenue	Federated Govt Oblig Tax MGD INS 636	474,889
BNY Mellon Series 2021B Reserve	Federated Govt Oblig Tax MGD INS 636	208,885
BNY Mellon Series 2021B Interest	Federated Govt Oblig Tax MGD INS 636	92
BNY Mellon Series 2021B Sinking Fund	Federated Govt Oblig Tax MGD INS 636	128
BNY Mellon Series 2023 Revenue	Dreyfus Govt Sec CM Investor 610	148,644
BNY Mellon Series 2023 Reserve	Dreyfus Govt Sec CM Investor 610	72,065
BNY Mellon Series 2023 Interest	Dreyfus Govt Sec CM Investor 610	38
BNY Mellon Series 2023 Sinking Fund	Dreyfus Govt Sec CM Investor 610	20
	Total Debt Service Fund Investments	\$ 6,273,736

**Triple Creek CDD
Investment Summary
February 28, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 28, 2026</u>
BNY Mellon Series 2021 Construction	Dreyfus Govt Sec CM Investor 610	\$ 13
BNY Mellon Series 2021B Construction	Federated Govt Oblig Tax MGD INS 636	499
BNY Mellon Series 2023 Construction	Dreyfus Govt Sec CM Investor 610	2,828
Total Capital Projects Fund Investments		\$ <u><u>3,340</u></u>

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

**Triple Creek Community Development District
Summary A/R Ledger
From 02/01/2026 to 02/28/2026**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
535, 2816						
535-001	535 General Fund	Camp Gladiator	AR00003208	11510	01/15/2026	6.98
535-001	535 General Fund	Camp Gladiator	AR00003208	11510	01/15/2026	93.02
535-001	535 General Fund	Camp Gladiator	AR00003299	11510	02/15/2026	100.00
535-001	535 General Fund	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	244,455.73
535-001	535 General Fund	My Tennis Game	AR00003209	11510	01/15/2026	6.98
535-001	535 General Fund	My Tennis Game	AR00003209	11510	01/15/2026	93.02
535-001	535 General Fund	My Tennis Game	AR00003301	11510	02/15/2026	100.00
535-001	535 General Fund	Triple Creek Home- owners Association, Inc.	AR00003303	11510	02/15/2026	100.00
Sum for 535, 2816						244,955.73
535, 2824						
535-200	535 Debt Service Fund S2012	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	12,751.29
Sum for 535, 2824						12,751.29
535, 2825						
535-201	535 Debt Service Fund S2017	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	37,163.74
Sum for 535, 2825						37,163.74
535, 2826						
535-202	535 Debt Service Fund S2018	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	25,593.65
Sum for 535, 2826						25,593.65
535, 2833						
535-203	535 Debt Service Fund S2019	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	30,910.63
Sum for 535, 2833						30,910.63
535, 2835						
535-205	535 Debt Service Fund S2021	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	24,525.03
Sum for 535, 2835						24,525.03
535, 2838						
535-206	535 Debt Service Fund S2021B	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	21,798.88
Sum for 535, 2838						21,798.88
535, 2913						
535-207	535 Debt Service Fund S2023	Hillsborough County Tax Collec- tor	AR00003094	12110	10/01/2025	7,476.58
Sum for 535, 2913						7,476.58
535, 2914						
535-307	535 Capital Projects Fund S2023	TC Venture II, LLC	AR00002815	11510	08/31/2025	172,017.03
Sum for 535, 2914						172,017.03
Sum for 535						577,192.56
Sum Total						577,192.56

See Notes to Unaudited Financial Statements

**Triple Creek Community Development District
Summary A/P Ledger
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
535, 2816					
535 General Fund	02/25/2026	Complete IT Corp	19219	Security Monitoring & Maintenance 02/26	330.00
535 General Fund	02/27/2026	David Alan Stafford	DS022426-535	Board of Supervisors Meeting 02/24/26	200.00
535 General Fund	02/01/2026	Doodycalls of Parrish FL	INV-11028646202601	Dog Waste Station Supplies & Maintenance 01/26	2,585.50
535 General Fund	02/27/2026	Florida Department of Revenue	3980165212607-030926	Sales & Use Tax 01/26	0.74
535 General Fund	02/27/2026	Florida Department of Revenue	3980165212607-030926	Sales & Use Tax 01/26	136.93
535 General Fund	02/04/2026	Frontier Communications of FL	81374100330430145-020426	Phone, Internet & Cable Services 02/26	359.84
535 General Fund	02/25/2026	Frontier Communications of FL	81367785700613255-031326	Phone, Internet & Cable Services 03/26	118.37
535 General Fund	02/04/2026	Frontier Communications of FL	81367785700613255-021326	Phone, Internet & Cable Services 02/26	118.37
535 General Fund	02/25/2026	Half Associates, Inc	10160799	Engineering Services 02/26	2,893.70
535 General Fund	02/27/2026	Hillsborough County BOCC	3725359470-022626	Water-Sewer Services 02/26	1,350.33
535 General Fund	02/27/2026	Hillsborough County BOCC	5901186305-022626	Water-Sewer Services 02/26	2,602.22
535 General Fund	02/27/2026	Hillsborough County BOCC	8992542002-030226	Water-Sewer Services 02/26	336.86
535 General Fund	02/27/2026	James Barthle II	JB022426-535	Board of Supervisors Meeting 02/24/26	200.00
535 General Fund	02/25/2026	Kutak Rock, LLP	3715766	Legal Services 02/26	3,034.50
535 General Fund	02/25/2026	Kutak Rock, LLP	3715768	Legal Services 02/26	2,024.50
535 General Fund	02/01/2026	Landscape Maintenance Professionals, Inc.	383269	Landscape Replacement 02/26	3,291.20
535 General Fund	02/01/2026	Landscape Maintenance Professionals, Inc.	383290	Landscape Replacement 02/26	206.19
535 General Fund	02/01/2026	Landscape Maintenance Professionals, Inc.	383291	Landscape Replacement 02/26	3,221.00
535 General Fund	02/01/2026	Landscape Maintenance Professionals, Inc.	383286	Landscape Replacement 02/26	3,280.00
535 General Fund	02/01/2026	Landscape Maintenance Professionals, Inc.	383288	Landscape Replacement 02/26	1,733.23
535 General Fund	02/01/2026	Landscape Maintenance Professionals, Inc.	383289	Landscape Replacement 02/26	157.32
535 General Fund	02/01/2026	Landscape Maintenance Professionals, Inc.	383287	Landscape Replacement 02/26	2,510.83
535 General Fund	02/25/2026	Landscape Maintenance Professionals, Inc.	386188	Irrigation Repair 03/26	114.37
535 General Fund	02/25/2026	Landscape Maintenance Professionals, Inc.	385819	Irrigation Repair 03/26	727.13
535 General Fund	02/25/2026	Landscape Maintenance Professionals, Inc.	385818	Irrigation Repair 03/26	1,377.18
535 General Fund	02/25/2026	Landscape Maintenance Professionals, Inc.	385768	Landscape Replacement 03/26	1,109.92
535 General Fund	02/25/2026	Landscape Maintenance Professionals, Inc.	385779	Landscape Replacement 03/26	21,850.21
535 General Fund	02/25/2026	Landscape Maintenance Professionals, Inc.	385780	Landscape Maintenance 03/26	975.00

**Triple Creek Community Development District
Summary A/P Ledger
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
535 General Fund	02/01/2026	Landscape Maintenance Professionals, Inc.	383538	Irrigation Repair 02/26	470.88
535 General Fund	02/25/2026	Landscape Maintenance Professionals, Inc.	385778	Landscape Maintenance 03/26	6,528.00
535 General Fund	02/27/2026	Marc A. Carlton	MC022426-535	Board of Supervisors Meeting 02/24/26	200.00
535 General Fund	02/25/2026	Nvirotect Pest Control Service, Inc.	388314	Pest Control 02/26	64.00
535 General Fund	02/25/2026	Nvirotect Pest Control Service, Inc.	387154	Pest Control 02/26	195.00
535 General Fund	02/25/2026	Nvirotect Pest Control Service, Inc.	388313	Pest Control 02/26	70.00
535 General Fund	02/27/2026	Rizzetta & Company, Inc.	INV0000107403	Personnel Reimbursement 02/26	24,473.05
535 General Fund	02/28/2026	Rizzetta & Company, Inc.	INV0000107566	EE Recruiting, Enumerate, & Cell Phone 02/26	806.23
535 General Fund	02/27/2026	Shannon Lewis	SL022426-535	Board of Supervisors Meeting 02/24/26	200.00
535 General Fund	02/01/2026	Sharkys Events and Inflatables	56513867 Final	Spring Event - Balance 03/26	1,215.00
535 General Fund	02/25/2026	Signarama - Pinellas	INVp-10871	Pool Signs 03/26	4,347.13
535 General Fund	02/27/2026	Stephanie Anastasio	SA022426-535	Board of Supervisors Meeting 02/24/26	200.00
535 General Fund	02/04/2026	TECO	211005280683-021826	Electric Services 01/26	242.96
535 General Fund	02/04/2026	TECO	221009277841-021226	Electric Services 01/26	4,531.66
535 General Fund	02/04/2026	TECO	221009467426-021726	Electric Services 01/26	221.06
535 General Fund	02/04/2026	TECO	221008211213-021726	Electric Services 01/26	1,735.62
535 General Fund	02/04/2026	TECO	211033670772-021826	Electric Services 01/26	199.66
535 General Fund	02/04/2026	TECO	221007595400-021726	Electric Services 01/26	3,051.98
535 General Fund	02/04/2026	TECO	09117070-021226	Electric Services 01/26	611.01
535 General Fund	02/04/2026	TECO	221008241392-021726	Electric Services 01/26	2,169.53
535 General Fund	02/04/2026	TECO	221005700036-021726	Electric Services 01/26	22.55
535 General Fund	02/04/2026	TECO	211017442784-021726	Electric Services 01/26	228.84
535 General Fund	02/04/2026	TECO	221008186548-021726	Electric Services 01/26	2,087.60
535 General Fund	02/04/2026	TECO	221003452580-021726	Electric Services 01/26	88.78
535 General Fund	02/04/2026	TECO	211017442826-021726	Electric Services 01/26	150.78
535 General Fund	02/04/2026	TECO	211005281889-021726	Electric Services 01/26	60.50
535 General Fund	02/04/2026	TECO	221008952113-021226	Electric Services 01/26	2,749.55
535 General Fund	02/04/2026	TECO	211005282705-021726	Electric Services 01/26	986.65
535 General Fund	02/04/2026	TECO	221008952105-021226	Electric Services 01/26	1,782.11
535 General Fund	02/04/2026	TECO	221007991005-021726	Electric Services 01/26	135.19
535 General Fund	02/04/2026	TECO	211005282127-021726	Electric Services 01/26	663.99
535 General Fund	02/25/2026	TECO	221008241392-031826	Electric Services 02/26	2,169.53
535 General Fund	02/25/2026	TECO	221009277841-031326	Electric Services 02/26	4,531.66
535 General Fund	02/25/2026	TECO	221008952113-031326	Electric Services 02/26	2,749.55

**Triple Creek Community Development District
Summary A/P Ledger
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
535 General Fund	02/25/2026	TECO	6 221009534621-03182	Electric Services 02/26	999.08
535 General Fund	02/25/2026	TECO	6 221009117070-03132	Electric Services 02/26	611.01
535 General Fund	02/25/2026	TECO	6 221009467426-03182	Electric Services 02/26	235.83
535 General Fund	02/25/2026	TECO	6 221009235674-03132	Electric Services 02/26	1,165.68
535 General Fund	02/25/2026	TECO	6 221008613442-03182	Electric Services 02/26	348.46
535 General Fund	02/25/2026	TECO	6 221009485352-03182	Electric Services 02/26	102.57
535 General Fund	02/25/2026	TECO	6 221008952105-03132	Electric Services 02/26	1,782.11
535 General Fund	02/25/2026	TECO	6 211005282127-03182	Electric Services 02/26	792.36
535 General Fund	02/25/2026	TECO	6 211005280683-03182	Electric Services 02/26	254.64
535 General Fund	02/25/2026	TECO	6 211005282705-03182	Electric Services 02/26	986.65
535 General Fund	02/25/2026	TECO	6 211005282515-03182	Electric Services 02/26	8,619.01
535 General Fund	02/25/2026	TECO	6 211005281160-03182	Electric Services 02/26	1,709.60
535 General Fund	02/25/2026	TECO	6 221008211213-03182	Electric Services 02/26	1,735.62
535 General Fund	02/25/2026	TECO	6 221003469352-03182	Electric Services 02/26	339.70
535 General Fund	02/25/2026	TECO	6 221007991005-03182	Electric Services 02/26	159.21
535 General Fund	02/25/2026	TECO	6 211005281400-03182	Electric Services 02/26	975.94
535 General Fund	02/25/2026	TECO	6 221007538566-03182	Electric Services 02/26	48.69
535 General Fund	02/25/2026	TECO	6 211005282317-03182	Electric Services 02/26	3,537.40
535 General Fund	02/25/2026	TECO	6 221005700036-03182	Electric Services 02/26	21.74
535 General Fund	02/25/2026	TECO	6 221007664917-03182	Electric Services 02/26	1,562.07
535 General Fund	02/25/2026	TECO	6 221006430211-03182	Electric Services 02/26	1,818.27
535 General Fund	02/25/2026	TECO	6 221008186548-03182	Electric Services 02/26	2,087.60
535 General Fund	02/25/2026	TECO	6 211025638753-03182	Electric Services 02/26	160.51
535 General Fund	02/25/2026	TECO	6 211005281640-03182	Electric Services 02/26	1,816.76
535 General Fund	02/25/2026	TECO	6 211017442784-03182	Electric Services 02/26	212.14
535 General Fund	02/25/2026	TECO	6 221007595400-03182	Electric Services 02/26	3,051.98
535 General Fund	02/25/2026	TECO	6 211005280915-03182	Electric Services 02/26	442.77
535 General Fund	02/25/2026	TECO	6 221007556022-03182	Electric Services 02/26	198.00
535 General Fund	02/25/2026	TECO	6 211005281889-03182	Electric Services 02/26	53.55
535 General Fund	02/25/2026	TECO	6 211017442826-03182	Electric Services 02/26	154.99
535 General Fund	02/25/2026	TECO	6 221003452580-03182	Electric Services 02/26	110.03
535 General Fund	02/25/2026	TECO	6 211033670772-03192	Electric Services 02/26	113.12
535 General Fund	02/25/2026	TECO	6 211034284268-03192	Electric Services 02/26	132.88
535 General Fund	02/04/2026	TECO	235674-02122 2210096	Electric Services 01/26	1,165.68

**Triple Creek Community Development District
Summary A/P Ledger
From 02/01/2026 to 02/28/2026**

Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
535 General Fund	02/04/2026	TECO	221009534621-02172	Electric Services 01/26	966.88
535 General Fund	02/04/2026	TECO	211034284268-02182	Electric Services 01/26	96.82
535 General Fund	02/04/2026	TECO	211005280915-02172	Electric Services 01/26	405.12
535 General Fund	02/04/2026	TECO	211025638753-02172	Electric Services 01/26	146.40
535 General Fund	02/04/2026	TECO	211005281400-02172	Electric Services 01/26	975.94
535 General Fund	02/04/2026	TECO	221009485352-02172	Electric Services 01/26	92.01
535 General Fund	02/04/2026	TECO	221006430211-02172	Electric Services 01/26	1,790.72
535 General Fund	02/04/2026	TECO	221007538566-02172	Electric Services 01/26	50.15
535 General Fund	02/04/2026	TECO	221003469352-02172	Electric Services 01/26	314.24
535 General Fund	02/04/2026	TECO	221007556022-02172	Electric Services 01/26	204.50
535 General Fund	02/04/2026	TECO	211005282317-02172	Electric Services 01/26	3,537.40
535 General Fund	02/04/2026	TECO	221008613442-02172	Electric Services 01/26	354.64
535 General Fund	02/04/2026	TECO	211005281160-02172	Electric Services 01/26	1,709.60
535 General Fund	02/04/2026	TECO	211005281640-02172	Electric Services 01/26	1,816.76
535 General Fund	02/04/2026	TECO	211005282515-02172	Electric Services 01/26	8,619.01
535 General Fund	02/04/2026	TECO	221007664917-02172	Electric Services 01/26	1,562.07
535 General Fund	02/25/2026	The Bank of New York Mellon	00252-26-0104142	Trustee Fees S2017 02/14/26-02/13/27	2,933.33
535 General Fund	02/25/2026	The Bank of New York Mellon	00252-26-0104142	Trustee Fees S2017 02/14/26-02/13/27	1,466.67
535 General Fund	02/01/2026	United Restoration Services LLC	5473	Fence Installation 01/26	3,700.00
Sum for 535, 2816 535, 2822					195,033.40
535 Reserve Fund	02/01/2026	Mor-Sports Group, Inc.	4293	Project Services 01/26	37,583.66
Sum for 535, 2822					37,583.66
Sum for 535					232,617.06
Sum Total					232,617.06

Triple Creek Community Development District
Notes to Unaudited Financial Statements
February 28, 2026

Balance Sheet

1. Trust statement activity has been recorded through 02/28/2026.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

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

Tab 13

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

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

www.triplecreekcdd.org

Operation and Maintenance Expenditures February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$611,582.09**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Accurate Drilling Solutions, LLC	300508	i7544	Pump Station Maintenance 02/26	\$ 1,500.00	2/13/2026
Ballenger Landcare, LLC	300475	655	Pump Station Maintenance 02/26	\$ 1,010.00	2/4/2026
Chris's Plumbing Service, Inc.	300476	31763	Pump Station Maintenance 01/26	\$ 615.00	2/3/2026
Complete IT Corp	300477	19021	Security Monitoring & Maintenance 02/26	\$ 3,850.60	2/4/2026
Complete IT Corp	300495	19132	Security Monitoring & Maintenance 02/26	\$ 9,612.00	2/11/2026
Complete IT Corp	300477	E53C41C1-0024	Security Monitoring & Maintenance 02/26	\$ 310.06	2/4/2026
Cooper Pools Inc.	300496	461	Pool Maintenance 02/26	\$ 3,927.50	2/11/2026
Cooper Pools Inc.	300496	1228	Pool Maintenance 02/26	\$ 500.76	2/11/2026
Cooper Pools Inc.	300496	1229	Pool Maintenance 02/26	\$ 64.40	2/11/2026
Cooper Pools Inc.	300478	2026-1150	Pool Maintenance 02/26	\$ 4,350.00	2/4/2026
Cooper Pools Inc.	300478	2026-1151	Steambed Maintenance 02/26	\$ 1,900.00	2/4/2026
Cooper Pools Inc.	300478	2026-1152	Steambed Maintenance 02/26	\$ 1,560.00	2/4/2026

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
David Alan Stafford	20260212-3	DS010626-535	Board of Supervisors Meeting 01/06/26	\$ 200.00	2/12/2026
David Alan Stafford	20260212-2	DS012726-535	Board of Supervisors Meeting 01/27/26	\$ 200.00	2/12/2026
Doodycalls of Parrish FL	300479	I47708723	Dog Waste Station Supplies & Maintenance 01/26	\$ 255.50	2/3/2026
Doodycalls of Parrish FL	300479	I47708974	Dog Waste Station Supplies & Maintenance 01/26	\$ 436.00	2/3/2026
Doodycalls of Parrish FL	300479	I47709140	Dog Waste Station Supplies & Maintenance 01/26	\$ 255.50	2/3/2026
Doodycalls of Parrish FL	300480	I47709403	Dog Waste Station Supplies & Maintenance 02/26	\$ 474.00	2/4/2026
Doodycalls of Parrish FL	300497	I47709585	Dog Waste Station Supplies & Maintenance 02/26	\$ 255.50	2/11/2026
Frontier Communications of FL	20260209-1	81367785700613255- 011326	Phone, Internet & Cable Services 01/26	\$ 118.37	2/9/2026
Frontier Communications of FL	20260227-1	81367799740823215- 020226	Phone, Internet & Cable Services 02/26	\$ 259.63	2/27/2026
Frontier Communications of FL	20260227-2	81374192300626255- 020226	Internet Services 02/26	\$ 94.99	2/27/2026
Half Associates, Inc	300498	10159353	Engineering Services 01/26	\$ 4,125.37	2/11/2026
Hillsborough County BOCC	20260213-1	3725359470-012726	Water-Sewer Services 01/26	\$ 1,327.16	2/13/2026

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Hillsborough County BOCC	20260213-2	5901186305-012726	Water-Sewer Services 01/26	\$ 1,330.16	2/13/2026
Hillsborough County BOCC	20260213-3	8992542002-020226	Water-Sewer Services 01/26	\$ 441.10	2/13/2026
Hillsborough County BOCC - Code Enforcement	300499	HC-WE-26-000261	Watering Violation 01/26	\$ 100.00	2/11/2026
Independent Works, LLC	300494	629	Landscape Maintenance 01/26	\$ 2,497.50	2/10/2026
James Barthle II	20260212-1	JB012726-535	Board of Supervisors Meeting 01/27/26	\$ 200.00	2/12/2026
Jerry Richardson	300511	2119	Hog Removal Services 02/26	\$ 1,200.00	2/25/2026
Jordan Gard	300500	535-013026 Gard	Deposit Reimbursement 01/26	\$ 2,500.00	2/11/2026
Kutak Rock, LLP	300482	3687275	Legal Services 12/25	\$ 2,120.00	2/3/2026
Kutak Rock, LLP	300512	3701531	Legal Services 01/26	\$ 3,954.00	2/25/2026
Kutak Rock, LLP	300512	3701533	Legal Services 01/26	\$ 883.50	2/25/2026
Landscape Maintenance Professionals, Inc.	300509	370379	Landscape Maintenance 12/25	\$ 97,692.43	2/13/2026
Landscape Maintenance Professionals, Inc.	300509	371087	Landscape Replacement 11/25	\$ 1,248.00	2/13/2026

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Landscape Maintenance Professionals, Inc.	300485	375457	Landscape Maintenance 01/26	\$ 97,692.43	2/3/2026
Landscape Maintenance Professionals, Inc.	300485	377689	Landscape Replacement 01/26	\$ 264.72	2/3/2026
Landscape Maintenance Professionals, Inc.	300485	377708	Irrigation Repair 01/26	\$ 103.50	2/3/2026
Landscape Maintenance Professionals, Inc.	300485	377709	Irrigation Repair 01/26	\$ 103.50	2/3/2026
Landscape Maintenance Professionals, Inc.	300485	377710	Irrigation Repair 01/26	\$ 701.53	2/3/2026
Landscape Maintenance Professionals, Inc.	300485	378119	Irrigation Repair 01/26	\$ 312.45	2/3/2026
Landscape Maintenance Professionals, Inc.	300485	378120	Irrigation Repair 01/26	\$ 312.45	2/3/2026
Landscape Maintenance Professionals, Inc.	300485	378121	Irrigation Repair 01/26	\$ 255.66	2/3/2026
Landscape Maintenance Professionals, Inc.	300484	378341	Irrigation Repair 01/26	\$ 61.50	2/3/2026
Landscape Maintenance Professionals, Inc.	300484	378980	Landscape Annuals 01/26	\$ 145.00	2/3/2026
Landscape Maintenance Professionals, Inc.	300484	378981	Landscape Maintenance 01/26	\$ 993.27	2/3/2026
Landscape Maintenance Professionals, Inc.	300484	378992	Irrigation Repair 01/26	\$ 36.12	2/3/2026

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Landscape Maintenance Professionals, Inc.	300484	378993	Irrigation Repair 01/26	\$ 385.06	2/3/2026
Landscape Maintenance Professionals, Inc.	300484	378994	Irrigation Repair 01/26	\$ 595.13	2/3/2026
Landscape Maintenance Professionals, Inc.	300483	379902	Irrigation Repair 01/26	\$ 650.00	2/4/2026
Landscape Maintenance Professionals, Inc.	300483	379903	Irrigation Repair 01/26	\$ 924.75	2/4/2026
Landscape Maintenance Professionals, Inc.	300481	380734	Landscape Replacement 01/26	\$ 693.29	2/4/2026
Landscape Maintenance Professionals, Inc.	300483	381022	Landscape Maintenance 02/26	\$ 97,692.43	2/4/2026
Lorraine Reny	300501	535-013026 Reny	Deposit Reimbursement 01/26	\$ 2,500.00	2/11/2026
Marc A. Carlton	300506	MC010626-535	Board of Supervisors Meeting 01/06/26	\$ 200.00	2/12/2026
Marc A. Carlton	300506	MC012726-535	Board of Supervisors Meeting 01/27/26	\$ 200.00	2/12/2026
Mor-Sports Group, Inc.	300486	4124	Project Services 12/25	\$ 12,366.20	2/3/2026
Mor-Sports Group, Inc.	300486	4146	Project Services 12/25	\$ 16,845.84	2/3/2026
Mor-Sports Group, Inc.	300486	4172	Project Services 01/26	\$ 18,310.13	2/3/2026

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Mor-Sports Group, Inc.	300486	4207	Project Services 01/26	\$ 3,892.32	2/3/2026
Natural Solutions	300502	13583	Landscape Mulch 01/26	\$ 70,218.75	2/11/2026
Nvirotect Pest Control Service, Inc.	300487	384294	Pest Control 01/26	\$ 195.00	2/3/2026
Nvirotect Pest Control Service, Inc.	300487	385443	Pest Control 01/26	\$ 70.00	2/3/2026
Nvirotect Pest Control Service, Inc.	300487	385444	Pest Control 01/26	\$ 64.00	2/3/2026
Nvirotect Pest Control Service, Inc.	300488	388704	Pest Control 11/25	\$ 195.00	2/4/2026
Nvirotect Pest Control Service, Inc.	300488	388705	Pest Control 11/25	\$ 195.00	2/4/2026
Nvirotect Pest Control Service, Inc.	300488	388706	Pest Control 11/25	\$ 195.00	2/4/2026
Rizzetta & Company, Inc.	300474	INV0000106661	Accounting Services 02/26	\$ 6,483.42	2/3/2026
Rizzetta & Company, Inc.	300473	INV0000106742	Personnel Reimbursement 01/26	\$ 25,494.10	2/3/2026
Rizzetta & Company, Inc.	300505	INV0000106942	Enumerate & Cell Phone 01/26	\$ 627.75	2/11/2026
Rizzetta & Company, Inc.	300510	INV0000106966	Personnel Reimbursement, Amenity Management &	\$ 28,799.46	2/25/2026

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Shannon Lewis	20260212-4	SL010626-535	Board of Supervisors Meeting 01/06/26	\$ 200.00	2/12/2026
Shannon Lewis	20260212-5	SL012726-535	Board of Supervisors Meeting 01/27/26	\$ 200.00	2/12/2026
Sitex Aquatics, LLC	300489	10737-b	Aquatic Maintenance 02/26	\$ 5,762.00	2/4/2026
Southshore Cruisers LLC	300503	70426	Special Events 07/26	\$ 400.00	2/11/2026
Stephanie Anastasio	300507	SA010626-535	Board of Supervisors Meeting 01/06/26	\$ 200.00	2/12/2026
Stephanie Anastasio	300507	SA012726-535	Board of Supervisors Meeting 01/27/26	\$ 200.00	2/12/2026
TECO	20260211-19	211005280683-012026	Electric Services 12/25	\$ 25.10	2/11/2026
TECO	20260211-16	211005280915-012026	Electric Services 12/25	\$ 423.41	2/11/2026
TECO	20260211-17	211005281160-012026	Electric Services 12/25	\$ 1,709.60	2/11/2026
TECO	20260211-11	211005281400-012026	Electric Services 12/25	\$ 975.94	2/11/2026
TECO	20260211-5	211005281640-012026	Electric Services 12/25	\$ 1,816.76	2/11/2026
TECO	20260211-20	211005281889-012026	Electric Services 12/25	\$ 97.53	2/11/2026

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
TECO	20260211-6	211005282127-012026	Electric Services 12/25	\$ 741.79	2/11/2026
TECO	20260211-7	211005282317-012026	Electric Services 12/25	\$ 3,537.40	2/11/2026
TECO	20260211-12	211005282515-012026	Electric Services 12/25	\$ 8,619.01	2/11/2026
TECO	20260211-9	211005282705-012026	Electric Services 12/25	\$ 986.65	2/11/2026
TECO	20260211-26	211017442784-012026	Electric Services 12/25	\$ 258.66	2/11/2026
TECO	20260211-22	211017442826-012026	Electric Services 12/25	\$ 225.05	2/11/2026
TECO	20260211-27	211025638753-012026	Electric Services 12/25	\$ 148.45	2/11/2026
TECO	20260211-8	211033670772-012026	Electric Services 12/25	\$ 379.58	2/11/2026
TECO	20260211-18	211034284268-012026	Electric Services 12/25	\$ 80.37	2/11/2026
TECO	20260211-10	221003452580-012026	Electric Services 12/25	\$ 117.94	2/11/2026
TECO	20260211-24	221003469352-012026	Electric Services 12/25	\$ 358.48	2/11/2026
TECO	20260211-1	221005700036-012026	Electric Services 12/25	\$ 24.12	2/11/2026

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
TECO	20260211-31	221006430211-012026	Electric Services 12/25	\$ 691.88	2/11/2026
TECO	20260211-14	221007538566-012026	Electric Services 12/25	\$ 55.77	2/11/2026
TECO	20260211-25	221007556022-012026	Electric Services 12/25	\$ 252.16	2/11/2026
TECO	20260211-15	221007595400-012026	Electric Services 12/25	\$ 3,051.98	2/11/2026
TECO	20260211-2	221007664917-012026	Electric Services 12/25	\$ 1,562.07	2/11/2026
TECO	20260211-13	221007991005-012026	Electric Services 12/25	\$ 128.47	2/11/2026
TECO	20260211-30	221008186548-012026	Electric Services 12/25	\$ 2,087.60	2/11/2026
TECO	20260211-29	221008211213-012026	Electric Services 12/25	\$ 1,735.62	2/11/2026
TECO	20260211-3	221008241392-012026	Electric Services 12/25	\$ 2,169.53	2/11/2026
TECO	20260211-23	221008613442-012026	Electric Services 12/25	\$ 394.18	2/11/2026
TECO	20260206-2	221008952105-011526	Electric Services 12/25	\$ 1,782.11	2/6/2026
TECO	20260206-1	221008952113-011526	Electric Services 12/25	\$ 2,749.55	2/6/2026

Triple Creek Community Development District
 Paid Operation & Maintenance Expenditures
 February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
TECO	20260206-3	221009117070-011526	Electric Services 12/25	\$ 611.01	2/6/2026
TECO	20260205-1	221009235674-011426	Electric Services 12/25	\$ 1,165.68	2/5/2026
TECO	20260205-2	221009277841-011426	Electric Services 12/25	\$ 4,531.66	2/5/2026
TECO	20260211-21	221009467426-012026	Electric Services 12/25	\$ 219.06	2/11/2026
TECO	20260211-4	221009485352-012026	Electric Services 12/25	\$ 100.73	2/11/2026
TECO	20260211-28	221009534621-012026	Electric Services 12/25	\$ 1,102.00	2/11/2026
The Bank of New York Mellon	300490	00252-26-0096312	Trustee Fees S2021(NP) 01/14/26-01/13/27	\$ 6,400.00	2/3/2026
The Cow Lick Co	300513	2235	Special Events 04/26	\$ 300.00	2/25/2026
The Home Depot Pro	20260217-1	7375-011326	Miscellaneous Supplies 12/25	\$ 2,200.24	2/17/2026
The Observer Group, Inc.	300491	26-00281H	Legal Advertising 01/26	\$ 61.25	2/3/2026
The Observer Group, Inc.	300504	26-00412H	Legal Advertising 02/26	\$ 70.00	2/11/2026
The Observer Group, Inc.	300514	26-00464H	Legal Advertising 02/26	\$ 105.00	2/25/2026

Triple Creek Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>	<u>Payment Date</u>
Valley National Bank	20260226-1	CC013126-535	Credit Card Expenses 01/26	\$ 10,039.62	2/26/2026
VGlobal Tech	300492	8221	Website Compliance & Management 02/26	\$ 75.00	2/4/2026
Waste Management Inc. of Florida	300493	0224931-2206-7	Waste Disposal Services 02/26	<u>\$ 308.29</u>	2/3/2026
Total Report				<u>\$ 611,582.09</u>	



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
Triple Creek CDD
C/O Rizzetta and Company Inc
3434 Colwell Ave. Suite 200
Tampa, FL 33614

Ship to
Triple Creek CDD A/P
Well Inspections
,

Work Order #: 17411

Transaction Date: 2/9/2026

Terms: Net 30

Invoice Due Date: 3/11/2026

Invoice #: i7544

Item	Description	Quantity	Price	Amount
Quarterly Inspections	Quarterly Well Inspections For Triple Creek CDD Performed 02.05.2026	1	\$1,500.00	\$1,500.00

Subtotal: \$1,500.00

Total: \$1,500.00

Balance Due: \$1,500.00



822 A1A N, Suite 310
 Ponte Vedra Beach, FL 32082

Invoice 655

Date	PO#
02/01/26	
Sales Rep	Terms
Brian Brown	Due on Receipt

Bill To
Triple Creek CDD C/O Rizzetta & Co Inc 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Property Address
Triple Creek CDD Riverview , FL 33579

Description	Qty / UOM	Rate	Ext. Price	Amount
#123 - Water Use Reporting February 2026				\$1,010.00

Subtotal	\$1,010.00
Sales Tax	\$0.00
Total	\$1,010.00
Credits/Payments	(\$0.00)
Balance Due	\$1,010.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,010.00	\$0.00	\$0.00	\$0.00	\$0.00



Chris's Plumbing

License #:CFC 1431407 - CAC 1818250

6404 U.S. 301
Riverview, Florida 33578

8136713993

<https://chrissplumbing.com>

Invoice #31763

INVOICED

Triple Creek CDD

(813) 671-5900

Service Address:

13010 Boggy Creek Drive, Riverview,
Florida,, 33579

Billing address:

3434 Colwell Avenue
Suite 200
Tampa, Florida 33614

Job Title: Preventative Maintenance

Job Location: 13010 Boggy Creek
Drive, Riverview, Florida, 33579

Job Location Address: 13010 Boggy
Creek Drive, Riverview, Florida,, 33579

Job Members: Jonathan Mattson

Invoiced Date: Jan 15, 2026

Due Date: Jan 15, 2026

Status: Invoiced

Author: Jonathan Mattson

Notes:

Service for preventative maintenance on the lift station
Performed control check at the alarm panel box and pressure washed wet well
Extracted all material with the pump truck
Gate Code 5900
Voltage: pump1- 212/211/210
Pump2- 212/212/211

Amps: pump1- 19/19/19

Pump2- 14/13/16

Item

PREVENTIVE MAINTENANCE

Harben - Pressure washer

Jetter to be used as a pressure washer with copper tubes

Item

REGULAR LABOR PLUMBING

LABOR PLUMBING REGULAR TIME

Thank you for your business!

Subtotal	\$615.00
Total	\$615.00
Amount Paid	\$0.00
Amount Due	\$615.00

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FLORIDA 33544
<https://completeit.io>
 (813) 444-4355



Triple Creek CDD
 3434 Colwell Avenue Suite 200
 Tampa, FL, United States 33614

Invoice #	19021
Invoice Date	02-01-26
Balance Due	\$3,850.60

Item	Description	Unit Cost	Quantity	Line Total
Stand-By MSP Plan (Offices/ISP)	- Price is per office/network/location - Please see solutions sheet above for details - Clubhouse & Streambed	\$150.00	4.0	\$600.00
Brivo Onair Tier 1 Reader Monthly Data Plan (up to 2 readers)	- Brivo Onair Tier 1 Reader Monthly Data Plan (For each reader from 1-2 on the account) Applies to ACS6000, ACS300 and Mercury. - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$16.50	2.0	\$33.00
Brivo Onair Tier 2 Reader Monthly Data Plan (3-12 readers)	- Brivo Onair Tier 2 Reader Monthly Data Plan (For each reader from 3-12 on the account) Applies to ACS6000, ACS300 and Mercury - Price is per unit. Unit equals each card reader, each weigand reader, each call box (uses weigand reader).	\$13.60	26.0	\$353.60
1000 Brivo Onair Mobile Passes	1000 Brivo Onair Mobile Passes for a single Account, monthly subscription	\$60.00	4.0	\$240.00
EEN VMS M10 Monthly Camera License	Eagle Eye VMS M10 Camera Management Monthly (CMVR Local only, no cloud storage included)	\$9.50	68.0	\$646.00
2-Way Intercom License	VMS Speaker/Intercom M30 Monthly License	\$8.50	8.0	\$68.00
Monitored Burglar Alarm System - Commercial	Monitored Burglar Alarm System: Commercial/Business Property	\$65.00	1.0	\$65.00
CIT Video Monitoring (per location) - Commercial	- Ai cameras only - Operator handled events - 2,000 triggered system events - 4 operator interventions included per month. - \$4.00 per operator intervention thereafter - Includes Talk Down Communication	\$450.00	4.0	\$1,800.00
EEN-LPR	Eagle Eye License plate Recognition (LPR) with VSP Package - Monthly	\$45.00	1.0	\$45.00

Subtotal	\$3,850.60
Tax	\$0.00
Invoice Total	\$3,850.60
Payments	\$0.00
Credits	\$0.00
Balance Due	\$3,850.60



2664 Cypress Ridge Blvd | Suite 103
Wesley Chapel, FLORIDA 33544
<https://completeit.io>
(813) 444-4355



Triple Creek CDD
3434 Colwell Avenue Suite 200
Tampa, FL, United States 33614

Invoice #	19132
Invoice Date	02-09-26
Balance Due	\$9,612.00

Item	Description	Unit Cost	Quantity	Line Total
Project Total	== Tripoli ACS Court Project == - Please refer to estimate for further details - Please refer to contract for further details - Licenses and Monthlys (if applicable) will be billed separately after 1st month	\$9,612.00	1.0	\$9,612.00

Subtotal	\$9,612.00
Tax	\$0.00
Invoice Total	\$9,612.00
Payments	\$0.00
Credits	\$0.00
Balance Due	\$9,612.00



Invoice



Invoice number E53C41C1-0024
Date of issue February 1, 2026
Date due February 16, 2026

Complete I.T. Corp
2664 Cypress Ridge Boulevard
Suite 103
Wesley Chapel, Florida 33544
United States
+1 813-444-4355
support@completeit.io

Bill to
Triple Creek CDD
13013 Boggy Creek Dr
Riverview, Florida 33579
United States
+1 813-671-5900
monolan@rizzetta.com

\$310.06 USD due February 16, 2026

[Pay online](#)

Please note - all calculated usage (things like International Calling or other usage based services) and inventory items (the number of 911 addresses or phone numbers) on this invoice are from January 2026. Any usage or inventory costs incurred by your use of our services in this month will be billed next month

Description	Qty	Unit price	Amount
Product - Individual Phone Number (CDD and HOA)	2	\$2.50	\$5.00
Product - Hosted Voip Seats (2 Office, 1 HOA, Conf, 2 PA's)	7	\$25.00	\$175.00
Product - Snom D735 (HOA)	1	\$5.00	\$5.00
Product - Yealink T54W	3	\$25.00	\$75.00
Tax - FEDERAL EXCISE TAX	1	\$0.15	\$0.15
Tax - FEDERAL COST RECOVERY FEE	1	\$4.83	\$4.83
Tax - FEDERAL NANPA FUND	1	\$0.02	\$0.02
Tax - FEDERAL UNIVERSAL SERVICE FUND	1	\$44.48	\$44.48
Tax - FCC REGULATORY FEE	1	\$0.58	\$0.58
Subtotal			\$310.06
Total			\$310.06
Amount due			\$310.06 USD



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

Triple Creek CDD
13013 Boggy Creek Drive
Riverview FL 33579

PLEASE PAY BY	AMOUNT	INVOICE DATE
03/08/2026	\$3,927.50	02/06/2026

INVOICE NO. 461 - FINAL INVOICE

Order No.:
Quote No.: 295
Job No.: 551
Site Address: 13013 Boggy Creek Drive
Riverview FL 33579

Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
Commercial Drain Pool	1.00	\$1,295.00	\$1,295.00
Remove , Repair , install New swim lane tile	3.00	\$1,650.00	\$4,950.00
Commercial Tile	1.00	\$1,010.00	\$1,010.00
Commercial Chemical Start Up	1.00	\$600.00	\$600.00
Sub-Total ex Tax			\$7,855.00
Tax			\$0.00
Total			\$7,855.00
Claim Amount (50.00%)			\$3,927.50
Claim Remaining (0.00%)			\$0.00

Sub-Total ex Tax	\$3,927.50
Tax	\$0.00
Total inc Tax	\$3,927.50
Amount Applied	\$0.00
Balance Due	\$3,927.50

How To Pay



Credit Card (MasterCard or Visa)

Pay Online cooperpoolsinc.simprosuite.com/payment/

Please call 844-766-5256 to pay over the phone.

INVOICE NO. 461

DUE DATE: 03/08/2026 **AMOUNT DUE:** \$3,927.50



4740B Allen Rd PMB
Zephyrhills, FL 33541

www.cooperpoolsinc.com

EIN 27-1602937
License # CPC1459240

PLEASE PAY BY	AMOUNT	INVOICE DATE
03/08/2026	\$3,927.50	02/06/2026

INVOICE NO. 461 - FINAL INVOICE

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
Commercial Remodeling / Resurfacing Income	\$7,855.00	50.00	\$3,927.50	100.00	\$7,855.00
Total	\$7,855.00	50.00	\$3,927.50	100.00	\$7,855.00

Claim Breakdown (Amount including Tax)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
10/23/2025	240	\$3,927.50	\$3,927.50	\$0.00
02/06/2026	461	\$3,927.50	\$0.00	\$3,927.50
Total		\$7,855.00	\$3,927.50	\$3,927.50

Contract Summary	
Claim to Date	\$7,855.00
Remaining Claim Balance	\$0.00



Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1228

Invoice Date: 2/6/2026

Due Date: 3/6/2026

Bill To: Triple Creek Streambed
Triple Creek Streambed3434 Colwell Ave Suite 200
Tampa, FL 33614

LOCATION: 11920 Streambed Dr, Riverview

Item	Description	Qty	Rate	Amount
IPS pH Sensor Replacement	IPS pH Sensor Replacement	1.00	\$250.38	\$250.38
IPS ORB Sensor Replacement	IPS ORB Sensor Replacement	1.00	\$250.38	\$250.38

Subtotal: \$500.76

Tax: \$0.00

Total: \$500.76

Amount Due: \$500.76



Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1229

Invoice Date: 2/6/2026

Due Date: 3/6/2026

Bill To: Triple Creek Amenity Center
Triple Creek Amenity Center 3434 Colwell Ave Suite 200
Tampa, FL 33614

LOCATION: 12800 Tripoli Ave, Riverview

Item	Description	Qty	Rate	Amount
Sign Florida Pool Rules	Sign Florida Pool Rules	1.00	\$64.40	\$64.40

Subtotal: \$64.40

Tax: \$0.00

Total: \$64.40

Amount Due: \$64.40

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Triple Creek CDD:Triple Creek Community

Bill to

Triple Creek Community
Triple Creek CDD
PO Box 32414
Charlotte, NC 28232

Ship to

Triple Creek Community
13013 Boggy Creek Dr
Riverview, FL 33579

Invoice details

Invoice no.: 2026-1150
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance February 2026	1	\$4,350.00	\$4,350.00

Total **\$4,350.00**

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Triple Creek CDD:Triple Creek Streambed

Bill to

Triple Creek Streambed
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Ship to

Triple Creek Streambed
11920 Streambed Dr
Riverview, FL 33579

Invoice details

Invoice no.: 2026-1151
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance February 2026	1	\$1,900.00	\$1,900.00

Total **\$1,900.00**

Ways to pay



[View and pay](#)

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@cooperpoolsinc.com
+1 (844) 766-5256



Cleaning Commercial Acct:Rizzetta & Company:Triple Creek CDD:Triple Creek Village

Bill to

Triple Creek Village
3434 Colwell Ave Suite 200
Tampa, FL 33614

Ship to

Triple Creek Village
12800 Tripoli Ave
Riverview, FL 33579

Invoice details

Invoice no.: 2026-1152
Terms: Net 30
Invoice date: 02/01/2026
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance February 2026	1	\$1,560.00	\$1,560.00

Total **\$1,560.00**

Ways to pay



[View and pay](#)

Triple Creek CDD

6-Jan-26

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Marc Carlton	<input checked="" type="checkbox"/>
James Barthle II	<input type="checkbox"/>
Shannon Lewis	<input checked="" type="checkbox"/>
David Stafford	<input checked="" type="checkbox"/>
Stephanie Anastacio	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	7:48
Total Meeting Time:	

Time Over ____ (3) Hours:	
---------------------------	--

Total at \$185 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	0.7
Mileage to Charge	\$0.00

DM Signature: _____



Triple Creek CDD

27-Jan-26

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Marc Carlton	<input checked="" type="checkbox"/>
James Barthle II	<input checked="" type="checkbox"/>
Shannon Lewis	<input checked="" type="checkbox"/>
David Stafford	<input checked="" type="checkbox"/>
Stephanie Anastacio	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00
Meeting End Time:	7:59
Total Meeting Time:	

Time Over ____ (3) Hours:

Total at \$185 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	0.7
Mileage to Charge	\$0.00

DM Signature: 

I N V O I C E

DoodyCalls of Suncoast
 4326 Kingsfield Drive
 Parrish, FL 34219
 (941) 981-5268
 DoodyCalls



www.doodycalls.com/suncoast

Billing Address

Triple Creek CDD
 Rizzetta
 PO Box 32414
 Charlotte, NC 28232
 (813) 671-5900

Service Address

Triple Creek
 Rizzetta
 13013 Boggy Creek Drive
 Riverview, FL 33579
 (813) 671-5900

Invoice #	I47708723
Date	January 22, 2026
Service Date	January 22, 2026
Balance Due	\$255.50

Item	Description	Quantity	Unit Price	Amount
Com-Pet Waste Station Service	Com-Pet Waste Station Service	1		\$255.50
Com-Pet Waste Station Service	Com-Pet Waste Station Service	19		
Com-Common Area Cleaning	Clean dog park on Tripoli of dog waste and small wind blown litter.	1		
Subtotal				\$255.50
Tax				\$0.00
Total				\$255.50
Amount Paid				\$0.00
Balance Due				\$255.50

I N V O I C E

DoodyCalls of Suncoast
 4326 Kingsfield Drive
 Parrish, FL 34219
 (941) 981-5268
 DoodyCalls



www.doodycalls.com/suncoast

Billing Address

Triple Creek
 Rizzetta
 PO Box 32414
 Charlotte, NC 28232
 (813) 671-5900

Service Address

Triple Creek
 Rizzetta
 13013 Boggy Creek Drive
 Riverview, FL 33579
 (813) 671-5900

Invoice #	I47708974
Date	January 26, 2026
Service Date	January 26, 2026
Balance Due	\$436.00

Item	Description	Quantity	Unit Price	Amount
Com-Pet Waste Station Service	Com-Pet Waste Station Service	1		\$436.00
Com-Pet Waste Station Service	Com-Pet Waste Station Service	38		
Com-Common Area Cleaning	Clean dog park on Boggy Creek Drive of dog waste and small wind blown litter.	1		
Subtotal				\$436.00
Tax				\$0.00
Total				\$436.00
Amount Paid				\$0.00
Balance Due				\$436.00

I N V O I C E

DoodyCalls on the Suncoast
 4326 Kingsfield Drive
 Parrish, FL 34219
 (941) 981-5268
 DoodyCalls



www.doodycalls.com/suncoast

Billing Address

Triple Creek
 Rizzetta
 PO Box 32414
 Charlotte, NC 28232
 (813) 671-5900

Service Address

Triple Creek
 Rizzetta
 13013 Boggy Creek Drive
 Riverview, FL 33579
 (813) 671-5900

Invoice #	I47709140
Date	January 29, 2026
Service Date	January 29, 2026
Balance Due	\$255.50

Item	Description	Quantity	Unit Price	Amount
Com-Pet Waste Station Service	Com-Pet Waste Station Service	1		\$255.50
Com-Pet Waste Station Service	Com-Pet Waste Station Service	19		
Com-Common Area Cleaning	Clean dog park on Tripoli of dog waste and small wind blown litter.	1		
			Subtotal	\$255.50
			Tax	\$0.00
			Total	\$255.50
			Amount Paid	\$0.00
			Balance Due	\$255.50

I N V O I C E

DoodyCalls on the Suncoast
 4326 Kingsfield Drive
 Parrish, FL 34219
 (941) 981-5268
 DoodyCalls



www.doodycalls.com/suncoast

Billing Address

Triple Creek
 Rizzetta
 PO Box 32414
 Charlotte, NC 28232
 (813) 671-5900

Service Address

Triple Creek
 Rizzetta
 13013 Boggy Creek Drive
 Riverview, FL 33579
 (813) 671-5900

Invoice #	147709403
Date	February 02, 2026
Service Date	February 02, 2026
Balance Due	\$474.00

Item	Description	Quantity	Unit Price	Amount
Com-Pet Waste Station Service	Com-Pet Waste Station Service	1		\$474.00
Com-Pet Waste Station Service	Com-Pet Waste Station Service	42		
Com-Common Area Cleaning	Clean dog park on Boggy Creek Drive of dog waste and small wind blown litter.	1		
			Subtotal	\$474.00
			Tax	\$0.00

I N V O I C E

Doodycalls on the Suncoast
4326 Kingsfield Drive
Parrish, FL 34219
(941) 981-5268
Doodycalls



www.doodycalls.com/suncoast

Billing Address

Triple Creek
Rizzetta
PO Box 32414
Charlotte, NC 28232
(813) 671-5900

Service Address

Triple Creek
Rizzetta
13013 Boggy Creek Drive
Riverview, FL 33579
(813) 671-5900

Invoice #	147709585
Date	February 05, 2026
Service Date	February 05, 2026
Balance Due	\$255.50

Item	Description	Quantity	Unit Price	Amount
Com-Pet Waste Station Service	Com-Pet Waste Station Service	1		\$255.50
Com-Pet Waste Station Service	Com-Pet Waste Station Service	19		
Com-Common Area Cleaning	Clean dog park on Tripoli of dog waste and small wind blown litter.	1		
			Subtotal	\$255.50
			Tax	\$0.00



TRIPLE CREEK CDD Account Number:
813-677-8570-061325-5

Billing Date:
Jan 13, 2026

Billing Period:
Jan 13 - Feb 12, 2026

Hi,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$118.37
 Auto Pay is scheduled
Feb 06

Bill history

Previous balance	\$118.44
Payment received by Jan 13, thank you	-\$118.44

Service summary

	Previous month	Current month
Bundle	\$109.98	\$109.98
Taxes and Fees	\$8.46	↓\$8.39
Total services	\$118.44	\$118.37
Total balance		\$118.37

Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 13 01142026 NNNNNNNN 01 991994

TRIPLE CREEK CDD
3434 COLWELL AVE
TAMPA FL 33614-8390

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

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Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

01.13-02.12	Business Fiber Internet 1 Gig	\$84.99
	Valued Customer Fiber 2 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$20.00
	Data	-\$10.00
	\$10.00 Discount through 06/12/27	
	Auto Pay Discount	-\$5.00
	SmartVoice Premium Seat	\$19.99
	Frontier Provided 4port ATA	\$0.00
Bundle Total		\$109.98

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$28.38 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Taxes and Fees

FCA Long Distance - Federal USF Surcharge	\$4.88
Federal Taxes	\$4.88
FL State Communications Services Tax	\$1.22
County Communications Services Tax	\$1.20
FL State Gross Receipts Tax	\$0.58
Hillsborough Co VOIP 911 Surcharge	\$0.40
FL Telecommunications Relay Service	\$0.08
FL State Gross Receipts Tax	\$0.03
State Taxes	\$3.51

Taxes and Fees Total **\$8.39**

Total current month charges **\$118.37**

LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



TRIPLE CREEK CDD Account Number:
813-677-9974-082321-5

Billing Date:
Feb 02, 2026

Billing Period:
Feb 02 - Mar 01, 2026

Hi TRIPLE CREEK CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$259.63
Payment received by Feb 02, thank you	-\$259.63

Service summary

	Previous month	Current month
Bundle	\$257.98	\$257.98
Taxes and Fees	\$1.65	\$1.65
Total services	\$259.63	\$259.63

Total balance **\$259.63**

Total balance
\$259.63
Auto Pay is scheduled
Feb 26



Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 02 02032026 NNNNNNNN 01 987065


TRIPLE CREEK CDD
9428 CAMDEN FIELD PKWY
RIVERVIEW FL 33578-0519

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

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Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup

 Bundle		
Monthly Charges		
02.02-03.01	FiberOptic Internet 700 Static IP	\$230.98
	5 Usable Static IP Addresses	\$20.00
	Non-Published Listing	\$7.00
Bundle Total		\$257.98

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$259.63 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



 Taxes and Fees		
	Federal Excise Tax	\$0.21
	Federal Taxes	\$0.21
	FL State Sales Tax	\$0.60
	County Communications Services Tax	\$0.34
	FL State Communications Services Tax	\$0.34
	County Sales Tax	\$0.15
	FL State Gross Receipts Tax	\$0.01
	State Taxes	\$1.44
Taxes and Fees Total		\$1.65

Total current month charges **\$259.63**

LET FRONTIER BE YOUR TECH SUPPORT

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com



TRIPLE CREEK CDD Account Number:
813-741-9230-062625-5

Billing Date:
Feb 02, 2026

Billing Period:
Feb 02 - Mar 01, 2026

Hi TRIPLE CREEK CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$94.99
 Auto Pay is scheduled
Feb 26

Bill history

Previous balance	\$32.15
Payment received by Feb 02, thank you	-\$32.15

Service summary

	Previous month	Current month
Internet	\$94.99	\$94.99
One-Time Charges	\$9.99	↓\$0.00
Total services	\$104.98	\$94.99

Total balance **\$94.99**

Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



P.O. Box 211579
Eagan, MN 55121-2879

6790 0107 DY RP 02 02032026 NNNNNNNN 01 975516

TRIPLE CREEK CDD
3434 COLWELL AVE
TAMPA FL 33614-8390

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

9350058137419230062625000000000000000000094995



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Internet

Monthly Charges

02.02-03.01	Business Fiber Internet 1 Gig	\$84.99
	1 Usable Static IP Address	\$20.00
	Data	-\$10.00
	\$10.00 Discount through 07/01/27	

Internet Total **\$94.99**

Total current month charges **\$94.99**

**LET FRONTIER
BE YOUR
TECH SUPPORT**

Tech issues won't wait until you have an IT team to fix them. Get the tech support you need without the overhead. Frontier Premium Tech Pro.

business.frontier.com





Triple Creek Community Devel. Dist
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Invoice Date: 02/05/2026
 Invoice: 10159353
 Project: 039611.001

Attention: Matthew O'Nolan, MONolan@rizzetta.com
 Project Name: Triple Creek CDD/CDD Engineer (061980009)

For Professional Services Rendered through: January 25, 2026
 (Pay from O & M Fund)

Hourly Not To Exceed	Fee	Pct. Comp	Earned To Date	Previous Amount	Current Amount
000P89 - Reimbursable Expenses	6,000.00	94.66	5,679.37	5,679.37	0.00
Total Hourly Not To Exceed Services:	6,000.00	94.66	5,679.37	5,679.37	0.00

Hourly	Current Amount
000P01 - Meetings / Misc. Engineering Svcs.	4,125.37
000P02 - Boundary Amendment Support	0.00
Total Hourly Services:	4,125.37

Amount Due this Invoice: 4,125.37

Notes from Project Manager:

Mobility Plan meeting at County (12/23), mobility plan follow up conf call (1/23), Migitation site monitoring, CDD by Phone 1/6, Work on paperwork for SWFWMD Certifications TCBlvd1, Village I, Village H. Misc DM coordination/questions

Remit payment to P.O. Box 4897, Dept 331, Houston, TX 77210
 Reference Project 039611.001 and Invoice 10159353
 Contact Sandra Charles at scharles@halff.com with any billing questions.

Half Associates, Inc.
P.O. Box 4897, Dept 331
Houston, TX 77210

Matthew O'Nolan
Triple Creek Community Devel. Dist
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

February 05, 2026
Project No: 039611.001
Invoice No: 10159353
Invoice Total: \$4,125.37

039611.001 Triple Creek CDD/CDD Engineer (061980009)
(Pay from O & M Fund)

Professional Services thru January 25, 2026

Phase 000P01 Meetings / Misc. Engineering Svcs.

Professional Personnel

	Hours	Amount	
Scientist II - Environmental	1.50	169.19	
Administrative III - Assistant	.75	93.60	
Principal/Officer-Prof. Engineer III	11.25	3,862.58	
Totals	13.50	4,125.37	
Total Labor			4,125.37

Total this Invoice \$4,125.37



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TRIPLE CREEK CDD	3725359470	01/27/2026	02/17/2026

Service Address: 12586 BERGSTROM BAY DR

S-Page 1 of 1

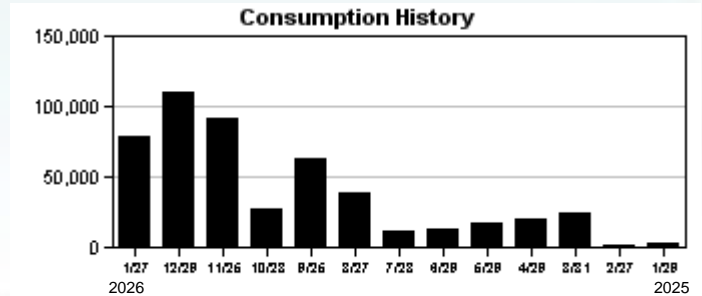
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703647586	12/29/2025	857164	01/27/2026	936136	78972 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$238.50
Water Base Charge	\$16.57
Water Usage Charge	\$467.05
Sewer Base Charge	\$40.17
Sewer Usage Charge	\$558.33

Summary of Account Charges

Previous Balance	\$1,953.39
Net Payments - Thank You	\$-1,953.39
Total Account Charges	\$1,327.16
AMOUNT DUE	\$1,327.16



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3725359470



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
 Internet Payments: HCFL.gov/WaterBill
 Additional Information: HCFL.gov/Water

THANK YOU!



C/O KYLE THORNTON
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614-8390

6.925 8

DUE DATE	02/17/2026
AMOUNT DUE	\$1,327.16
AMOUNT PAID	



0037253594701 00001327162



Hillsborough County Florida

M-Page 1 of 2

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TRIPLE CREEK CDD	5901186305	01/27/2026	02/17/2026

Summary of Account Charges

Previous Balance	\$1,611.98
Net Payments - Thank You	\$-1,611.98
Total Account Charges	\$1,330.16
AMOUNT DUE	\$1,330.16

This is your summary of charges. Detailed charges by premise are listed on the following page(s)



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5901186305



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!

Single-Piece

TRIPLE CREEK CDD
3434 COLWELL AVE., SUITE 200
TAMPA FL 33614

10,654 8

DUE DATE	02/17/2026
AMOUNT DUE	\$1,330.16
AMOUNT PAID	



0059011863053 00001330166



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TRIPLE CREEK CDD	5901186305	01/27/2026	02/17/2026

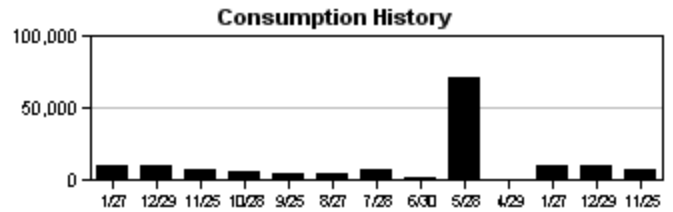
Service Address: 12800 TRIPOLI AVE

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
705781938	12/29/2025	110214	01/27/2026	120179	9965 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$30.09
Water Base Charge	\$45.22
Water Usage Charge	\$11.16
Sewer Base Charge	\$109.75
Sewer Usage Charge	\$70.45
Total Service Address Charges	\$273.21



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TRIPLE CREEK CDD	5901186305	01/27/2026	02/17/2026

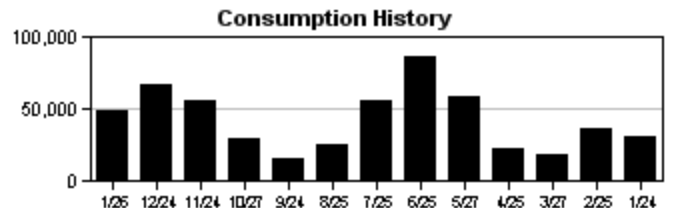
Service Address: 13013 BOGGY CREEK DR

M-Page 2 of 2

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
61076569	12/24/2025	49798	01/26/2026	50290	49200 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$148.58
Water Base Charge	\$145.71
Water Usage Charge	\$55.10
Sewer Base Charge	\$353.18
Sewer Usage Charge	\$347.84
Total Service Address Charges	\$1,056.95





Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
TRIPLE CREEK CDD	8992542002	02/02/2026	02/23/2026

Service Address: 11920 STREAMBED DR

S-Page 1 of 1

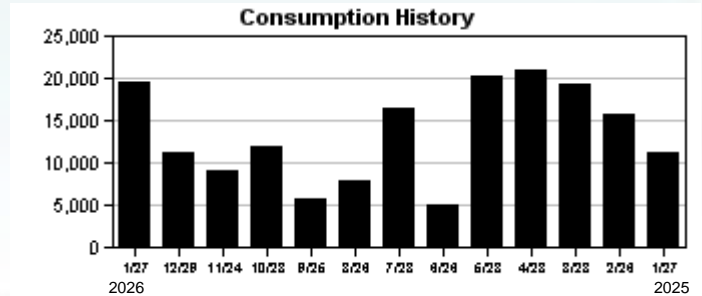
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
60842286	12/29/2025	30480	01/27/2026	30676	19600 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$59.19
Water Base Charge	\$62.74
Water Usage Charge	\$21.95
Sewer Base Charge	\$152.11
Sewer Usage Charge	\$138.57

Summary of Account Charges

Previous Balance	\$345.82
Net Payments - Thank You	\$-345.82
Total Account Charges	\$441.10
AMOUNT DUE	\$441.10



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **8992542002**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
 Internet Payments: HCFL.gov/WaterBill
 Additional Information: HCFL.gov/Water

THANK YOU!

Single-Piece
TRIPLE CREEK CDD
3434 COLWELL AVE., SUITE 200
TAMPA FL 33614

16,791 8

DUE DATE	02/23/2026
AMOUNT DUE	\$441.10
AMOUNT PAID	



0089925420021 00000441105



Hillsborough County Florida

FEB -4 2026

Post Office Box 1110
Tampa, FL 33601

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, Florida 33619-1309

TRIPLE CREEK CDD C/O RIZZETTA & COMPANY
3434 COLWELL AVE STE 200
TAMPA, FL. 33614

NOTICE OF VIOLATION WATER USE RESTRICTION

1/28/2026

The purpose of this notice is to inform you that a violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, was witnessed on the date, time and at the address referenced below. This observance is described as follows:

CASE NUMBER: HC-WE-26-000261
LOCATION
PARCEL: 077694.2116
VIOLATION: WATERING DURING RESTRICTED HOURS
WATERING ON RESTRICTED DAY :
VIOLATION DATED: 01/27/2026 - 08:50 AM
PENALTY AMOUNT: \$100.00

The enclosed invoice reflects the assessed penalty amount to be paid within twenty (20) business days. If not paid and/or -an appeal is not filed within twenty (20) business days, it will constitute a separate violation of SECTION 111-2, HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, PART B, PUBLIC UTILITIES, and this case will be referred to the Code Enforcement Special Magistrate for a hearing where additional fines may be imposed. Payment may be made online at www.HCFL.gov/CodeFines, in person or by mail. Checks and money orders shall be made payable to BOARD OF COUNTY COMMISSIONERS and sent to:

Code Enforcement Department
3629 Queen Palm Dr.
Tampa, FL 33619-1309

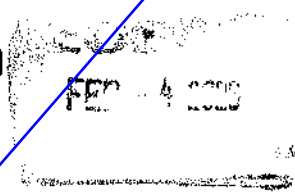
TO FILE AN APPEAL:

You have twenty (20) business days from the date of written notification of a penalty assessed under Ordinance 03-07, as amended, to submit a written request for appeal. Appeals can be sent via email to WaterAppeals@HCFL.Gov, or faxed to (813) 274-6609, or mailed to the address above. Please be sure to include your case number. Please note, an appeal cannot be based on a lack of knowledge of water restrictions. For additional information regarding water use restrictions and appeals, please visit www.hcfl.gov/code.

If you have any questions, please call: Ted Baker, Code Enforcement Officer (813) 431-4743



Hillsborough County Florida



Code Enforcement Department Invoice - Statement of Charges

Case Number: HC-WE-26-000261

Invoice Date: 1/28/2026

Parcel Number: 077694.2116

Charge Details:

All violations are personally witnessed and photographed by the Code Enforcement Officer assigned to the case.

Description of Violation:	Violation Dated:	Time:	Penalty:
WATERING DURING RESTRICTED HOURS	01/27/2026	08:50 AM	\$100.00
WATERING ON RESTRICTED DAY			

TOTAL AMOUNT DUE: \$100.00

Payment may be made online at www.hcflgov.net/CodeFines or by US Mail. Checks and money orders shall be made payable to the BOARD OF COUNTY COMMISSIONERS, to:

Code Enforcement Department
3629 Queen Palm Dr
Tampa, FL 33619

Failure to pay these fines, or file written appeal, within twenty (20) business days of receipt of this notice may result in your case being forwarded to the Hillsborough County Code Enforcement Special Magistrate where additional fines of up to \$5,000 per day may be assessed.

Permitted Watering Days

- Addresses ending in 0, 1, 2, or 3 - Monday and/or Thursday
- Addresses ending in 4, 5, or 6 - Tuesday and/or Friday
- Addresses ending in 7, 8, or 9 - Wednesday and/or Saturday
- Locations with no address (common areas) and locations with mixed addresses (such as office complexes and shopping centers) are also Wednesday and/or Saturday

*Reclaimed water may be used on any day of the week and at any time, except between the hours of 10 a.m. and 4 p.m.

Permitted Watering Times

Allowable watering hours are midnight to 8 a.m. or 6 p.m. to midnight. No watering is allowed on Sundays.

[Learn More Here](#)



From

Independent Works, LLC.
1036 McCarty Street
Dunedin, FL 34698



Delete Logo

To

Triple Creek CDD
12586 Bergstrom Bay Drive
Riverview, FL 33579

INVOICE #629

Invoice # 0000629
Invoice Date 01/19/2026
Due Date 02/19/2026

Item	Description	Unit Price	Quantity	Amount
Service	RS 50% Inspection Invoice	2497.50	1.00	2497.50
		0.00	0.00	0.00

+ New Line

Invoice Notes

Subtotal	2497.50
Total	2497.50
Amount Paid	0.00
Balance Due	\$2497.50

State Wildlife Trapper
2103 W Rio Vista Ave
Tampa, FL 33603 US
trapperjerry@gmail.com



INVOICE

BILL TO

Triple Creek CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 2119

DATE 02/16/2026

DUE DATE 03/01/2026

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
1 month service:State Wildlife Trapping Service Service for February 2026	1	1,200.00	1,200.00

1 Trap/ 3 cameras currently in use.

LTD: Hogs Removed: 94
YTD: Hogs Removed: 5
MTD: Hogs Removed: 2

Note:

We are doing everything possible to eliminate the hog population on this property.

Thank you for doing business with us.

Make all checks payable to: Jerry Richardson

A late fee of 15% late fee will be applied if not paid within 10 days from date.

If you have any questions concerning this invoice, please contact: Jerry Richardson, Phone 813-390-9578; email - trapperjerry@gmail.com

A 30 day notice is required to terminate trapping service in writing. Termination fees may apply.

SUBTOTAL	1,200.00
TAX	0.00
TOTAL	1,200.00
BALANCE DUE	\$1,200.00

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.triplecreekcdd.org

Check Request

Amount: \$2500.00

Date: 1/30/26

Payable To: Jordan Gard

Address: 12413 Prairie Valley Lane
Riverview FL 33579

Description: Temporary Access Agreement Deposit Refund

Requested By: Kelly Wilson

Special Instructions: Code to

please expedite - originally sent 1/7/26
Refund request

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 12, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Taylor Nielsen
Triple Creek CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3687275
20023-1

Re: Triple Creek CDD - General Counsel

For Professional Legal Services Rendered

12/01/25	B. Davenport	0.10	25.00	Confer with Silvotti regarding mulch agreement
12/01/25	L. Whelan	0.10	31.50	Review October financial statements
12/02/25	B. Davenport	0.20	50.00	Review tentative agenda for December Board meeting; review and analysis of task list and notes from previous Board meeting; confer with Bregg regarding the same
12/02/25	L. Whelan	0.40	126.00	Review draft contribution in lieu of assessment resolutions for Villages H&M and N&P
12/03/25	L. Whelan	0.10	31.50	Review status of outstanding district matters
12/05/25	B. Davenport	0.30	75.00	Confer with O'Nolan and Bregg regarding flooring proposal; revise mulching agreement; confer with Sivoltti regarding same

KUTAK ROCK LLP

Triple Creek CDD

January 12, 2026

Client Matter No. 20023-1

Invoice No. 3687275

Page 2

12/08/25	B. Davenport	0.10	25.00	Review website to check compliance with statutory requirements relative to goals and objectives
12/09/25	B. Davenport	0.30	75.00	Confer with O'Nolan regarding outstanding district matters
12/09/25	L. Whelan	0.10	31.50	Review status of miscellaneous district matters
12/10/25	B. Davenport	1.00	250.00	Prepare for December Board meeting; attend agenda meeting with Carlton
12/15/25	B. Davenport	0.60	150.00	Prepare for and attend meeting with Carlton to discuss agenda
12/15/25	L. Whelan	0.50	157.50	Prepare for December Board meeting
12/16/25	B. Davenport	1.30	325.00	Revise resolutions regarding contributions; confer with O'Nolan regarding the same; attend Board meeting
12/16/25	S. Sandy	0.20	66.00	Confer regarding security agreement
12/17/25	B. Davenport	0.30	75.00	Follow-up from December Board meeting
12/18/25	B. Davenport	0.20	50.00	Confer with O'Nolan regarding amenity suspension
12/18/25	L. Whelan	0.20	63.00	Confer with McGowan regarding status of land sale transaction
12/22/25	L. Whelan	0.10	31.50	Review status of outstanding district matters
12/29/25	B. Davenport	0.30	75.00	Confer with Bregg regarding contribution resolution and flooring proposal; review draft agenda for January meeting; confer with Hamilton regarding same
12/29/25	L. Whelan	0.10	31.50	Confer with O'Nolan regarding outstanding invoice
12/30/25	B. Davenport	1.50	375.00	Review affidavit of violation and notice of hearing relative to County code violation; research relevant provisions of the County code and confer with O'Nolan regarding the same; prepare for special January Board meeting; confer with Carlton regarding meeting to discuss agenda

KUTAK ROCK LLP

Triple Creek CDD

January 12, 2026

Client Matter No. 20023-1

Invoice No. 3687275

Page 3

TOTAL HOURS 8.00

TOTAL FOR SERVICES RENDERED \$2,120.00

TOTAL CURRENT AMOUNT DUE \$2,120.00

UNPAID INVOICES:

October 17, 2025 Invoice No. 3641119 5,189.99

December 11, 2025 Invoice No. 3671771 4,632.50

TOTAL DUE \$11,942.49

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 17, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Taylor Nielsen
Triple Creek CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3701531
20023-1

Re: Triple Creek CDD - General Counsel

For Professional Legal Services Rendered

01/02/26	J. Gillis	0.10	20.00	Review status of outstanding district matters
01/05/26	B. Davenport	1.10	291.50	Confer with Bregg regarding contribution resolution; confer with O'Nolan regarding agenda items for January Board meeting; prepare for and attend meeting with Carlton to discuss agenda items
01/05/26	L. Whelan	0.30	99.00	Confer with staff regarding code enforcement matters for watering restriction violations; review November financial statements
01/06/26	B. Davenport	1.90	503.50	Attend Board meeting; confer with McGowan regarding purchase and sale agreement for hammock club parcel
01/07/26	B. Davenport	0.40	106.00	Follow-up from special January Board meeting

KUTAK ROCK LLP

Triple Creek CDD

February 17, 2026

Client Matter No. 20023-1

Invoice No. 3701531

Page 2

01/08/26	B. Davenport	0.10	26.50	Review sixth amendment to the Complete IT agreement; confer with Bregg regarding the same
01/08/26	J. Gillis	0.10	20.00	Follow up from special January Board meeting
01/09/26	B. Davenport	0.60	159.00	Draft agreement for reserve study; review Rizzetta amendments and agreements relative to various services
01/12/26	B. Davenport	0.40	106.00	Confer with Pena regarding documentation necessary for contribution resolution; confer with Bregg regarding reserve study agreement; review correspondence from the HOA president concerning the leasing terms for the Lakehouse
01/12/26	L. Whelan	0.10	33.00	Review status of miscellaneous district matters
01/13/26	B. Davenport	0.30	79.50	Review draft agenda for regular January Board meeting; review outstanding items and confer with Bregg regarding the same; confer with O'Nolan regarding code-enforcement violations
01/14/26	B. Davenport	0.40	106.00	Confer with Bregg regarding meeting minutes for January 6 board meeting; research ch. 120 notice requirements and draft resolutions and notices regarding amenity rate hearing; confer with staff regarding same
01/15/26	B. Davenport	0.30	79.50	Finalize resolution setting hearing on amenity rates; confer with Pena regarding contribution resolutions
01/15/26	L. Whelan	0.10	33.00	Review status of miscellaneous district matters

KUTAK ROCK LLP

Triple Creek CDD

February 17, 2026

Client Matter No. 20023-1

Invoice No. 3701531

Page 3

01/16/26	B. Davenport	0.40	106.00	Review dates and calculate times from public hearing on amenity rates; confer with Bregg regarding the same; finalize resolution setting rate hearing and notices for same; finalize resolution adopting revised amenity rates
01/19/26	B. Davenport	0.90	238.50	Confer with Bregg regarding minutes for January 6 board meeting; review amenity management's revisions to amenity rules and rates; revise the same; confer with Wilson regarding revisions/comments to rules; review and revise December meeting minutes and confer with Bregg regarding the same; confer with O'Nolan regarding other outstanding district items
01/20/26	B. Davenport	0.20	53.00	Confer with Pena regarding contribution resolutions
01/21/26	B. Davenport	0.60	159.00	Review and analysis of additional comments from Wilson regarding amenity rules and revise same; confer with Carlton regarding meeting to discuss agenda
01/22/26	B. Davenport	0.10	26.50	Confer with Wilson regarding the revised amenity policies and rates
01/22/26	L. Whelan	0.10	33.00	Confer with O'Nolan regarding delinquent invoices
01/23/26	B. Davenport	1.70	450.50	Prepare for regular January Board meeting
01/26/26	B. Davenport	0.50	132.50	Prepare for and attend meeting with Carlton regarding January agenda; confer with O'Nolan regarding amenity guest passes and other outstanding items
01/26/26	L. Whelan	0.30	99.00	Prepare for January regular board meeting
01/27/26	B. Davenport	2.00	530.00	Attend regular January Board meeting

KUTAK ROCK LLP

Triple Creek CDD
February 17, 2026
Client Matter No. 20023-1
Invoice No. 3701531
Page 4

01/28/26	B. Davenport	1.20	318.00	Follow-up from regular January Board meeting; revise notices for amenity rate hearing; draft notice of termination for marquee sign agreement and distribute same; draft amendment to the Complete IT agreement
01/28/26	J. Gillis	0.10	20.00	Follow up from regular January Board meeting
01/29/26	L. Whelan	0.30	99.00	Follow up from January Board meeting
01/30/26	B. Davenport	0.10	26.50	Confer with O'Nolan regarding disposal of old gym equipment

TOTAL HOURS 14.70

TOTAL FOR SERVICES RENDERED \$3,954.00

TOTAL CURRENT AMOUNT DUE \$3,954.00

UNPAID INVOICES:

October 17, 2025 Invoice No. 3641119 5,189.99

TOTAL DUE \$9,143.99

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 17, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

Triple Creek CDD
c/o Rizzetta & Company, Inc.
Suite 200
3434 Colwell Avenue
Tampa, FL 33614

Invoice No. 3701533
20023-10

Re: Real Estate Acquisition

For Professional Legal Services Rendered

01/07/26	L. Whelan	0.20	66.00	Confer with McGowan regarding approval of PSA; coordinate matters relating to same
01/08/26	M. VanSickle	0.20	80.00	Review revised purchase and sale agreement to approve for execution
01/09/26	M. VanSickle	0.10	40.00	Correspondence regarding District approval of purchase and sale agreement
01/09/26	L. Whelan	0.10	33.00	Confer with stakeholders regarding status of finalizing PSA
01/12/26	L. Whelan	0.10	33.00	Coordinate execution of PSA
01/14/26	B. Davenport	0.20	53.00	Confer with Carlton regarding land purchase and sale agreement
01/15/26	M. VanSickle	0.20	80.00	Review signed contract and correspondence regarding same
01/20/26	M. VanSickle	0.10	40.00	Correspondence regarding execution of purchase and sale agreement
01/25/26	M. VanSickle	0.10	40.00	Instruction regarding assembling final signed contract

KUTAK ROCK LLP

Triple Creek CDD
February 17, 2026
Client Matter No. 20023-10
Invoice No. 3701533
Page 2

01/29/26	B. Davenport	0.30	79.50	Confer with Travis and McGowan regarding matters relating to real property acquisition
01/29/26	M. VanSickle	0.30	120.00	Correspondence regarding final contract and to title company regarding escrow; instruction regarding critical dates schedule
01/29/26	L. Whelan	0.20	66.00	Review status of real estate acquisition
01/30/26	M. VanSickle	0.30	120.00	Coordinate escrow services for PSA
01/30/26	L. Whelan	0.10	33.00	Confer on approval of escrow agreement
TOTAL HOURS		2.50		
TOTAL FOR SERVICES RENDERED				\$883.50
TOTAL CURRENT AMOUNT DUE				<u>\$883.50</u>

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 370379

Bill To
Triple Creek CDD - Maintenance c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
12/01/25	12/31/2025
Account Owner	PO#
PAULA MEANS	

Item	Amount
#369206 - Triple Creek CDD 2025/2026 Landscape Maintenance Contract December 2025	\$97,692.43

Grand Total \$97,692.43

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$0.00	\$0.00	\$98,940.43	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 371087

Bill To
Triple Creek CDD - Maintenance c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
11/30/25	12/30/2025
Account Owner	PO#
PAULA MEANS	

Item	Amount
	\$1,248.00

#369995 - Cut down Dead Bismark Palm & Dead Pine Tree

Tree Removal - 11/07/2025

Grand Total \$1,248.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$0.00	\$0.00	\$98,940.43	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 375457

Bill To
Triple Creek CDD - Maintenance c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
01/01/26	1/31/2026
Account Owner	PO#
PAULA MEANS	

Item	Amount
#369206 - Triple Creek CDD 2025/2026 Landscape Maintenance Contract January 2026	\$97,692.43

Grand Total \$97,692.43

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$97,753.93	\$98,940.43	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 377689

Bill To
Triple Creek CDD (includes Addendum #1 - #7)
c/o Rizzetta & Company
P.O. Box 32414
Charlotte, NC 28232

Date	Due Date
01/13/26	2/12/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$264.72

#378792 - 13109 Wildflower Meadow Shrub Row

Landscape Material - 01/08/2026

Podocarpus, 03 gallon - 03G	10.0003g	\$26.47	\$264.72
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Grand Total	\$264.72
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1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$264.72	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 377708

Bill To
Triple Creek CDD (includes Addendum #1 - #7)
c/o Rizzetta & Company
3434 Colwell Avenue
ste 200
Tampa, FL 33614

Date	Due Date
01/13/26	2/12/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$103.50

#338931 - Bad Solenoid Wildflower Garden Park

Control Components - 01/05/2026

Rainbird G4 24V solenoid assembly for Pesb valve - unit price	1.00EA	\$103.50	\$103.50
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Grand Total **\$103.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,173.25	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 377709

Bill To
Triple Creek CDD (includes Addendum #1 - #7) c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
01/13/26	2/12/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$103.50

#340432 - Wet Check Repairs Dorado Shores 5-6-25

Control Components - 01/05/2026

REplaced Rainbird G4 Solenoid - unit price	1.00EA	\$103.50	\$103.50
--	--------	----------	----------

Grand Total \$103.50

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,173.25	\$0.00	\$0.00	\$0.00	\$0.00

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

thelmpadvantage.com
 (877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 377710

Bill To
Triple Creek CDD (includes Addendum #1 - #7)
c/o Rizzetta & Company
P.O. Box 32414
Charlotte, NC 28232

Date	Due Date
01/13/26	2/12/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$701.53

#378081 - DID 2 repairs. Weel down

Lateral Components - 01/05/2026

Replace 230V/460V coil in pump controller.	1.00EA	\$701.53	\$701.53
--	--------	----------	----------

Grand Total \$701.53

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,173.25	\$0.00	\$0.00	\$0.00	\$0.00

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Thank you for allowing us to serve you.

thelmpadvantage.com
(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 378119

Bill To
Triple Creek CDD (includes Addendum #1 - #7)
c/o Rizzetta & Company
3434 Colwell Avenue
ste 200
Tampa, FL 33614

Date	Due Date
01/16/26	2/15/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
#380160 - Completed Irrigation Repairs - Behind 13117 Wildflower Meadow Zone 27				\$312.45
<i>Lateral Components - 01/10/2026</i>				
Replace ICD-100 Single Zone Decoder	1.00EA	\$257.25	\$257.25	
Replace Hunter 24V Solenoid	1.00EA	\$55.20	\$55.20	

Subtotal	\$312.45
Less Payments/Credits	(\$0.00)
Balance Due	\$312.45

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Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 378120

Bill To
Triple Creek CDD (includes Addendum #1 - #7)
c/o Rizzetta & Company
3434 Colwell Avenue
ste 200
Tampa, FL 33614

Date	Due Date
01/16/26	2/15/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
#380162 - Completed Irrigation Repairs - Triple Creek Blvd Across from Noelani Way Zone 15 Decoder Alarm				\$312.45
<i>Lateral Components - 01/10/2026</i>				
Replace ICD-100 Single Zone Decoder	1.00EA	\$257.25	\$257.25	
Replace Hunter 24V Solenoid	1.00EA	\$55.20	\$55.20	

Subtotal	\$312.45
Less Payments/Credits	(\$0.00)
Balance Due	\$312.45

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Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 378121

Bill To
Triple Creek CDD (includes Addendum #1 - #7)
c/o Rizzetta & Company
3434 Colwell Avenue
ste 200
Tampa, FL 33614

Date	Due Date
01/16/26	2/15/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
#380164 - Completed Irrigation Repairs - Triple Creek Blvd in Front of School Zone 21 & 23				\$255.66

Lateral Components - 01/10/2026

Irrigation Tech Labor	4.00HR	\$45.00	\$180.00
Replace Hunter 24V Solenoid	1.00EA	\$63.50	\$63.50
3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V	2.00EA	\$6.08	\$12.16

Subtotal	\$255.66
Less Payments/Credits	(\$0.00)
Balance Due	\$255.66

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Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 378341

Bill To
Triple Creek CDD - Maintenance c/o Rizzetta and Company 9428 Camden Field Parkway Riverview, FL 33578

Date	Due Date
01/20/26	2/19/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$61.50

#381075 - Repaired cut wire

Lateral Components - 01/15/2026

Irrigation Tech Labor	1.00HR	\$45.00	\$45.00
UF Wire Red 14 Gauge 1 Conductor 500 ft. (Sold per ft.)	2.00FT	\$0.52	\$1.04
3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V	2.00EA	\$7.73	\$15.46

Grand Total **\$61.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$97,753.93	\$98,940.43	\$0.00	\$0.00	\$0.00

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(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 378980

Bill To
Triple Creek CDD (includes Addendum #1 - #7)
c/o Rizzetta & Company
3434 Colwell Avenue
ste 200
Tampa, FL 33614

Date	Due Date
01/28/26	2/27/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
#380658 - Triple Creek Car Damage Annuals				\$145.00
<i>Landscape Material - 01/22/2026</i>				
Seasonal Annuals - 04"	50.0004"	\$2.90	\$145.00	

Subtotal	\$145.00
Less Payments/Credits	(\$0.00)
Balance Due	\$145.00

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Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 378981

Bill To
Triple Creek CDD (includes Addendum #1 - #7)
c/o Rizzetta & Company
3434 Colwell Avenue
ste 200
Tampa, FL 33614

Date	Due Date
01/28/26	2/27/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
#380852 - Sod on Bare Area at North ROW of Triple Creek Blvd. at Blue Heeler				\$993.27

Landscape Material - 01/22/2026

Floritam Saint Augustine, 01 Square Foot	500.0001SF	\$1.99	\$993.27
- 01SF			

Subtotal	\$993.27
Less Payments/Credits	(\$0.00)
Balance Due	\$993.27

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Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 378992

Bill To
Triple Creek CDD - Maintenance c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
01/28/26	2/27/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$36.12

#381202 - Completed Irrigation Repairs - Replace Single Station Decoder Zone 15

Lateral Components - 01/17/2026

Irrigation Technician Labor	0.50HR	\$60.00	\$30.00
Pro-Trade Irrigation/Lighting Wire Connector Blue/Blue 20 Pack (PER PIECE)	2.00EA	\$3.06	\$6.12

Grand Total **\$36.12**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,016.31	\$0.00	\$0.00	\$0.00	\$0.00

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(877) 567-7761

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 378993

Bill To
Triple Creek CDD - Maintenance c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
01/28/26	2/27/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$385.06

#381207 - Completed Irrigation Repairs - Zone 70 Replace Decoder & Solenoid

Lateral Components - 01/17/2026

Replace Hunter 24V Solenoid	1.00EA	\$63.50	\$63.50
Replace ICD-100 Single Zone Decoder	1.00EA	\$321.56	\$321.56

Grand Total **\$385.06**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,016.31	\$0.00	\$0.00	\$0.00	\$0.00

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Please Remit Payment to:

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Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 378994

Bill To
Triple Creek CDD - Maintenance c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
01/28/26	2/27/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$595.13

#381717 - Completed Irrigation Repairs - Walkway Between 12517 & 12521 Triple Creek Blvd Replace Scrubber Valve

Lateral Components - 01/20/2026

Replace 1.5" Scrubber Valve	1.00EA	\$581.01	\$581.01
-----------------------------	--------	----------	----------

Grand Total \$595.13

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$1,016.31	\$0.00	\$0.00	\$0.00	\$0.00

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Please Remit Payment to:

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Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 379902

Bill To
Triple Creek CDD - Maintenance c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
01/30/26	3/1/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$650.00

#380910 - Preure Regulator

Lateral Components - 01/21/2026

Replace 2" in line pressure regulator.	1.00EA	\$650.00	\$650.00
--	--------	----------	----------

Grand Total	\$650.00
--------------------	-----------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,591.06	\$0.00	\$0.00	\$0.00	\$0.00

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Please Remit Payment to:

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Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 379903

Bill To
Triple Creek CDD - Maintenance c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
01/30/26	3/1/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$924.75

#380917 - Replace heads.

Lateral Components - 01/21/2026

Replace 6" Spray head with check valve - unit price	15.00EA	\$61.65	\$924.75
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Grand Total \$924.75

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$2,591.06	\$0.00	\$0.00	\$0.00	\$0.00

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Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 380734

Bill To
Triple Creek CDD - Maintenance c/o Rizzetta & Company 3434 Colwell Avenue ste 200 Tampa, FL 33614

Date	Due Date
01/31/26	3/2/2026
Account Owner	PO#
PAULA MEANS	

Item	Qty/UOM	Rate	Ext. Price	Amount
				\$693.29

#382283 - Bike Damage at Boggy Mail Kiosk

Landscape Material - 01/28/2026

Bahia, 01 Square Foot - 01SF	400.0001SF	\$1.73	\$693.29
------------------------------	------------	--------	----------

Grand Total	\$693.29
--------------------	-----------------

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$3,284.35	\$0.00	\$0.00	\$0.00	\$0.00

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 (877) 567-7761

Please Remit Payment to:

Landscape Maintenance
 Professional LLC
 PO Box 919917
 Orlando, FL 32891



Invoice 381022

Bill To
Triple Creek CDD - Maintenance c/o Rizzetta and Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Date	Due Date
02/01/26	3/3/2026
Account Owner	PO#
PAULA MEANS	

Item	Amount
#369206 - Triple Creek CDD 2025/2026 Landscape Maintenance Contract February 2026	\$97,692.43

Grand Total \$97,692.43

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$97,753.93	\$97,692.43	\$98,940.43	\$0.00	\$0.00

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 (877) 567-7761

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

District Office · Riverview, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.triplecreekcdd.org

Check Request

Amount: \$2500.00

Date: 1/30/26

Payable To: Lorraine Remy

Address: 12822 Twin Bridges Dr
Riverview FL 33579

Description: Temporary Access Agreement Deposit Refund

Requested By: Kelly Wilson

Special Instructions: Code to

please expedite - originally ^{refined request} sent 12/9/25

INVOICE

MOR-SPORTS GROUP INC
9401 Corkscrew Palms Cir Ste 300
Estero, FL 33928

Invoicing@morsportsgroup.com
+1 (239) 292-3102
<https://www.morsportsgroup.com/>



Rizzetta: Triple Creek 4 PC - N - Rizzetta - FL25-0151

Bill to
Rizzetta
PO Box 37231
Charlotte, FL 28237

Invoice details

Invoice no.: 4124
Terms: Net 15
Invoice date: 12/05/2025
Due date: 12/20/2025

Project Number: FL25-0151

Product or service	Description	Qty	Rate	Amount
Pickleball Court Construction	Pickleball Court Construction- (2024) Concrete Curb Installation (Perimeter of Pickleball Courts)	1	\$12,342.57	\$12,342.57
Pickleball Court Construction	Pickleball Court Construction- (2024) Perimeter Fencing 8' (As shown on Plans)	0	\$28,076.40	\$0.00
Pickleball Court Construction	Pickleball Court Construction- (2024) Pickleball Net Post & Center Anchor Installation (Quantity 4)	1	\$8,267.77	\$8,267.77
Pickleball Court Construction	Pickleball Court Construction- (2024) Surfacing Asphalt - 4 Pickleball Courts New Construction	0	\$28,623.60	\$0.00
Pickleball Court Construction	Pickleball Court Construction- (2024) Pickleball Net Post & Playing Net (32") (Quantity 4)	0	\$1,893.29	\$0.00
Pickleball Court Construction	Pickleball Court Construction- (2024) Windscreen Supply & Install (Perimeter Pickleball Fencing)	0	\$5,887.20	\$0.00
Pickleball Court Construction	Pickleball Court Construction- (2024) Permit & Engineering	0	\$600.00	\$0.00
Customer Deposit	Customer Deposit BILLING 40%	0	\$64,725.93	\$0.00

Customer Deposit

Customer Deposit RECOGNIZED 40%

0.12737

-\$64,725.93

-\$8,244.14

Ways to pay

Total

\$12,366.20



Note to customer

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INVOICE

MOR-SPORTS GROUP INC
9401 Corkscrew Palms Cir Ste 300
Estero, FL 33928

Invoicing@morsportsgroup.com
+1 (239) 292-3102
https://www.morsportsgroup.com/



Rizzetta: Triple Creek 4 PC - N - Rizzetta - FL25-0151

Bill to
Rizzetta
PO Box 37231
Charlotte, FL 28237

Invoice details

Project Number: FL25-0151

Invoice no.: 4146
Terms: Net 15
Invoice date: 12/15/2025
Due date: 12/30/2025

Product or service	Description	Qty	Rate	Amount
Pickleball Court Construction	Pickleball Court Construction- (2024) Perimeter Fencing 8' (As shown on Plans)	1	\$28,076.40	\$28,076.40
Pickleball Court Construction	Pickleball Court Construction- (2024) Surfacing Asphalt - 4 Pickleball Courts New Construction	0	\$28,623.60	\$0.00
Pickleball Court Construction	Pickleball Court Construction- (2024) Pickleball Net Post & Playing Net (32") (Quantity 4)	0	\$1,893.29	\$0.00
Pickleball Court Construction	Pickleball Court Construction- (2024) Windscreen Supply & Install (Perimeter Pickleball Fencing)	0	\$5,887.20	\$0.00
Pickleball Court Construction	Pickleball Court Construction- (2024) Permit & Engineering	0	\$600.00	\$0.00
Customer Deposit	Customer Deposit BILLING 40%	0	\$64,725.93	\$0.00
Customer Deposit	Customer Deposit RECOGNIZED 40%	0.1735094	-\$64,725.93	-\$11,230.56
Pickleball Court Construction	CO/2 - Add Fence and Gates To Walkway	0	\$2,543.51	\$0.00

Total **\$16,845.84**

Ways to pay



INVOICE

MOR-SPORTS GROUP INC
9401 Corkscrew Palms Cir Ste 300
Estero, FL 33928

Invoicing@morsportsgroup.com
+1 (239) 292-3102
<https://www.morsportsgroup.com/>



Rizzetta: Triple Creek 4 PC - N - Rizzetta - FL25-0151

Bill to
Rizzetta
PO Box 37231
Charlotte, FL 28237

Invoice details

Project Number: FL25-0151

Invoice no.: 4172
Terms: Net 15
Invoice date: 01/13/2026
Due date: 01/28/2026

Product or service	Description	Qty	Rate	Amount
Pickleball Court Construction	Pickleball Court Construction- (2024) Surfacing Asphalt - 4 Pickleball Courts New Construction	1	\$28,623.60	\$28,623.60
Pickleball Court Construction	Pickleball Court Construction- (2024) Pickleball Net Post & Playing Net (32") (Quantity 4)	1	\$1,893.29	\$1,893.29
Pickleball Court Construction	Pickleball Court Construction- (2024) Windscreen Supply & Install (Perimeter Pickleball Fencing)	0	\$5,887.20	\$0.00
Pickleball Court Construction	Pickleball Court Construction- (2024) Permit & Engineering	0	\$600.00	\$0.00
Customer Deposit	Customer Deposit BILLING 40%	0	\$64,725.93	\$0.00
Customer Deposit	Customer Deposit RECOGNIZED 40%	0.1885915	-\$64,725.93	-\$12,206.76
Pickleball Court Construction	CO/2 - Add Fence and Gates To Walkway	0	\$2,543.51	\$0.00

Total **\$18,310.13**

Ways to pay



Note to customer

INVOICE

MOR-SPORTS GROUP INC
9401 Corkscrew Palms Cir Ste 300
Estero, FL 33928

Invoicing@morsportsgroup.com
+1 (239) 292-3102
https://www.morsportsgroup.com/



Rizzetta: Triple Creek 4 PC - N - Rizzetta - FL25-0151

Bill to
Rizzetta
PO Box 37231
Charlotte, FL 28237

Invoice details

Project Number: FL25-0151

Invoice no.: 4207
Terms: Net 15
Invoice date: 01/23/2026
Due date: 02/07/2026

Product or service	Description	Qty	Rate	Amount
Pickleball Court Construction	Pickleball Court Construction- (2024) Windscreen Supply & Install (Perimeter Pickleball Fencing)	1	\$5,887.20	\$5,887.20
Pickleball Court Construction	Pickleball Court Construction- (2024) Permit & Engineering	1	\$600.00	\$600.00
Customer Deposit	Customer Deposit BILLING 40%	0	\$64,725.93	\$0.00
Customer Deposit	Customer Deposit RECOGNIZED 40%	0.0400903	-\$64,725.93	-\$2,594.88
Pickleball Court Construction	CO/2 - Add Fence and Gates To Walkway	0	\$2,543.51	\$0.00
Total				\$3,892.32

Ways to pay



Note to customer

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BILL TO
Triple Creek CDD
c/o Rizzetta & Company

INVOICE 13583

DATE 01/18/2026 **TERMS** Net 30

DUE DATE 02/17/2026

SERVICE	QTY	RATE	AMOUNT
Pine Nugget Installation Service	1,312.50	53.50	70,218.75

Contact Natural Solutions LLC to pay.
Deposit invoice

[Pay invoice](#)

SUBTOTAL	70,218.75
TAX	0.00
TOTAL	70,218.75

TOTAL DUE \$70,218.75



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nviroTECT.com

INVOICE

Triple Creek CDD
11920 Streambed Dr.
Riverview, FL 33579

Date: 1-23-26

Account Number: 9501

Invoice Number: 384294

Previous Balance:

Commercial General Pests \$195.00

Sales Tax: \$0.00

Service Amount: \$195.00

Check / Cash: _____

Technician(s): en

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input checked="" type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest

- Acrobat Ants
- Argentine Ants
- Bed Bugs
- Carpenter Ants
- Crazy Ants
- Drain Flies
- Fire Ants
- Fleas
- German Roaches
- Ghost Ants
- Mosquitos
- Mud Daubers
- Pantry pests
- Paper Wasps
- Pharaoh Ants
- Preventative
- Roaches
- Silverfish
- Spiders
- Ticks
- White Foot Ants
- _____

Treatment

- Advion Ant Bait Station .1%
- Advion Ant Gel Bait .05%
- Advion Roach Bait Stn .5%
- Advion Roach Gel Bait .6%
- Alpine Aerosol .25%
- Biozyme
- CM Insect Monitors
- Dekko Silver Fish Paks 20%
- D-Fense Dust .05%
- Gentrol Liquid 9%
- Inspection
- Maxforce Quantum .03%

- Niban FG 5%
- Nyguard IGR 10%
- Onslaught 6.4%
- Perimeter Sweep
- Taurus .06%
- Talstar Xtra .25%
- Transport GHP .11%
- Transport Mikron .11%
- Vector Bio 5
- Wasp Freeze .1%
- Web Out 10.5%
- Talstar P

Rodent Control

- Mice
- Rats
- _____

Treatment

- CM Rat Snap Traps
- Contract Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions:

Kelly Wilson



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nviroTECT.com

INVOICE

Triple Creek CDD - The Lake House
12586 Bergstrom Bay
Riverview, FL 33579

Date: 1-23-26

Account Number: 16923

Invoice Number: 385443

Previous Balance:

Commercial General Pests \$70.00

Sales Tax: \$0.00

Service Amount: \$70.00

Check /Cash: _____

Technician(s): EN

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input checked="" type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest

- Acrobat Ants
- Argentine Ants
- Bed Bugs
- Carpenter Ants
- Crazy Ants
- Drain Flies
- Fire Ants
- Fleas
- German Roaches
- Ghost Ants
- Mosquitos
- Mud Daubers

- Pantry pests
- Paper Wasps
- Pharaoh Ants
- Preventative
- Roaches
- Silverfish
- Spiders
- Ticks
- White Foot Ants
- _____

Treatment

- Advion Ant Bait Station .1%
- Advion Ant Gel Bait .05%
- Advion Roach Bait Stn .5%
- Advion Roach Gel Bait .6%
- Alpine Aerosol .25%
- Biozyme
- CM Insect Monitors
- Dekko Silver Fish Paks 20%
- D-Fense Dust .05%
- Gentrol Liquid 9%
- Inspection
- Maxforce Quantum .03%

- Niban FG 5%
- Nyguard IGR 10%
- Onslaught 6.4%
- Perimeter Sweep
- Taurus .06%
- Talstar Xtra .25%
- Transport GHP .11%
- Transport Mikron .11%
- Vector Bio 5
- Wasp Freeze .1%
- Web Out 10.5%
- Talstar P

Rodent Control

- Mice
- Rats
- _____

Treatment

- CM Rat Snap Traps
- Contrac Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:
888.908.8388

www.nviroTECT.com

INVOICE

Triple Creek CDD - The Tripoli Pool House
12800 Tripoli Ave.
Riverview, 33579 33579

Date: 1-23-26

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Account Number: 16926

Invoice Number: 385444

Previous Balance:

Commercial General Pests \$64.00

Sales Tax: \$0.00

Service Amount: \$64.00

Check / Cash: _____

Technician(s): en

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input checked="" type="checkbox"/> Monthly Service	<input checked="" type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input checked="" type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input checked="" type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest

- Acrobat Ants
- Argentine Ants
- Bed Bugs
- Carpenter Ants
- Crazy Ants
- Drain Flies
- Fire Ants
- Fleas
- German Roaches
- Ghost Ants
- Mosquitos
- Mud Daubers
- Pantry pests
- Paper Wasps
- Pharaoh Ants
- Preventative
- Roaches
- Silverfish
- Spiders
- Ticks
- White Foot Ants

Treatment

- Advion Ant Bait Station .1%
- Advion Ant Gel Bait .05%
- Advion Roach Bait Stn .5%
- Advion Roach Gel Bait .6%
- Alpine Aerosol .25%
- Biozyme
- CM Insect Monitors
- Dekko Silver Fish Paks 20%
- D-Fense Dust .05%
- Gentrol Liquid 9%
- Inspection
- Maxforce Quantum .03%

- Niban FG 5%
- Nyguard IGR 10%
- Onslaught 6.4%
- Perimeter Sweep
- Taurus .06%
- Talstar Xtra .25%
- Transport GHP .11%
- Transport Mikron .11%
- Vector Bio 5
- Wasp Freeze .1%
- Web Out 10.5%
- Alpine

Rodent Control

- Mice
- Rats
- _____

Treatment

- CM Rat Snap Traps
- Contrac Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:

888.908.8388

www.nviroTECT.com

INVOICE

Triple Creek CDD
11920 Streambed Dr.
Riverview, FL 33579

Balance from Nov 380380

Date: 11/21/25

Account Number: 9501

Invoice Number: 388704

Previous Balance:

Adjustment \$195.00

Sales Tax: \$0.00

Service Amount: \$195.00

Check /Cash: _____

Technician(s): MT

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input type="checkbox"/> Monthly Service	<input type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest

- Acrobat Ants
- Argentine Ants
- Bed Bugs
- Carpenter Ants
- Crazy Ants
- Drain Flies
- Fire Ants
- Fleas
- German Roaches
- Ghost Ants
- Mosquitos
- Mud Daubers
- Pantry pests
- Paper Wasps
- Pharaoh Ants
- Preventative
- Roaches
- Silverfish
- Spiders
- Ticks
- White Foot Ants
- _____

Treatment

- Advion Ant Bait Station .1%
- Advion Ant Gel Bait .05%
- Advion Roach Bait Stn .5%
- Advion Roach Gel Bait .6%
- Alpine Aerosol .25%
- Biozyme
- CM Insect Monitors
- Dekko Silver Fish Paks 20%
- D-Fense Dust .05%
- Gentrol Liquid 9%
- Inspection
- Maxforce Quantum .03%

- Niban FG 5%
- Nyguard IGR 10%
- Onslaught 6.4%
- Perimeter Sweep
- Taurus .06%
- Talstar Xtra .25%
- Transport GHP .11%
- Transport Mikron .11%
- Vector Bio 5
- Wasp Freeze .1%
- Web Out 10.5%
- _____

Rodent Control

- Mice
- Rats
- _____

Treatment

- CM Rat Snap Traps
- Contrac Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions:

Balance from termite renewal



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031

Toll Free:
888.908.8388

www.nviroTECT.com

INVOICE

Triple Creek CDD
11920 Streambed Dr.
Riverview, FL 33579

Balance from Nov 380381

Account Number: 9501

Invoice Number: 388705

Previous Balance:

Adjustment \$195.00

Sales Tax: \$0.00

Service Amount: \$195.00

Check /Cash: _____

Technician(s): NT

Date: 11/21/25

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input type="checkbox"/> Monthly Service	<input type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest

- Acrobat Ants
- Argentine Ants
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- Carpenter Ants
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- Fire Ants
- Fleas
- German Roaches
- Ghost Ants
- Mosquitos
- Mud Daubers
- Pantry pests
- Paper Wasps
- Pharaoh Ants
- Preventative
- Roaches
- Silverfish
- Spiders
- Ticks
- White Foot Ants
- _____

Treatment

- Advion Ant Bait Station .1%
- Advion Ant Gel Bait .05%
- Advion Roach Bait Stn .5%
- Advion Roach Gel Bait .6%
- Alpine Aerosol .25%
- Biozyme
- CM Insect Monitors
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- Nyguard IGR 10%
- Onslaught 6.4%
- Perimeter Sweep
- Taurus .06%
- Talstar Xtra .25%
- Transport GHP .11%
- Transport Mikron .11%
- Vector Bio 5
- Wasp Freeze .1%
- Web Out 10.5%
- _____

Rodent Control

- Mice
- Rats
- _____

Treatment

- CM Rat Snap Traps
- Conrac Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions:

Balance from termite Renewal



NVIROTECT

PEST CONTROL SERVICES

16210 North Florida Avenue
Lutz, FL 33549

Pest Control Division

Office: 813.968.7031
Toll Free:
888.908.8388
www.nviroTECT.com

INVOICE

Triple Creek CDD
11920 Streambed Dr.
Riverview, FL 33579

Balance from Nov 380382

Account Number: 9501
Invoice Number: 388706
Previous Balance:
Adjustment \$195.00
Sales Tax: \$0.00
Service Amount: \$195.00

Date: 11/21/25

Check /Cash: _____

Call for a FREE Lawn Care Quote!

Next service FREE for each referral!*

10% Discount with yearly Prepayment!*

Technician(s): NJT

* Exclusions apply. Call office for details.

Treatment Area	Structure	Frequency	Type of Service
<input type="checkbox"/> Bedroom	<input type="checkbox"/> Bank	<input type="checkbox"/> Annual Service	<input type="checkbox"/> Additional Service
<input type="checkbox"/> Breakroom	<input type="checkbox"/> Industrial	<input type="checkbox"/> Every Other Month	<input type="checkbox"/> Extra Service
<input type="checkbox"/> Garage	<input type="checkbox"/> Medical	<input type="checkbox"/> Monthly Service	<input type="checkbox"/> General Pest Control
<input type="checkbox"/> Kitchen	<input type="checkbox"/> Professional	<input type="checkbox"/> Quarterly Service	<input type="checkbox"/> In Wall Tube System
<input type="checkbox"/> Perimeter	<input type="checkbox"/> Residence	<input type="checkbox"/> Twice Per Month	<input type="checkbox"/> Rodent Control
<input type="checkbox"/> Rest Room	<input type="checkbox"/> Retail	<input type="checkbox"/> Weekly	<input type="checkbox"/> Annual Service

General Pest

- Acrobat Ants
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- Bed Bugs
- Carpenter Ants
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- Drain Flies
- Fire Ants
- Fleas
- German Roaches
- Ghost Ants
- Mosquitos
- Mud Daubers

- Pantry pests
- Paper Wasps
- Pharaoh Ants
- Preventative
- Roaches
- Silverfish
- Spiders
- Ticks
- White Foot Ants
- _____

Treatment

- Advion Ant Bait Station .1%
- Advion Ant Gel Bait .05%
- Advion Roach Bait Stn .5%
- Advion Roach Gel Bait .6%
- Alpine Aerosol .25%
- Biozyme
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- Taurus .06%
- Talstar Xtra .25%
- Transport GHP .11%
- Transport Mikron .11%
- Vector Bio 5
- Wasp Freeze .1%
- Web Out 10.5%
- _____

Rodent Control

- Mice
- Rats
- _____

Treatment

- CM Rat Snap Traps
- Conrac Blox Bait .005%
- Final Blox Bait .005%
- Rodent Bait Stations
- T-Rex Rat Snap Traps
- Victor Glue Boards

PAYMENT DUE UPON RECEIPT : We Accept Visa, Mastercard and Discover.

Ask us about Automatic Payments or Paperless Billing.

Instructions: _____

Balance from termite renewal

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/2/2026	INV0000106661

Bill To:

TRIPLE CREEK CDD 2700 S Falkenburg Rd., Suite 2745 Riverview FL 33578

Services for the month of	Terms	Client Number
February	Upon Receipt	00535

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,642.17	\$1,642.17
Administrative Services	1.00	\$439.83	\$439.83
Dissemination Services	1.00	\$916.67	\$916.67
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$363.33	\$363.33
Landscape Consulting Services	1.00	\$1,100.00	\$1,100.00
Management Services	1.00	\$1,816.42	\$1,816.42
Website Compliance & Management	1.00	\$105.00	\$105.00
		Subtotal	\$6,483.42
		Total	\$6,483.42

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
1/30/2026	INV0000106742

Bill To:

Triple Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
January	Upon Receipt	00035

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$25,494.10	\$25,494.10
Subtotal			\$25,494.10
Total			\$25,494.10

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/1/2026	INV0000106942

Bill To:

Triple Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
January	Upon Receipt	00035

Description	Qty	Rate	Amount
Enumerate (Community App)	327.75	\$1.00	\$327.75
Cell Phone	100.00	\$1.00	\$100.00
Cell Phone	100.00	\$1.00	\$100.00
Cell Phone	100.00	\$1.00	\$100.00
Subtotal			\$627.75
Total			\$627.75

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
2/13/2026	INV0000106966

Bill To:

Triple Creek CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
February	Upon Receipt	00035

Description	Qty	Rate	Amount
Amenity Management & Oversight	1.00	\$4,166.67	\$4,166.67
Personnel Reimbursement	1.00	\$24,632.79	\$24,632.79
Subtotal			\$28,799.46
Total			\$28,799.46

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Triple Creek.

Bill to

Triple Creek CDD

Rizzetta

P.O. Box 32414 Charlotte, NC 28232

Invoice details

Invoice no.: 10737-b

Terms: Net 30

Invoice date: 02/01/2026

Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Aquatic Maintenance: 47 Waterways	1	\$4,950.00	\$4,950.00
2.		Aquatic Maintenance	Aquatic Maintenance: Village Q: 7 Ponds	1	\$490.00	\$490.00
3.		Aquatic Maintenance	Aquatic Maintenance: Village Q: One Canal on Big Lake	1	\$322.00	\$322.00
					Total	\$5,762.00

The Southshore Cruisers Band LLC

5058 Ruby Flats Dr

Wimauma, Fl. 33598

Invoice #70426

1-25-26

Provide 4 hours of dance music from 5:00pm to 9:00 pm at on Saturday , July 4,
2026 at The Triple Creek CDD, PO Box 32414, Charlotte, N.C. 28232

Price\$1550.00.

A Deposit of \$400 is due immediately to secure the date.



TRIPLE CREEK CDD
12141 TRIPLE CREEK BLVD
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026

Amount Due: \$25.10
Due Date: February 10, 2026
Account #: 211005280683

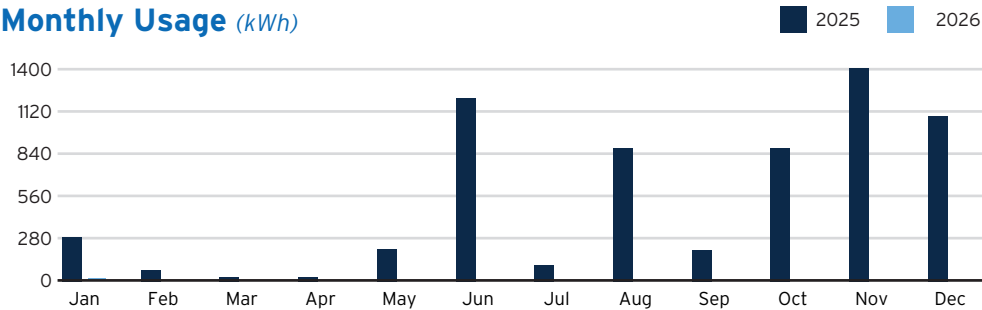
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by February 10, 2026 (\$25.10)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211005280683
Due Date: February 10, 2026

Amount Due: \$25.10
Payment Amount: \$ _____

650149919203

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
12791 TRIPLE CREEK BLVD E
RIVERVIEW, FL 33579

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Your Energy Insight

Your average daily kWh used was 93.75% lower than the same period last year.

Your average daily kWh used was 98.61% lower than it was in your previous period.

QR code and text: Scan here to view your account online.

2026 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.



Service For:
 12141 TRIPLE CREEK BLVD
 RIVERVIEW, FL 33579-0000

Account #: 211005280683
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

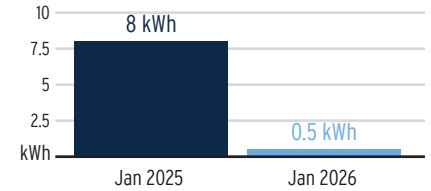
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000813543	01/13/2026	77,201		77,184		17 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.66000		\$21.78
Energy Charge	17 kWh @ \$0.09202/kWh		\$1.56
Fuel Charge	17 kWh @ \$0.03516/kWh		\$0.60
Storm Protection Charge	17 kWh @ \$0.00568/kWh		\$0.10
Clean Energy Transition Mechanism	17 kWh @ \$0.00418/kWh		\$0.07
Storm Surcharge	17 kWh @ \$0.02121/kWh		\$0.36
Florida Gross Receipt Tax			\$0.63
Electric Service Cost			\$25.10

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$25.10

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$3.07
Total Current Month's Credits	-\$3.07

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



TRIPLE CREEK CDD
12198 TRIPLE CREEK BLVD
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026

Amount Due: \$423.41
Due Date: February 10, 2026
Account #: 211005280915

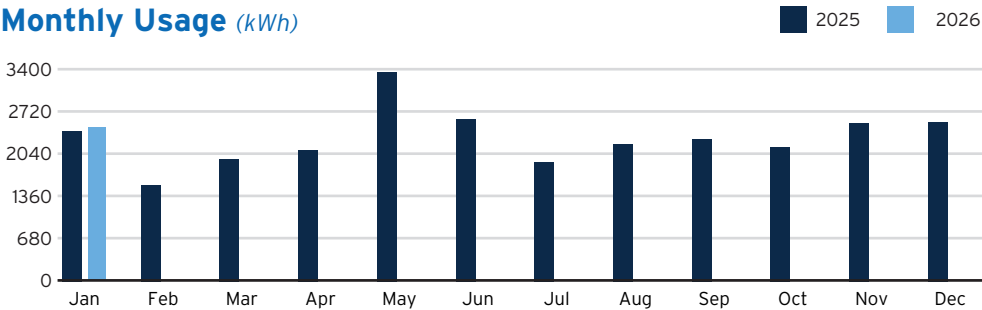
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by February 10, 2026 (\$423.41)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211005280915
Due Date: February 10, 2026

Amount Due: \$423.41
Payment Amount: \$ _____

650149919204

Your account will be drafted on February 10, 2026

2026 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more.

Get started today at TECOaccount.com.

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 12198 TRIPLE CREEK BLVD
 RIVERVIEW, FL 33579-0000

Account #: 211005280915
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

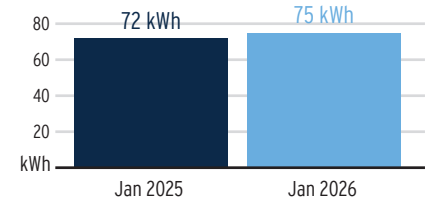
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000779874	01/13/2026	83,795		81,324		2,471 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	2,471 kWh @ \$0.09202/kWh	\$227.38
Fuel Charge	2,471 kWh @ \$0.03516/kWh	\$86.88
Storm Protection Charge	2,471 kWh @ \$0.00568/kWh	\$14.04
Clean Energy Transition Mechanism	2,471 kWh @ \$0.00418/kWh	\$10.33
Storm Surcharge	2,471 kWh @ \$0.02121/kWh	\$52.41
Florida Gross Receipt Tax		\$10.59
Electric Service Cost		\$423.41

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$423.41

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$3.64
Total Current Month's Credits	-\$3.64

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7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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TRIPLE CREEK CDD
BALM RIVERVIEW TRPL CRK PH1
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026


Amount Due:	\$1,709.60
Due Date:	February 10, 2026
Account #:	211005281160

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$1,708.55
Payment(s) Received Since Last Statement	-\$1,665.98
Miscellaneous Credits	-\$42.57
Current Month's Charges	\$1,709.60
Amount Due by February 10, 2026	\$1,709.60

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 211005281160
Due Date: February 10, 2026

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Amount Due:	\$1,709.60
Payment Amount:	\$ _____

650149919205

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
BALM RIVERVIEW TRPL CRK PH1
RIVERVIEW, FL 33579-0000

Account #: 211005281160
Statement Date: January 20, 2026
Charges Due: February 10, 2026


Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	990 kWh @ \$0.03411/kWh	\$33.77
Fixture & Maintenance Charge	33 Fixtures	\$709.10
Lighting Pole / Wire	33 Poles	\$912.06
Lighting Fuel Charge	990 kWh @ \$0.03452/kWh	\$34.17
Storm Protection Charge	990 kWh @ \$0.00574/kWh	\$5.68
Clean Energy Transition Mechanism	990 kWh @ \$0.00043/kWh	\$0.43
Storm Surcharge	990 kWh @ \$0.01230/kWh	\$12.18
Florida Gross Receipt Tax		\$2.21
Lighting Charges		\$1,709.60

Total Current Month's Charges **\$1,709.60**






 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$42.57
Total Current Month's Credits	-\$42.57

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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Toll Free: **866-689-6469**
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
TRIPLE CREEK TRACT D
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026


Amount Due:	\$975.94
Due Date:	February 10, 2026
Account #:	211005281400

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$975.57
Payment(s) Received Since Last Statement	-\$935.86
Miscellaneous Credits	-\$39.71
Current Month's Charges	\$975.94
Amount Due by February 10, 2026	\$975.94

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 211005281400
Due Date: February 10, 2026

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Amount Due:	\$975.94
Payment Amount:	\$ _____

650149919206

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 TRIPLE CREEK TRACT D
 RIVERVIEW, FL 33579-0000

Account #: 211005281400
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	347 kWh @ \$0.03411/kWh	\$11.84
Fixture & Maintenance Charge	23 Fixtures	\$466.07
Lighting Pole / Wire	23 Poles	\$478.86
Lighting Fuel Charge	347 kWh @ \$0.03452/kWh	\$11.98
Storm Protection Charge	347 kWh @ \$0.00574/kWh	\$1.99
Clean Energy Transition Mechanism	347 kWh @ \$0.00043/kWh	\$0.15
Storm Surcharge	347 kWh @ \$0.01230/kWh	\$4.27
Florida Gross Receipt Tax		\$0.78
Lighting Charges		\$975.94

Total Current Month's Charges \$975.94






 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$39.71
Total Current Month's Credits	-\$39.71

Important Messages

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- Hearing Impaired/TTY:** 7-1-1
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- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
TRIPLE CREEK TRACT A
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026


Amount Due:	\$1,816.76
Due Date:	February 10, 2026
Account #:	211005281640

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$1,816.02
Payment(s) Received Since Last Statement	-\$1,743.52
Miscellaneous Credits	-\$72.50
Current Month's Charges	\$1,816.76
Amount Due by February 10, 2026	\$1,816.76

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Account #: 211005281640
Due Date: February 10, 2026

Amount Due:	\$1,816.76
Payment Amount:	\$ _____

650149919207

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 TRIPLE CREEK TRACT A
 RIVERVIEW, FL 33579-0000

Account #: 211005281640
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	690 kWh @ \$0.03411/kWh	\$23.54
Fixture & Maintenance Charge	42 Fixtures	\$880.13
Lighting Pole / Wire	42 Poles	\$874.98
Lighting Fuel Charge	690 kWh @ \$0.03452/kWh	\$23.82
Storm Protection Charge	690 kWh @ \$0.00574/kWh	\$3.96
Clean Energy Transition Mechanism	690 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	690 kWh @ \$0.01230/kWh	\$8.49
Florida Gross Receipt Tax		\$1.54
Lighting Charges		\$1,816.76

Total Current Month's Charges **\$1,816.76**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$72.50
Total Current Month's Credits	-\$72.50

Important Messages

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TRIPLE CREEK CDD
12113 TRIPLE CREEK BLVD
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026

Amount Due: \$97.53

Due Date: February 10, 2026
Account #: 211005281889

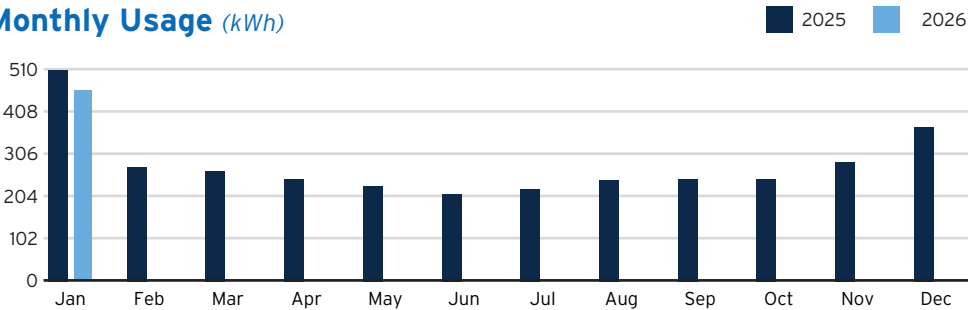
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 14, 2026	
Previous Amount Due	\$76.39
Payment(s) Received Since Last Statement	-\$73.92
Miscellaneous Credits	-\$2.47
Current Month's Charges	\$97.53
Amount Due by February 10, 2026	\$97.53

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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Your Energy Insight

- Your average daily kWh used was **6.67% lower** than the same period last year.
- Your average daily kWh used was **16.67% higher** than it was in your previous period.

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2026

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Account #: 211005281889
Due Date: February 10, 2026

Amount Due: \$97.53

Payment Amount: \$ _____

650149919208

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 12113 TRIPLE CREEK BLVD
 RIVERVIEW, FL 33579-0000

Account #: 211005281889
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 14, 2026

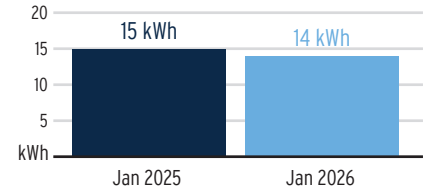
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000564776	01/14/2026	17,482		17,023		459 kWh	1	34 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	34 days @ \$0.66000		\$22.44
Energy Charge	459 kWh @ \$0.09202/kWh		\$42.24
Fuel Charge	459 kWh @ \$0.03516/kWh		\$16.14
Storm Protection Charge	459 kWh @ \$0.00568/kWh		\$2.61
Clean Energy Transition Mechanism	459 kWh @ \$0.00418/kWh		\$1.92
Storm Surcharge	459 kWh @ \$0.02121/kWh		\$9.74
Florida Gross Receipt Tax			\$2.44
Electric Service Cost			\$97.53

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges **\$97.53**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$2.47
Total Current Month's Credits	-\$2.47

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TRIPLE CREEK CDD
11920 STREAMBED DR, CLBHS
RIVERVIEW, FL 33579-9315

Statement Date: January 20, 2026

Amount Due: \$741.79
Due Date: February 10, 2026
Account #: 211005282127

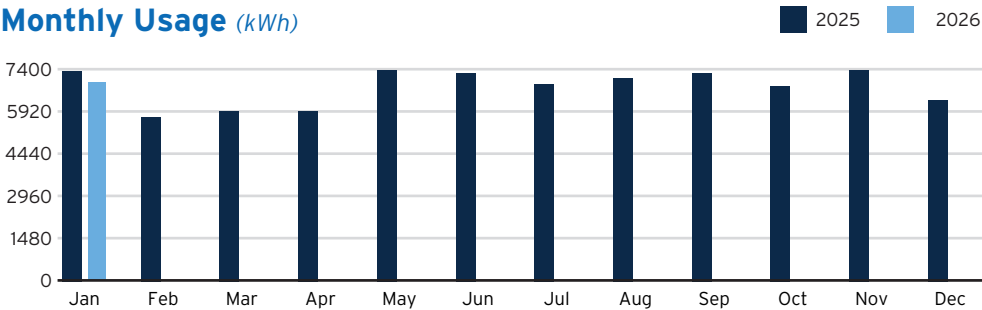
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by February 10, 2026 (\$741.79)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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Account #: 211005282127
Due Date: February 10, 2026

Amount Due: \$741.79
Payment Amount: \$ _____

650149919209

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Your Energy Insight

Your average daily kWh used was 4.98% lower than the same period last year.

Your peak billing demand was 13.33% lower than the same period last year.

QR code and text: Scan here to view your account online.

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Service For:
11920 STREAMBED DR
CLBHS, RIVERVIEW, FL 33579-9315

Account #: 211005282127
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000755511	01/13/2026	14,783	7,838	6,945 kWh	1	33 Days
1000755511	01/13/2026	13.15	0	13.15 kW	1	33 Days

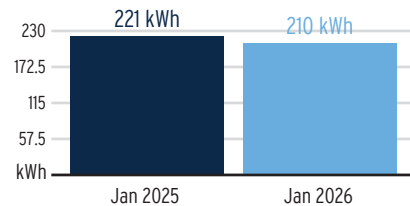
Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$1.12000	\$36.96
Billing Demand Charge	13 kW @ \$19.06000/kW	\$247.78
Energy Charge	6,945 kWh @ \$0.00815/kWh	\$56.60
Fuel Charge	6,945 kWh @ \$0.03516/kWh	\$244.19
Capacity Charge	13 kW @ \$0.72000/kW	\$9.36
Storm Protection Charge	13 kW @ \$2.02000/kW	\$26.26
Energy Conservation Charge	13 kW @ \$0.79000/kW	\$10.27
Environmental Cost Recovery	6,945 kWh @ \$0.00072/kWh	\$5.00
Clean Energy Transition Mechanism	13 kW @ \$1.15000/kW	\$14.95
Storm Surcharge	6,945 kWh @ \$0.01035/kWh	\$71.88
Florida Gross Receipt Tax		\$18.54
Electric Service Cost		\$741.79

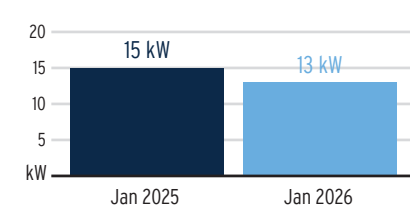
Total Current Month's Charges \$741.79

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$27.61
Total Current Month's Credits	-\$27.61

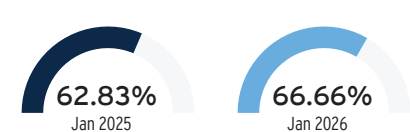
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

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- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

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 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
TRIPLE CREEK BLVD PH2
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026


Amount Due:	\$3,537.40
Due Date:	February 10, 2026
Account #:	211005282317

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$3,534.81
Payment(s) Received Since Last Statement	-\$3,497.06
Miscellaneous Credits	-\$37.75
Current Month's Charges	\$3,537.40
Amount Due by February 10, 2026	\$3,537.40

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211005282317
Due Date: February 10, 2026

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Amount Due:	\$3,537.40
Payment Amount:	\$ _____

650149919210

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 TRIPLE CREEK BLVD PH2
 RIVERVIEW, FL 33579-0000

Account #: 211005282317
Statement Date: January 20, 2026
Charges Due: February 10, 2026


Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	2456 kWh @ \$0.03411/kWh	\$83.77
Fixture & Maintenance Charge	87 Fixtures	\$1462.66
Lighting Pole / Wire	68 Poles	\$1855.33
Lighting Fuel Charge	2456 kWh @ \$0.03452/kWh	\$84.78
Storm Protection Charge	2456 kWh @ \$0.00574/kWh	\$14.10
Clean Energy Transition Mechanism	2456 kWh @ \$0.00043/kWh	\$1.06
Storm Surcharge	2456 kWh @ \$0.01230/kWh	\$30.21
Florida Gross Receipt Tax		\$5.49
Lighting Charges		\$3,537.40

Total Current Month's Charges **\$3,537.40**






 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$37.75
Total Current Month's Credits	-\$37.75

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
TRIPLE CRK PH2
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026


Amount Due:	\$8,619.01
Due Date:	February 10, 2026
Account #:	211005282515

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$8,616.05
Payment(s) Received Since Last Statement	-\$8,562.50
Miscellaneous Credits	-\$53.55
Current Month's Charges	\$8,619.01
Amount Due by February 10, 2026	\$8,619.01

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 211005282515
Due Date: February 10, 2026

Amount Due:	\$8,619.01
Payment Amount:	\$ _____

650149919211

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 TRIPLE CRK PH2
 RIVERVIEW, FL 33579-0000

Account #: 211005282515
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	2805 kWh @ \$0.03411/kWh	\$95.68
Fixture & Maintenance Charge	199 Fixtures	\$4134.53
Lighting Pole / Wire	199 Poles	\$4233.90
Lighting Fuel Charge	2805 kWh @ \$0.03452/kWh	\$96.83
Storm Protection Charge	2805 kWh @ \$0.00574/kWh	\$16.10
Clean Energy Transition Mechanism	2805 kWh @ \$0.00043/kWh	\$1.21
Storm Surcharge	2805 kWh @ \$0.01230/kWh	\$34.50
Florida Gross Receipt Tax		\$6.26
Lighting Charges		\$8,619.01

Total Current Month's Charges **\$8,619.01**






 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$53.55
Total Current Month's Credits	-\$53.55

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
TRIPLE CRK, PH C
RIVERVIEW, FL 33579-0000

Statement Date: January 20, 2026


Amount Due:	\$986.65
Due Date:	February 10, 2026
Account #:	211005282705

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$986.31
Payment(s) Received Since Last Statement	-\$946.60
Miscellaneous Credits	-\$39.71
Current Month's Charges	\$986.65
Amount Due by February 10, 2026	\$986.65

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Account #: 211005282705
Due Date: February 10, 2026

Amount Due:	\$986.65
Payment Amount:	\$ _____

650149919212

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 TRIPLE CRK
 PH C, RIVERVIEW, FL 33579-0000

Account #: 211005282705
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	322 kWh @ \$0.03411/kWh	\$10.98
Fixture & Maintenance Charge	23 Fixtures	\$477.94
Lighting Pole / Wire	23 Poles	\$479.94
Lighting Fuel Charge	322 kWh @ \$0.03452/kWh	\$11.12
Storm Protection Charge	322 kWh @ \$0.00574/kWh	\$1.85
Clean Energy Transition Mechanism	322 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	322 kWh @ \$0.01230/kWh	\$3.96
Florida Gross Receipt Tax		\$0.72
Lighting Charges		\$986.65

Total Current Month's Charges **\$986.65**






 Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$39.71
Total Current Month's Credits	-\$39.71

Important Messages

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863-299-0800 (Polk County)
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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
12799 HAMMOCK PARK DR, IRR
RIVERVIEW, FL 33579-9388

Statement Date: January 20, 2026

Amount Due:	\$258.66
Due Date:	February 10, 2026
Account #:	211017442784

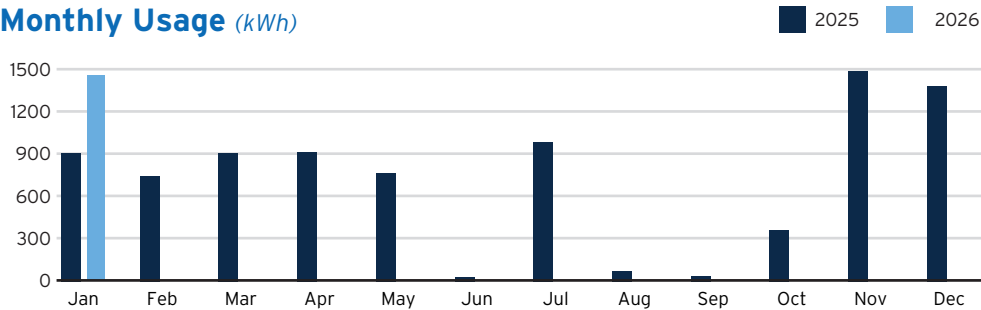
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$231.75
Payment(s) Received Since Last Statement	-\$225.79
Miscellaneous Credits	-\$5.96
Current Month's Charges	\$258.66
Amount Due by February 10, 2026	\$258.66

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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Account #: 211017442784
Due Date: February 10, 2026

Amount Due:	\$258.66
Payment Amount:	\$ _____

641507972423

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TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 12799 HAMMOCK PARK DR
 IRR, RIVERVIEW, FL 33579-9388

Account #: 211017442784
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

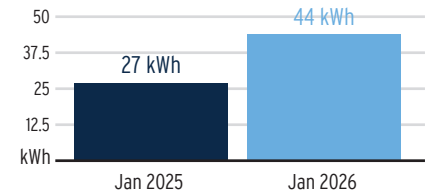
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000566652	01/13/2026	63,032		61,576		1,456 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.66000		\$21.78
Energy Charge	1,456 kWh @ \$0.09202/kWh		\$133.98
Fuel Charge	1,456 kWh @ \$0.03516/kWh		\$51.19
Storm Protection Charge	1,456 kWh @ \$0.00568/kWh		\$8.27
Clean Energy Transition Mechanism	1,456 kWh @ \$0.00418/kWh		\$6.09
Storm Surcharge	1,456 kWh @ \$0.02121/kWh		\$30.88
Florida Gross Receipt Tax			\$6.47
Electric Service Cost			\$258.66

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges **\$258.66**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$5.96
Total Current Month's Credits	-\$5.96

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TRIPLE CREEK CDD
12409 BIG BEND RD, WELL
RIVERVIEW, FL 33579-6914

Statement Date: January 20, 2026

Amount Due:	\$225.05
Due Date:	February 10, 2026
Account #:	211017442826

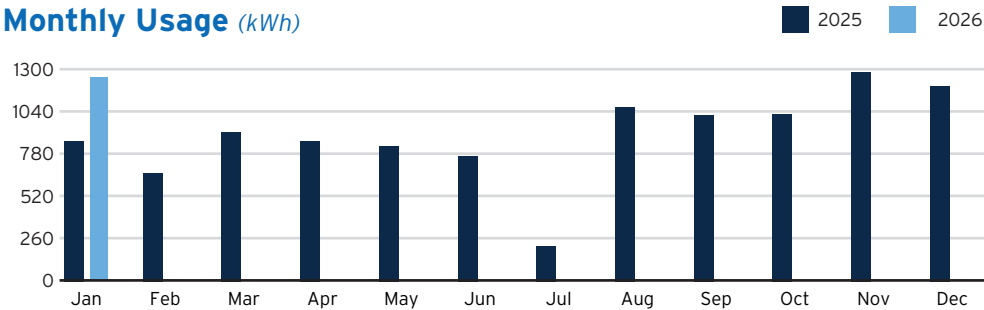
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$203.81
Payment(s) Received Since Last Statement	-\$200.23
Miscellaneous Credits	-\$3.58
Current Month's Charges	\$225.05
Amount Due by February 10, 2026	\$225.05

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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Account #: 211017442826
Due Date: February 10, 2026

Amount Due:	\$225.05
Payment Amount:	\$ _____

641507972424

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Your Energy Insight

Your average daily kWh used was **46.15% higher** than the same period last year.

Your average daily kWh used was **5% lower** than it was in your previous period.

Scan here to view your account online.

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Service For:
 12409 BIG BEND RD
 WELL, RIVERVIEW, FL 33579-6914

Account #: 211017442826
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

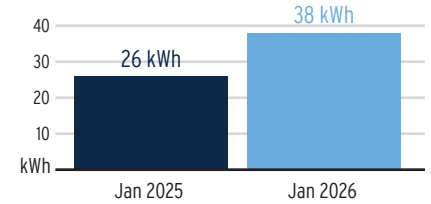
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000552990	01/13/2026	39,814		38,565		1,249 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.66000		\$21.78
Energy Charge	1,249 kWh @ \$0.09202/kWh		\$114.93
Fuel Charge	1,249 kWh @ \$0.03516/kWh		\$43.91
Storm Protection Charge	1,249 kWh @ \$0.00568/kWh		\$7.09
Clean Energy Transition Mechanism	1,249 kWh @ \$0.00418/kWh		\$5.22
Storm Surcharge	1,249 kWh @ \$0.02121/kWh		\$26.49
Florida Gross Receipt Tax			\$5.63
Electric Service Cost			\$225.05

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges **\$225.05**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$3.58
Total Current Month's Credits	-\$3.58

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TRIPLE CREEK CDD
13013 TWIN BRIDGES DR, PMP
RIVERVIEW, FL 33578

Statement Date: January 20, 2026

Amount Due: \$148.45
Due Date: February 10, 2026
Account #: 211025638753

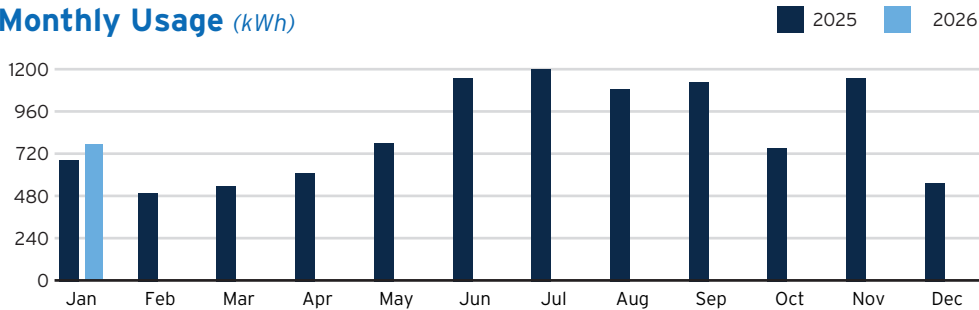
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by February 10, 2026 (\$148.45)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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Your Energy Insight

- Your average daily kWh used was 20% higher than the same period last year.
Your average daily kWh used was 33.33% higher than it was in your previous period.

QR code and text: Scan here to view your account online.

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Account #: 211025638753
Due Date: February 10, 2026

Amount Due: \$148.45
Payment Amount: \$ _____

653853577411
Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 13013 TWIN BRIDGES DR
 PMP, RIVERVIEW, FL 33578

Account #: 211025638753
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

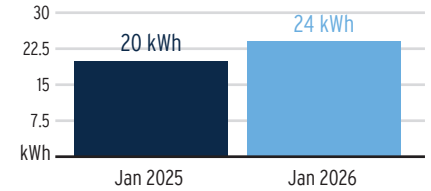
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000849833	01/13/2026	28,667		27,890		777 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.66000		\$21.78
Energy Charge	777 kWh @ \$0.09202/kWh		\$71.50
Fuel Charge	777 kWh @ \$0.03516/kWh		\$27.32
Storm Protection Charge	777 kWh @ \$0.00568/kWh		\$4.41
Clean Energy Transition Mechanism	777 kWh @ \$0.00418/kWh		\$3.25
Storm Surcharge	777 kWh @ \$0.02121/kWh		\$16.48
Florida Gross Receipt Tax			\$3.71
Electric Service Cost			\$148.45

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$148.45

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$5.90
Total Current Month's Credits	-\$5.90

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Ways To Pay Your Bill

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 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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TRIPLE CREEK CDD
12475 COLONNADE VISTA DR
RIVERVIEW, FL 33579

Statement Date: January 20, 2026

Amount Due: \$379.58

Due Date: February 10, 2026

Account #: 211033670772

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$183.15
Payment(s) Received Since Last Statement	-\$183.15
Current Month's Charges	\$379.58
Amount Due by February 10, 2026	\$379.58

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

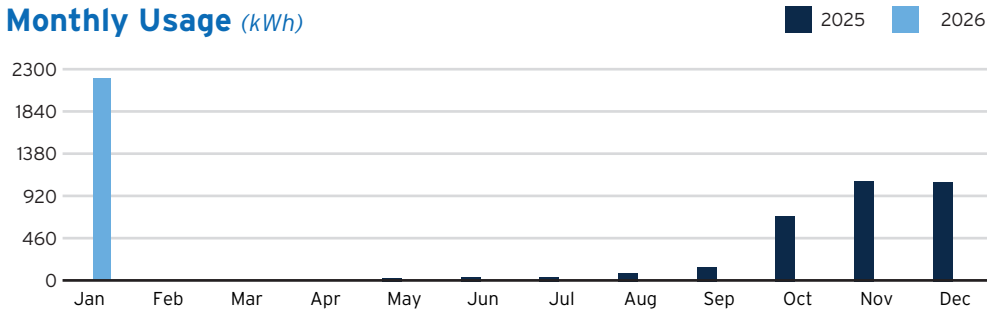


Your average daily kWh used was **91.43% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 211033670772

Due Date: February 10, 2026



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$379.58

Payment Amount: \$ _____

672372008703

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
12475 COLONNADE VISTA DR
RIVERVIEW, FL 33579

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 12475 COLONNADE VISTA DR
 RIVERVIEW, FL 33579

Account #: 211033670772
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

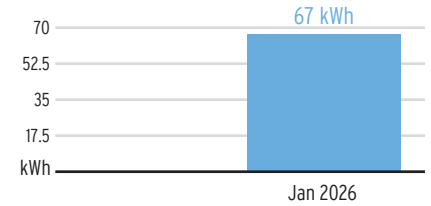
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944652	01/13/2026	5,242		3,041		2,201 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	2,201 kWh @ \$0.09202/kWh	\$202.54
Fuel Charge	2,201 kWh @ \$0.03516/kWh	\$77.39
Storm Protection Charge	2,201 kWh @ \$0.00568/kWh	\$12.50
Clean Energy Transition Mechanism	2,201 kWh @ \$0.00418/kWh	\$9.20
Storm Surcharge	2,201 kWh @ \$0.02121/kWh	\$46.68
Florida Gross Receipt Tax		\$9.49
Electric Service Cost		\$379.58

Avg kWh Used Per Day



Total Current Month's Charges \$379.58

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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
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 Tampa, FL 33601-0111

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Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK COMMUNITY DEVELOPMENT
12576 TIMBER MOSS LN
RIVERVIEW, FL 33579-9470

Statement Date: January 20, 2026

Amount Due:	\$80.37
Due Date: February 10, 2026	
Account #: 211034284268	

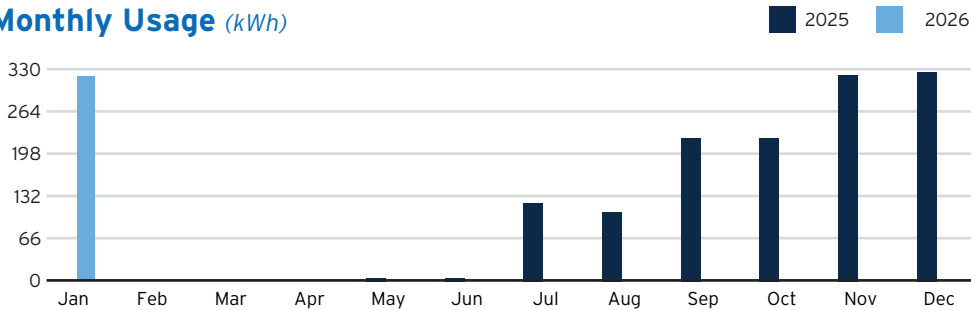
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$75.44
Payment(s) Received Since Last Statement	-\$73.13
Miscellaneous Credits	-\$2.31
Current Month's Charges	\$80.37
Amount Due by February 10, 2026	\$80.37

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Your Energy Insight

Your average daily kWh used was **9.09% lower** than it was in your previous period.

Scan here to view your account online.

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New Year, New Ways to Simplify

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Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 211034284268
Due Date: February 10, 2026

Amount Due:	\$80.37
Payment Amount:	\$ _____

652619023526

Your account will be drafted on February 10, 2026

TRIPLE CREEK COMMUNITY DEVELOPMENT
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 12576 TIMBER MOSS LN
 RIVERVIEW, FL 33579-9470

Account #: 211034284268
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

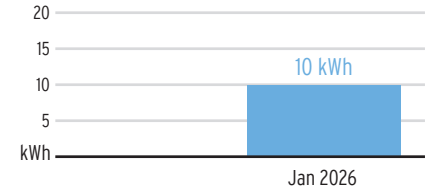
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944654	01/13/2026	1,629		1,310		319 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	319 kWh @ \$0.09202/kWh	\$29.35
Fuel Charge	319 kWh @ \$0.03516/kWh	\$11.22
Storm Protection Charge	319 kWh @ \$0.00568/kWh	\$1.81
Clean Energy Transition Mechanism	319 kWh @ \$0.00418/kWh	\$1.33
Storm Surcharge	319 kWh @ \$0.02121/kWh	\$6.77
Florida Gross Receipt Tax		\$1.85
Electric Service Cost		\$74.11
State Tax		\$6.26
Total Electric Cost, Local Fees and Taxes		\$80.37

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$80.37

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$2.31
Total Current Month's Credits	-\$2.31

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 Tampa, FL 33631-3318
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- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
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 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
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813-275-3909

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TRIPLE CREEK CDD
13323 WILDFLOWER MEADOW DR
RIVERVIEW, FL 33578

Statement Date: January 20, 2026

Amount Due: \$117.94
Due Date: February 10, 2026
Account #: 221003452580

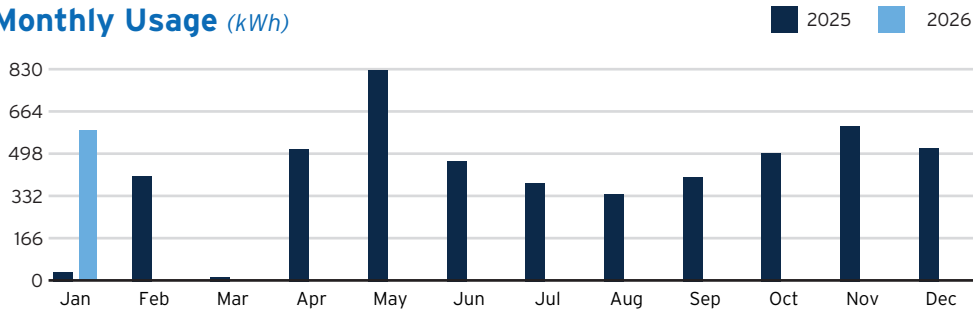
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by February 10, 2026 (\$117.94)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Your Energy Insight

- Your average daily kWh used was 2150% higher than the same period last year.
Your average daily kWh used was 5.88% higher than it was in your previous period.

QR code and text: Scan here to view your account online.

2026 New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.
Get started today at TECOaccount.com.



To ensure prompt credit, please return stub portion of this bill with your payment.

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 221003452580
Due Date: February 10, 2026

Amount Due: \$117.94
Payment Amount: \$ _____

667433723797
Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 13323 WILDFLOWER MEADOW DR
 RIVERVIEW, FL 33578

Account #: 221003452580
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Meter Location: WELL

Service Period: Dec 12, 2025 - Jan 13, 2026

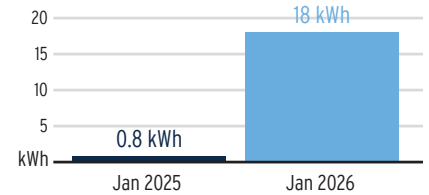
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000494332	01/13/2026	24,928		24,339		589 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	589 kWh @ \$0.09202/kWh	\$54.20
Fuel Charge	589 kWh @ \$0.03516/kWh	\$20.71
Storm Protection Charge	589 kWh @ \$0.00568/kWh	\$3.35
Clean Energy Transition Mechanism	589 kWh @ \$0.00418/kWh	\$2.46
Storm Surcharge	589 kWh @ \$0.02121/kWh	\$12.49
Florida Gross Receipt Tax		\$2.95
Electric Service Cost		\$117.94

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$117.94

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$2.86
Total Current Month's Credits	-\$2.86

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- Energy-Saving Programs:**
813-275-3909

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TRIPLE CREEK CDD
13427 DORADO SHORES AVE
RIVERVIEW, FL 33579

Statement Date: January 20, 2026

Amount Due: \$358.48

Due Date: February 10, 2026
Account #: 221003469352

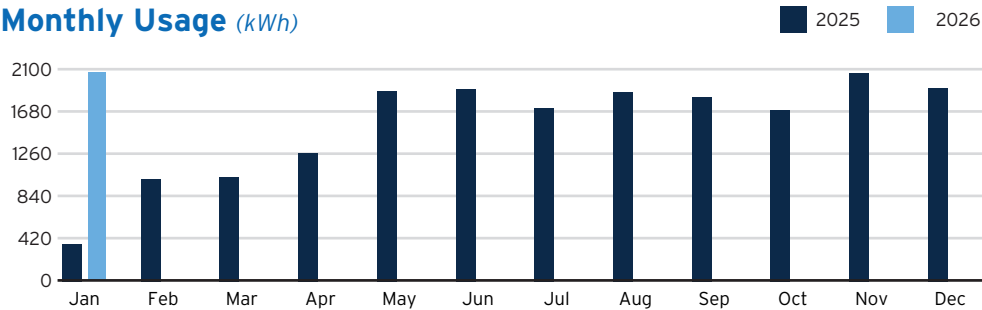
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$314.74
Payment(s) Received Since Last Statement	-\$308.57
Miscellaneous Credits	-\$6.17
Current Month's Charges	\$358.48
Amount Due by February 10, 2026	\$358.48

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Your Energy Insight

Your average daily kWh used was **472.73% higher** than the same period last year.

Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

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To ensure prompt credit, please return stub portion of this bill with your payment.

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 221003469352
Due Date: February 10, 2026

Amount Due: \$358.48

Payment Amount: \$ _____

667433723798

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 13427 DORADO SHORES AVE
 RIVERVIEW, FL 33579

Account #: 221003469352
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Meter Location: WELL

Service Period: Dec 12, 2025 - Jan 13, 2026

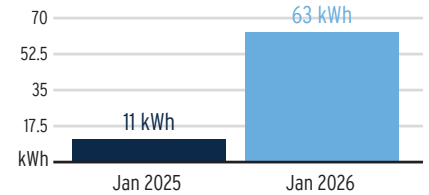
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000851140	01/13/2026	62,467		60,396		2,071 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	2,071 kWh @ \$0.09202/kWh	\$190.57
Fuel Charge	2,071 kWh @ \$0.03516/kWh	\$72.82
Storm Protection Charge	2,071 kWh @ \$0.00568/kWh	\$11.76
Clean Energy Transition Mechanism	2,071 kWh @ \$0.00418/kWh	\$8.66
Storm Surcharge	2,071 kWh @ \$0.02121/kWh	\$43.93
Florida Gross Receipt Tax		\$8.96
Electric Service Cost		\$358.48

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$358.48

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$6.17
Total Current Month's Credits	-\$6.17

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TRIPLE CREEK CDD
12791 TRIPLE CREEK BLVD
RIVERVIEW, FL 33579-9401

Statement Date: January 20, 2026

Amount Due:	\$24.12
Due Date:	February 10, 2026
Account #:	221005700036

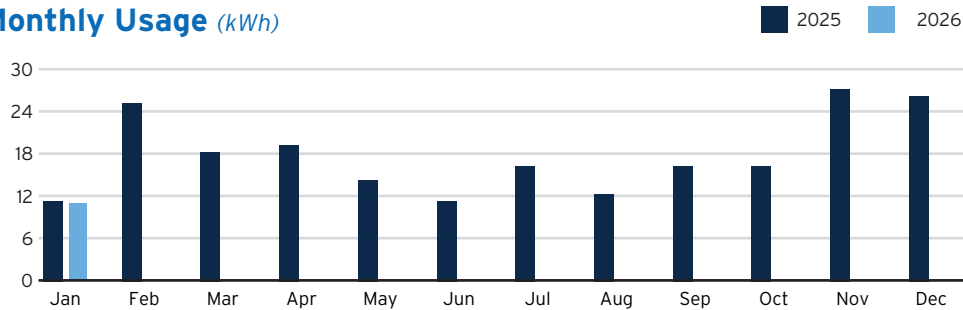
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$23.43
Payment(s) Received Since Last Statement	-\$22.26
Miscellaneous Credits	-\$1.17
Current Month's Charges	\$24.12
Amount Due by February 10, 2026	\$24.12

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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Your Energy Insight

Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **66.67% lower** than it was in your previous period.

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 221005700036
Due Date: February 10, 2026

Amount Due:	\$24.12
Payment Amount:	\$ _____

618051260971

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 12791 TRIPLE CREEK BLVD
 RIVERVIEW, FL 33579-9401

Account #: 221005700036
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

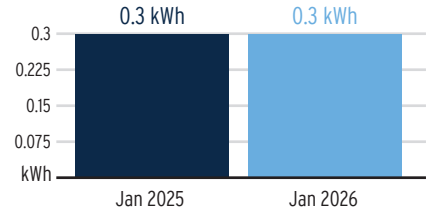
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000967630	01/13/2026	135		124		11 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	11 kWh @ \$0.09202/kWh	\$1.01
Fuel Charge	11 kWh @ \$0.03516/kWh	\$0.39
Storm Protection Charge	11 kWh @ \$0.00568/kWh	\$0.06
Clean Energy Transition Mechanism	11 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	11 kWh @ \$0.02121/kWh	\$0.23
Florida Gross Receipt Tax		\$0.60
Electric Service Cost		\$24.12

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$24.12

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.17
Total Current Month's Credits	-\$1.17

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 Tampa, FL 33631-3318
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- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
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- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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TRIPLE CREEK CDD
13013 BOGGY CREEK DR, AMENITY
RIVERVIEW, FL 33579

Statement Date: January 20, 2026

Amount Due: \$1,954.09
Due Date: February 10, 2026
Account #: 221006430211

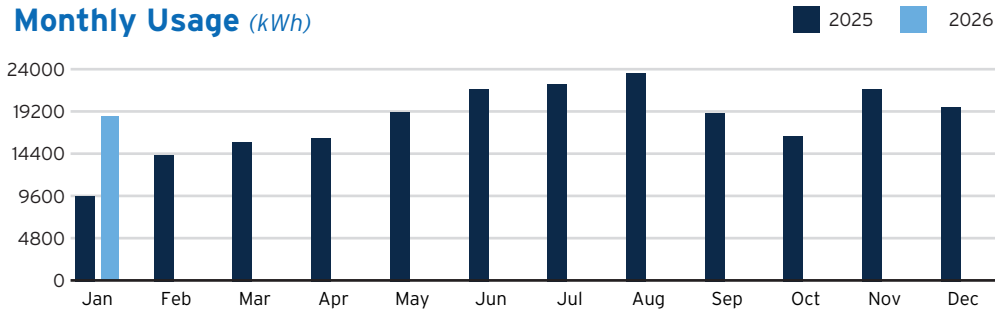
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Table with account summary: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, Amount Due by February 10, 2026 (\$1,954.09)

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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Your Energy Insight

- Your average daily kWh used was 97.55% higher than the same period last year.
Your peak billing demand was 28.57% higher than the same period last year.

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Account #: 221006430211
Due Date: February 10, 2026

Amount Due: \$1,954.09
Payment Amount: \$ _____

624224100285
Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 13013 BOGGY CREEK DR
 AMENITY, RIVERVIEW, FL 33579

Account #: 221006430211
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000763657	01/13/2026	41,728	41,262	18,640 kWh	40.0000	33 Days
1000763657	01/13/2026	0.89	0	35.6 kW	40.0000	33 Days

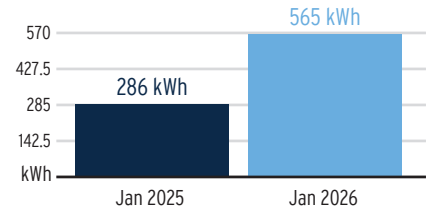
Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$1.12000	\$36.96
Billing Demand Charge	36 kW @ \$19.06000/kW	\$686.16
Energy Charge	18,640 kWh @ \$0.00815/kWh	\$151.92
Fuel Charge	18,640 kWh @ \$0.03516/kWh	\$655.38
Capacity Charge	36 kW @ \$0.72000/kW	\$25.92
Storm Protection Charge	36 kW @ \$2.02000/kW	\$72.72
Energy Conservation Charge	36 kW @ \$0.79000/kW	\$28.44
Environmental Cost Recovery	18,640 kWh @ \$0.00072/kWh	\$13.42
Clean Energy Transition Mechanism	36 kW @ \$1.15000/kW	\$41.40
Storm Surcharge	18,640 kWh @ \$0.01035/kWh	\$192.92
Florida Gross Receipt Tax		\$48.85
Electric Service Cost		\$1,954.09

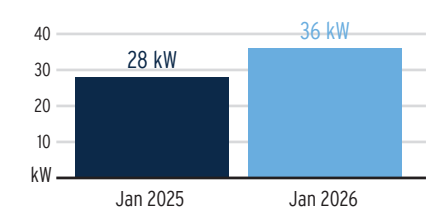
Total Current Month's Charges \$1,954.09

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$148.36
Total Current Month's Credits	-\$148.36

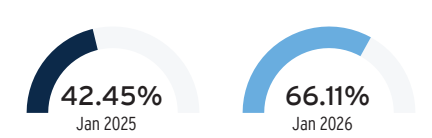
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

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 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
13221 JETER CREEK DR, IRR
RIVERVIEW, FL 33579-9408

Statement Date: January 20, 2026

Amount Due: \$55.77
Due Date: February 10, 2026
Account #: 221007538566

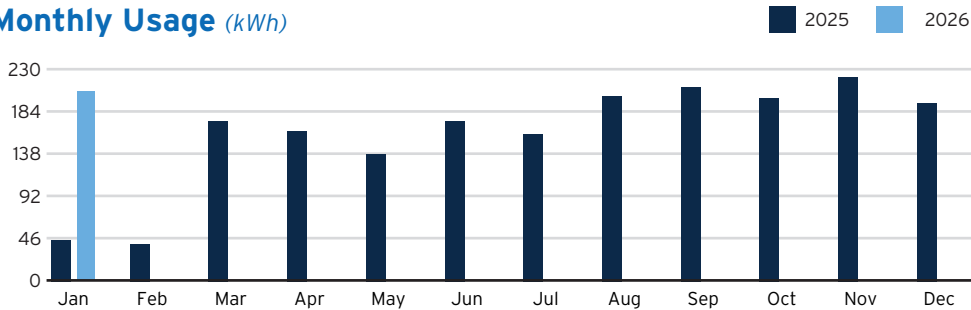
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Table with account summary details: Current Service Period, Previous Amount Due, Payment(s) Received, Current Month's Charges, and Amount Due by February 10, 2026 (\$55.77).

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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Your Energy Insight

- Your average daily kWh used was 500% higher than the same period last year.
Your average daily kWh used was 0% higher than it was in your previous period.

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Account #: 221007538566
Due Date: February 10, 2026

Amount Due: \$55.77
Payment Amount: \$ _____

648915344061
Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 13221 JETER CREEK DR
 IRR, RIVERVIEW, FL 33579-9408

Account #: 221007538566
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

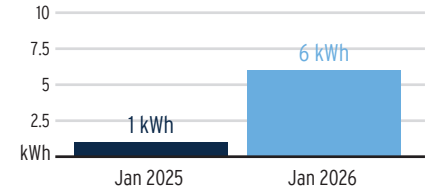
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000494333	01/13/2026	10,054		9,848		206 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.66000		\$21.78
Energy Charge	206 kWh @ \$0.09202/kWh		\$18.96
Fuel Charge	206 kWh @ \$0.03516/kWh		\$7.24
Storm Protection Charge	206 kWh @ \$0.00568/kWh		\$1.17
Clean Energy Transition Mechanism	206 kWh @ \$0.00418/kWh		\$0.86
Storm Surcharge	206 kWh @ \$0.02121/kWh		\$4.37
Florida Gross Receipt Tax			\$1.39
Electric Service Cost			\$55.77

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$55.77

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.87
Total Current Month's Credits	-\$1.87

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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
12908 HAMMOCK PARK DR, IRR
RIVERVIEW, FL 33579

Statement Date: January 20, 2026

Amount Due: \$252.16

Due Date: February 10, 2026
Account #: 221007556022

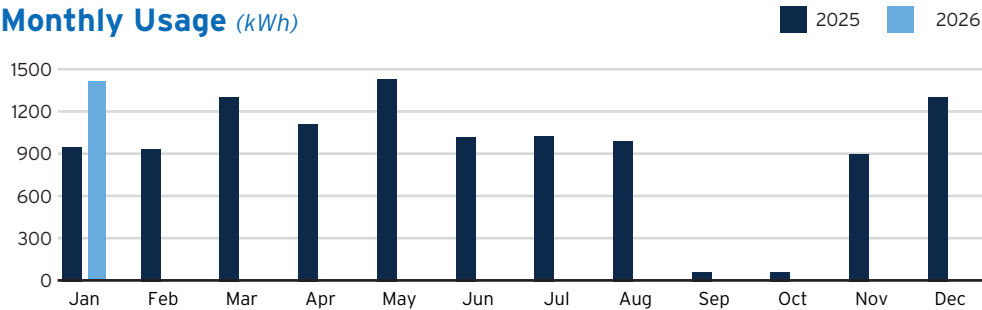
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$220.43
Payment(s) Received Since Last Statement	-\$215.95
Miscellaneous Credits	-\$4.48
Current Month's Charges	\$252.16
Amount Due by February 10, 2026	\$252.16

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



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Your Energy Insight

- Your average daily kWh used was **53.57% higher** than the same period last year.
- Your average daily kWh used was **0% higher** than it was in your previous period.

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Account #: 221007556022
Due Date: February 10, 2026

Amount Due: \$252.16

Payment Amount: \$ _____

648915344062

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 12908 HAMMOCK PARK DR
 IRR, RIVERVIEW, FL 33579

Account #: 221007556022
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

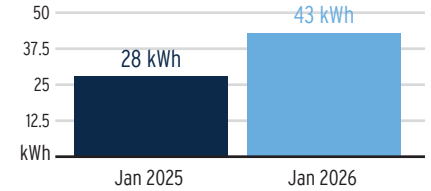
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852044	01/13/2026	35,378		33,962		1,416 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	1,416 kWh @ \$0.09202/kWh	\$130.30
Fuel Charge	1,416 kWh @ \$0.03516/kWh	\$49.79
Storm Protection Charge	1,416 kWh @ \$0.00568/kWh	\$8.04
Clean Energy Transition Mechanism	1,416 kWh @ \$0.00418/kWh	\$5.92
Storm Surcharge	1,416 kWh @ \$0.02121/kWh	\$30.03
Florida Gross Receipt Tax		\$6.30
Electric Service Cost		\$252.16

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$252.16

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$4.48
Total Current Month's Credits	-\$4.48

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877-588-1010
- Energy-Saving Programs:**
813-275-3909

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TRIPLE CREEK CDD
TRIPLE CREEK VILLAGE 1, LIGHTS
RIVERVIEW, FL 33579

Statement Date: January 20, 2026


Amount Due:	\$3,051.98
Due Date:	February 10, 2026
Account #:	221007595400

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$3,050.93
Payment(s) Received Since Last Statement	-\$3,050.93
Current Month's Charges	\$3,051.98
Amount Due by February 10, 2026	\$3,051.98

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 221007595400
Due Date: February 10, 2026

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Amount Due:	\$3,051.98
Payment Amount:	\$ _____

648915344063

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 TRIPLE CREEK VILLAGE 1
 LIGHTS, RIVERVIEW, FL 33579

Account #: 221007595400
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service


Charge Details


 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	994 kWh @ \$0.03411/kWh	\$33.91
Fixture & Maintenance Charge	71 Fixtures	\$1475.38
Lighting Pole / Wire	68 Poles	\$1473.36
Bracket & Maintenance Charge	3 PT Brackets	\$14.43
Lighting Fuel Charge	994 kWh @ \$0.03452/kWh	\$34.31
Storm Protection Charge	994 kWh @ \$0.00574/kWh	\$5.71
Clean Energy Transition Mechanism	994 kWh @ \$0.00043/kWh	\$0.43
Storm Surcharge	994 kWh @ \$0.01230/kWh	\$12.23
Florida Gross Receipt Tax		\$2.22
Lighting Charges		\$3,051.98


Total Current Month's Charges \$3,051.98


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TRIPLE CREEK CDD
WILDFLOWER MEADOW DR, LIGHTS
RIVERVIEW, FL 33578

Statement Date: January 20, 2026


Amount Due:	\$1,562.07
Due Date:	February 10, 2026
Account #:	221007664917

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$1,561.54
Payment(s) Received Since Last Statement	-\$1,561.54
Current Month's Charges	\$1,562.07
Amount Due by February 10, 2026	\$1,562.07

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 221007664917
Due Date: February 10, 2026

Amount Due:	\$1,562.07
Payment Amount:	\$ _____

648915344064

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 WILDFLOWER MEADOW DR
 LIGHTS, RIVERVIEW, FL 33578

Account #: 221007664917
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	504 kWh @ \$0.03411/kWh	\$17.19
Fixture & Maintenance Charge	36 Fixtures	\$748.08
Lighting Pole / Wire	36 Poles	\$768.96
Lighting Fuel Charge	504 kWh @ \$0.03452/kWh	\$17.40
Storm Protection Charge	504 kWh @ \$0.00574/kWh	\$2.89
Clean Energy Transition Mechanism	504 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	504 kWh @ \$0.01230/kWh	\$6.20
Florida Gross Receipt Tax		\$1.13
Lighting Charges		\$1,562.07

Total Current Month's Charges **\$1,562.07**

For more information about your bill and understanding your charges, please visit TampaElectric.com

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- Mail A Check**
Payments:
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 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
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Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
12950 BRISBANE PL, WELL
RIVERVIEW, FL 33579

Statement Date: January 20, 2026

Amount Due: \$128.47

Due Date: February 10, 2026

Account #: 221007991005

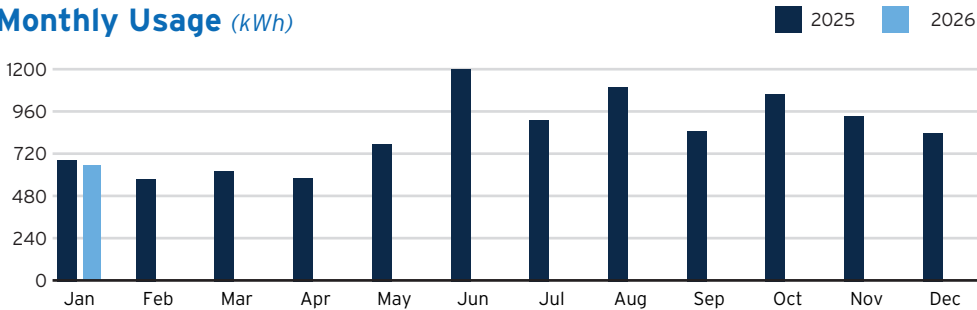
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$148.49
Payment(s) Received Since Last Statement	-\$144.55
Miscellaneous Credits	-\$3.94
Current Month's Charges	\$128.47
Amount Due by February 10, 2026	\$128.47

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Your Energy Insight

Your average daily kWh used was **0% higher** than the same period last year.

Your average daily kWh used was **28.57% lower** than it was in your previous period.



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Get started today at TECOaccount.com.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221007991005

Due Date: February 10, 2026

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$128.47

Payment Amount: \$ _____

645211661743

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 12950 BRISBANE PL
 WELL, RIVERVIEW, FL 33579

Account #: 221007991005
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

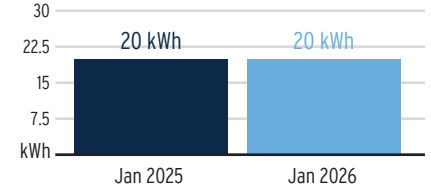
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000492541	01/13/2026	38,611		37,957		654 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.66000		\$21.78
Energy Charge	654 kWh @ \$0.09202/kWh		\$60.18
Fuel Charge	654 kWh @ \$0.03516/kWh		\$22.99
Storm Protection Charge	654 kWh @ \$0.00568/kWh		\$3.71
Clean Energy Transition Mechanism	654 kWh @ \$0.00418/kWh		\$2.73
Storm Surcharge	654 kWh @ \$0.02121/kWh		\$13.87
Florida Gross Receipt Tax			\$3.21
Electric Service Cost			\$128.47

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges **\$128.47**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$3.94
Total Current Month's Credits	-\$3.94

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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
0 TRIPLE CREEK VILLAGE PH 3
RIVERVIEW, FL 33579

Statement Date: January 20, 2026


Amount Due:	\$2,087.60
Due Date:	February 10, 2026
Account #:	221008186548

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$2,086.66
Payment(s) Received Since Last Statement	-\$2,086.66
Current Month's Charges	\$2,087.60
Amount Due by February 10, 2026	\$2,087.60

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008186548
Due Date: February 10, 2026

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See reverse side of your paystub for more ways to pay.

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Amount Due:	\$2,087.60
Payment Amount:	\$ _____

674841137849

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 0 TRIPLE CREEK VILLAGE PH 3
 RIVERVIEW, FL 33579

Account #: 221008186548
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service


Charge Details


 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	888 kWh @ \$0.03411/kWh	\$30.29
Fixture & Maintenance Charge	47 Fixtures	\$889.26
Lighting Pole / Wire	47 Poles	\$1119.02
Lighting Fuel Charge	888 kWh @ \$0.03452/kWh	\$30.65
Storm Protection Charge	888 kWh @ \$0.00574/kWh	\$5.10
Clean Energy Transition Mechanism	888 kWh @ \$0.00043/kWh	\$0.38
Storm Surcharge	888 kWh @ \$0.01230/kWh	\$10.92
Florida Gross Receipt Tax		\$1.98
Lighting Charges		\$2,087.60


Total Current Month's Charges **\$2,087.60**


For more information about your bill and understanding your charges, please visit TampaElectric.com


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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
TRIPLE CREEK VILLAGE M
RIVERVIEW, FL 33579

Statement Date: January 20, 2026


Amount Due:	\$1,735.62
Due Date:	February 10, 2026
Account #:	221008211213

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$1,735.04
Payment(s) Received Since Last Statement	-\$1,735.04
Current Month's Charges	\$1,735.62
Amount Due by February 10, 2026	\$1,735.62

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 221008211213
Due Date: February 10, 2026

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Amount Due:	\$1,735.62
Payment Amount:	\$ _____

674841137850

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 TRIPLE CREEK VILLAGE M
 RIVERVIEW, FL 33579

Account #: 221008211213
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service


Charge Details


 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	560 kWh @ \$0.03411/kWh	\$19.10
Fixture & Maintenance Charge	40 Fixtures	\$831.20
Lighting Pole / Wire	40 Poles	\$854.40
Lighting Fuel Charge	560 kWh @ \$0.03452/kWh	\$19.33
Storm Protection Charge	560 kWh @ \$0.00574/kWh	\$3.21
Clean Energy Transition Mechanism	560 kWh @ \$0.00043/kWh	\$0.24
Storm Surcharge	560 kWh @ \$0.01230/kWh	\$6.89
Florida Gross Receipt Tax		\$1.25
Lighting Charges		\$1,735.62


Total Current Month's Charges \$1,735.62


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- All Other Correspondences:**
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
TRIPLE CREEK VILLAGE H
RIVERVIEW, FL 33579

Statement Date: January 20, 2026


Amount Due:	\$2,169.53
Due Date:	February 10, 2026
Account #:	221008241392

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$2,168.78
Payment(s) Received Since Last Statement	-\$2,168.78
Current Month's Charges	\$2,169.53
Amount Due by February 10, 2026	\$2,169.53

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 221008241392
Due Date: February 10, 2026

Amount Due:	\$2,169.53
Payment Amount:	\$ _____

674841137851

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 TRIPLE CREEK VILLAGE H
 RIVERVIEW, FL 33579

Account #: 221008241392
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Service Period: Dec 12, 2025 - Jan 13, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	700 kWh @ \$0.03411/kWh	\$23.88
Fixture & Maintenance Charge	50 Fixtures	\$1039.00
Lighting Pole / Wire	50 Poles	\$1068.00
Lighting Fuel Charge	700 kWh @ \$0.03452/kWh	\$24.16
Storm Protection Charge	700 kWh @ \$0.00574/kWh	\$4.02
Clean Energy Transition Mechanism	700 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	700 kWh @ \$0.01230/kWh	\$8.61
Florida Gross Receipt Tax		\$1.56
Lighting Charges		\$2,169.53

Total Current Month's Charges **\$2,169.53**

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 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
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 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
12809 BOGGY CREEK DR, PMP
RIVERVIEW, FL 33579

Statement Date: January 20, 2026

Amount Due: \$394.18

Due Date: February 10, 2026

Account #: 221008613442

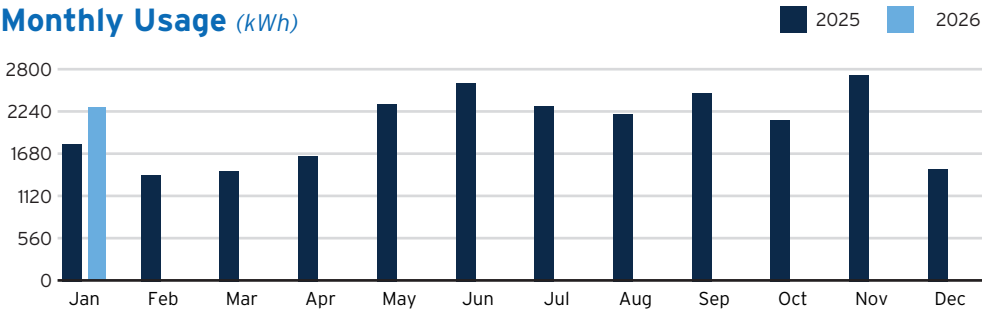
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$246.38
Payment(s) Received Since Last Statement	-\$240.36
Miscellaneous Credits	-\$6.02
Current Month's Charges	\$394.18
Amount Due by February 10, 2026	\$394.18

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Your Energy Insight

Your average daily kWh used was **27.78% higher** than the same period last year.

Your average daily kWh used was **40.82% higher** than it was in your previous period.



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Get started today at TECOaccount.com.

To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221008613442

Due Date: February 10, 2026

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$394.18

Payment Amount: \$ _____

619285822003

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 12809 BOGGY CREEK DR
 PMP, RIVERVIEW, FL 33579

Account #: 221008613442
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

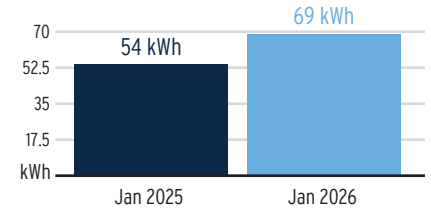
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000666203	01/13/2026	68,529		66,238		2,291 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	2,291 kWh @ \$0.09202/kWh	\$210.82
Fuel Charge	2,291 kWh @ \$0.03516/kWh	\$80.55
Storm Protection Charge	2,291 kWh @ \$0.00568/kWh	\$13.01
Clean Energy Transition Mechanism	2,291 kWh @ \$0.00418/kWh	\$9.58
Storm Surcharge	2,291 kWh @ \$0.02121/kWh	\$48.59
Florida Gross Receipt Tax		\$9.85
Electric Service Cost		\$394.18

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$394.18

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$6.02
Total Current Month's Credits	-\$6.02

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- Power Outage:**
877-588-1010
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813-275-3909

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TRIPLE CREEK CDD
TRIPLE CREEK - VILLAGE P
TRIPLE CREEK-VILLAGE P, SOLAR
RIVERVIEW, FL 33579

Statement Date: January 15, 2026

Amount Due: \$1,782.11

Due Date: February 05, 2026


Account #: 221008952105

DO NOT PAY. Your account will be drafted on February 05, 2026

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$1,782.11
Payment(s) Received Since Last Statement	-\$1,782.11
Current Month's Charges	\$1,782.11
Amount Due by February 05, 2026	\$1,782.11

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 221008952105

Due Date: February 05, 2026

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Amount Due: \$1,782.11

Payment Amount: \$ _____

658791817442

Your account will be drafted on February 05, 2026

TRIPLE CREEK CDD
TRIPLE CREEK - VILLAGE P
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
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P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 TRIPLE CREEK-VILLAGE P
 SOLAR, RIVERVIEW, FL 33579

Account #: 221008952105
Statement Date: January 15, 2026
Charges Due: February 05, 2026

Service Period: Dec 09, 2025 - Jan 08, 2026

Rate Schedule: LS-2 Customer Specified Lighting


Charge Details


 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$1782.11
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$1,782.11


Total Current Month's Charges **\$1,782.11**


For more information about your bill and understanding your charges, please visit TampaElectric.com


Ways To Pay Your Bill

- 

Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- 

In-Person
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Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- 

Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- 

Phone
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
TRIPLE CREEK - VILLAGE N
VILLAGE N, SOLAR
RIVERVIEW, FL 33579

Statement Date: January 15, 2026

Amount Due: \$2,749.55

Due Date: February 05, 2026


Account #: 221008952113

DO NOT PAY. Your account will be drafted on February 05, 2026

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$2,749.55
Payment(s) Received Since Last Statement	-\$2,749.55
Current Month's Charges	\$2,749.55
Amount Due by February 05, 2026	\$2,749.55

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 221008952113

Due Date: February 05, 2026

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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$2,749.55

Payment Amount: \$ _____

658791817443

Your account will be drafted on February 05, 2026

TRIPLE CREEK CDD
TRIPLE CREEK - VILLAGE N
250 INTERNATIONAL PKWY, STE 280
LAKE MARY, FL 32746-5018

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 VILLAGE N
 SOLAR, RIVERVIEW, FL 33579

Account #: 221008952113
Statement Date: January 15, 2026
Charges Due: February 05, 2026

Service Period: Dec 09, 2025 - Jan 08, 2026

Rate Schedule: LS-2 Customer Specified Lighting






Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$2749.55
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$2,749.55

Total Current Month's Charges **\$2,749.55**

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 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
TRIPLE CREEK-VILLAGE R, SOLAR
RIVERVIEW, FL 33579

Statement Date: January 15, 2026

Amount Due: \$611.01

Due Date: February 05, 2026


Account #: 221009117070

DO NOT PAY. Your account will be drafted on February 05, 2026

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$611.01
Payment(s) Received Since Last Statement	-\$611.01
Current Month's Charges	\$611.01
Amount Due by February 05, 2026	\$611.01

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009117070

Due Date: February 05, 2026

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Amount Due: \$611.01

Payment Amount: \$ _____

658791817444

Your account will be drafted on February 05, 2026

TRIPLE CREEK CDD
TRIPLE CREEK-VILLAGE R, SOLAR
RIVERVIEW, FL 33579

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 TRIPLE CREEK-VILLAGE R
 SOLAR, RIVERVIEW, FL 33579

Account #: 221009117070
Statement Date: January 15, 2026
Charges Due: February 05, 2026

Service Period: Dec 09, 2025 - Jan 08, 2026

Rate Schedule: LS-2 Customer Specified Lighting






Charge Details

 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$611.01
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$611.01

Total Current Month's Charges \$611.01

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Payments:
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 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
-  **Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
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 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
VILLAGE O - TRIPLE CREEK E.BRISBANE
RIVERVIEW, FL 33569

Statement Date: January 14, 2026

Amount Due: \$1,165.68

Due Date: February 04, 2026


Account #: 221009235674

DO NOT PAY. Your account will be drafted on February 04, 2026

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$1,165.18
Payment(s) Received Since Last Statement	-\$1,165.18
Current Month's Charges	\$1,165.68
Amount Due by February 04, 2026	\$1,165.68

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Account #: 221009235674

Due Date: February 04, 2026

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Amount Due: \$1,165.68

Payment Amount: \$ _____

634100604565

Your account will be drafted on February 04, 2026

TRIPLE CREEK CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 VILLAGE O - TRIPLE CREEK E.BRISBANE
 RIVERVIEW, FL 33569

Account #: 221009235674
Statement Date: January 14, 2026
Charges Due: February 04, 2026

Service Period: Dec 09, 2025 - Jan 08, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	475 kWh @ \$0.03411/kWh	\$16.20
Fixture & Maintenance Charge	25 Fixtures	\$415.25
Lighting Pole / Wire	25 Poles	\$708.00
Lighting Fuel Charge	475 kWh @ \$0.03452/kWh	\$16.40
Storm Protection Charge	475 kWh @ \$0.00574/kWh	\$2.73
Clean Energy Transition Mechanism	475 kWh @ \$0.00043/kWh	\$0.20
Storm Surcharge	475 kWh @ \$0.01230/kWh	\$5.84
Florida Gross Receipt Tax		\$1.06
Lighting Charges		\$1,165.68

Total Current Month's Charges **\$1,165.68**

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 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
 7-1-1

Power Outage:
 877-588-1010
Energy-Saving Programs:
 813-275-3909

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TRIPLE CREEK CDD
C/O RIZZETTA
TRIPLE CREEK-VILLAGE Q, SOLAR
RIVERVIEW, FL 33579

Statement Date: January 14, 2026

Amount Due: \$4,531.66

Due Date: February 04, 2026


Account #: 221009277841

DO NOT PAY. Your account will be drafted on February 04, 2026

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$4,531.66
Payment(s) Received Since Last Statement	-\$4,531.66
Current Month's Charges	\$4,531.66
Amount Due by February 04, 2026	\$4,531.66

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009277841

Due Date: February 04, 2026

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Amount Due: \$4,531.66

Payment Amount: \$ _____

634100604566

Your account will be drafted on February 04, 2026

TRIPLE CREEK CDD
C/O RIZZETTA
9428 CAMDEN FIELD PKWY
RIVERVIEW, FL 33578-0519

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.




Service For:
 TRIPLE CREEK-VILLAGE Q
 SOLAR, RIVERVIEW, FL 33579

Account #: 221009277841
Statement Date: January 14, 2026
Charges Due: February 04, 2026

Service Period: Dec 09, 2025 - Jan 08, 2026

Rate Schedule: LS-2 Customer Specified Lighting


Charge Details


 Electric Charges	
Lighting Service Items LS-2 (Bright Choices) for 31 days	
Lighting Energy Charge	\$0.00
Monthly Charge	\$4531.66
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Storm Surcharge	\$0.00
Florida Gross Receipt Tax	\$0.00
Lighting Charges	\$4,531.66


Total Current Month's Charges \$4,531.66


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Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
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- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
13160 TRIPLE CREEK BLVD
RIVERVIEW, FL 33579

Statement Date: January 20, 2026

Amount Due: \$219.06

Due Date: February 10, 2026

Account #: 221009467426

DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$212.97
Payment(s) Received Since Last Statement	-\$212.97
Current Month's Charges	\$219.06
Amount Due by February 10, 2026	\$219.06

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Your average daily kWh used was **54.17% higher** than the same period last year.



Your average daily kWh used was **11.9% lower** than it was in your previous period.



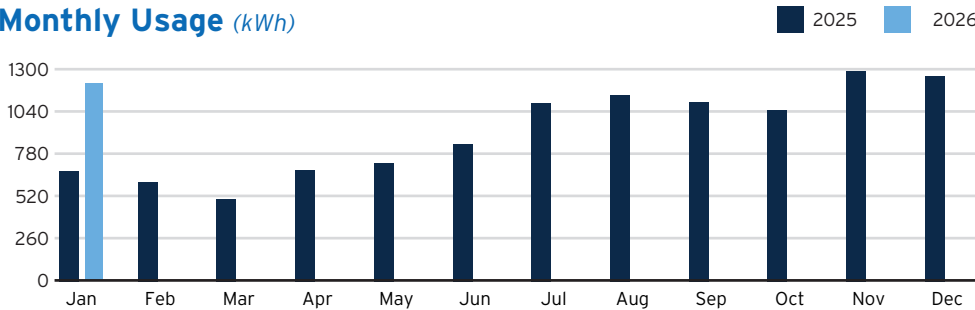
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Get started today at TECOaccount.com.

Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.



Account #: 221009467426

Due Date: February 10, 2026



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Amount Due: \$219.06

Payment Amount: \$ _____

634100608237

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
13160 TRIPLE CREEK BLVD
RIVERVIEW, FL 33579

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
13160 TRIPLE CREEK BLVD
RIVERVIEW, FL 33579

Account #: 221009467426
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

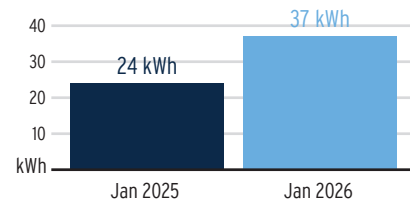
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000937214	01/13/2026	12,048		10,836		1,212 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.66000		\$21.78
Energy Charge	1,212 kWh @ \$0.09202/kWh		\$111.53
Fuel Charge	1,212 kWh @ \$0.03516/kWh		\$42.61
Storm Protection Charge	1,212 kWh @ \$0.00568/kWh		\$6.88
Clean Energy Transition Mechanism	1,212 kWh @ \$0.00418/kWh		\$5.07
Storm Surcharge	1,212 kWh @ \$0.02121/kWh		\$25.71
Florida Gross Receipt Tax			\$5.48
Electric Service Cost			\$219.06

Avg kWh Used Per Day



Total Current Month's Charges **\$219.06**

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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TRIPLE CREEK CDD
12586 BERGSTROM BAY DR, CLB HSE
RIVERVIEW, FL 33579-9453

Statement Date: January 20, 2026

Amount Due:	\$100.73
Due Date:	February 10, 2026
Account #:	221009485352

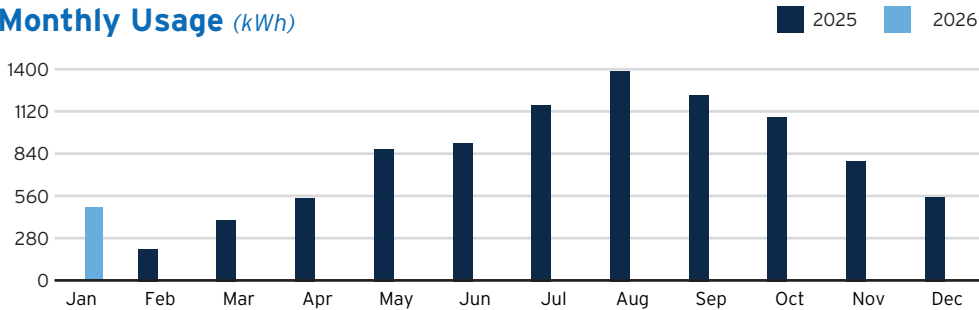
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$103.44
Payment(s) Received Since Last Statement	-\$99.81
Miscellaneous Credits	-\$3.63
Current Month's Charges	\$100.73
Amount Due by February 10, 2026	\$100.73

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Your Energy Insight

Your average daily kWh used was **16.67% lower** than it was in your previous period.

Scan here to view your account online.

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Account #: 221009485352
Due Date: February 10, 2026

Amount Due:	\$100.73
Payment Amount:	\$ _____

634100608238

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
12586 BERGSTROM BAY DR
RIVERVIEW, FL 33579-9453

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
 12586 BERGSTROM BAY DR
 CLB HSE, RIVERVIEW, FL 33579-9453

Account #: 221009485352
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

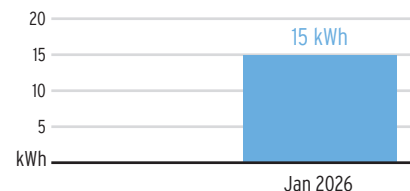
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000920185	01/13/2026	13,068		12,585		483 kWh	1	33 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	33 days @ \$0.66000		\$21.78
Energy Charge	483 kWh @ \$0.09202/kWh		\$44.45
Fuel Charge	483 kWh @ \$0.03516/kWh		\$16.98
Storm Protection Charge	483 kWh @ \$0.00568/kWh		\$2.74
Clean Energy Transition Mechanism	483 kWh @ \$0.00418/kWh		\$2.02
Storm Surcharge	483 kWh @ \$0.02121/kWh		\$10.24
Florida Gross Receipt Tax			\$2.52
Electric Service Cost			\$100.73

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges **\$100.73**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$3.63
Total Current Month's Credits	-\$3.63

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Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** TampaElectric.com
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



TRIPLE CREEK CDD
12800 TRIPOLI AVE
RIVERVIEW, FL 33579-9447

Statement Date: January 20, 2026

Amount Due:	\$1,102.00
Due Date:	February 10, 2026
Account #:	221009534621

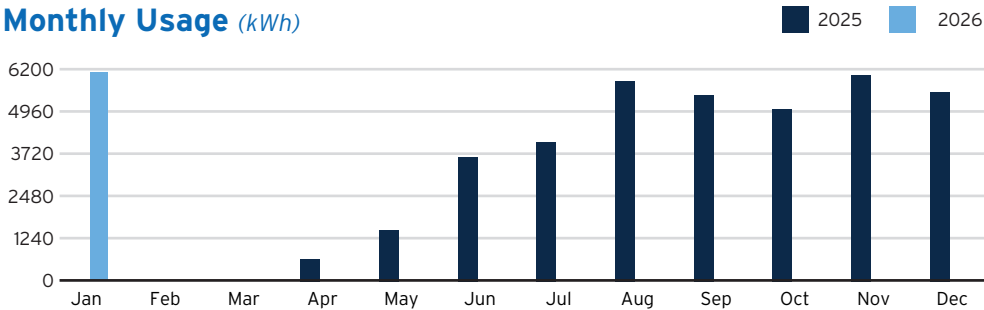
DO NOT PAY. Your account will be drafted on February 10, 2026

Account Summary

Current Service Period: December 12, 2025 - January 13, 2026	
Previous Amount Due	\$947.05
Payment(s) Received Since Last Statement	-\$944.02
Miscellaneous Credits	-\$3.03
Current Month's Charges	\$1,102.00
Amount Due by February 10, 2026	\$1,102.00

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

Your Energy Insight

Your average daily kWh used was **1.64% higher** than it was in your previous period.

Scan here to view your account online.

2026
New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 221009534621
Due Date: February 10, 2026

Amount Due:	\$1,102.00
Payment Amount:	\$ _____

615582142721

Your account will be drafted on February 10, 2026

TRIPLE CREEK CDD
3434 COLWELL AVE, STE 200
TAMPA, FL 33614-8390

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.



Service For:
12800 TRIPOLI AVE
RIVERVIEW, FL 33579-9447

Account #: 221009534621
Statement Date: January 20, 2026
Charges Due: February 10, 2026

Meter Read

Service Period: Dec 12, 2025 - Jan 13, 2026

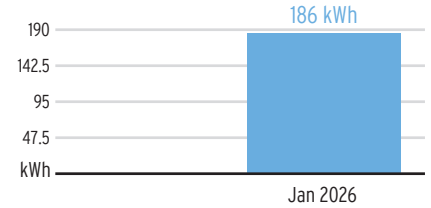
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944653	01/13/2026	43,415		37,292		6,123 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	6,123 kWh @ \$0.09202/kWh	\$563.44
Fuel Charge	6,123 kWh @ \$0.03516/kWh	\$215.28
Storm Protection Charge	6,123 kWh @ \$0.00568/kWh	\$34.78
Clean Energy Transition Mechanism	6,123 kWh @ \$0.00418/kWh	\$25.59
Storm Surcharge	6,123 kWh @ \$0.02121/kWh	\$129.87
Florida Gross Receipt Tax		\$25.40
Electric Service Cost		\$1,016.14
State Tax		\$85.86
Total Electric Cost, Local Fees and Taxes		\$1,102.00

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$1,102.00

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$3.03
Total Current Month's Credits	-\$3.03

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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TECO
P.O. Box 31318
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888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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INVOICE

For: **TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**
 3434 COLWELL AVENUE
 SUITE 200
 TAMPA, FL 33614
 United States

From: **The Bank of New York Mellon Trust Company, National Association**
 333 South Hope Street
 Los Angeles, CA, 90071
 United States

Invoice Number: **00252-26-0096312**
 Invoice Date: **Jan 12, 2026**
 Due Date: **Feb 11, 2026**
 Account Number: **0911759987-INV**
 Cycle Date: **Jan 14, 2026**
 Legacy Ref#: **CTU2005569**
 Currency: **USD**

INVOICE

Total Payable Amount: **6,400.00 USD**

Current Period Subtotal: **6,400.00 USD**
 Current Period Tax: **0.00 USD**
 Current Period Total: **6,400.00 USD**
 Satisfied to Date: **0.00 USD**
 Balance Due: **6,400.00 USD**

Terms: Payable upon receipt. Please reference the invoice and account number with your remittance.
 Our Tax ID Number is 95-3571558. Please fax Taxpayer Certification requests to (732) 667-9576.
 The Bank of New York Mellon Trust Company, N.A is located at 333 South Hope Street, Los Angeles, CA, 90071, United States.

Check Payment Instructions:
 The Bank of New York Mellon
 Corporate Trust Department
 P.O. Box 392013
 Pittsburgh, PA 15251-9013
 Please enclose billing stub.

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

 avani.adaliya@bny.com



Details for Triple Creek Community Development District Special Assessment Bonds, Series 2021 (Villages N&P Project)

	Quantity	Rate	Proration	Subtotal	Total (USD)
Flat					
Construction Fund Administration Fee					2,000.00
For the period: Jan 14, 2026 to Jan 13, 2027					
Flat Fee		2,000.00		2,000.00	
Trustee					
Annual Fee					4,400.00
For the period: Jan 14, 2026 to Jan 13, 2027					
Flat Fee		4,400.00		4,400.00	
Total					6,400.00

If you have any queries with respect to this invoice, please contact the Client Service Representative below:

Client Service Rep: Avani Padaliya

 avani.adaliya@bny.com

INVOICE



DATE
02.04.2026

INVOICE NO
2235

The Cow Lick Co
Thonotosassa, FL 33592
Email:
TheCowLickCo@gmail.com

INVOICE TO
Triple Creek CDD
PO Box 32414
Charlotte, NC 28232
Phone: 813.671.5900
Email:
triplecreeklifestyle@outlook.com

EVENT

Mini Cow Event - Easter

PAYMENT TERMS

Due on Receipt

QUANTITY	DESCRIPTION	UNIT PRICE	LINE TOTAL
----------	-------------	------------	------------

	Providing (1) Mini Cow 3 hrs		\$300.00
--	------------------------------	--	----------

Subtotal	\$300.00
Sales Tax	0.00
Total	\$300.00



Commercial Account



ACCOUNT ACTIVITY STATEMENT

RETURN MAIL ADDRESS
PO BOX 790420
ST. LOUIS, MO 63179

Commercial Account
Statement Date 01/13/26
Credit Line \$20,000
Credit Available \$17,799

TRIPLE CREEK CDD
3434 COLWELL AVE
STE 200
TAMPA, FL 33614-8390

Account Balance \$2,200.24

Account Information

Please see Payment Page(s) for Amount Due and Payment Due Date(s)

Current Payments and Unapplied Payments	-\$3,569.62
Current Purchases and Debits	\$2,200.24
Current Returns, Exchanges and Adjustments	\$0.00
Previously Billed Invoices	\$0.00

PAST DUE INVOICES

1-29 Days	30-59 Days	60-89 Days	90-119 Days	120-149 Days	150-179 Days	180+ Days
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



PATH TO PRO
NETWORK

HIRE TRADESPEOPLE FOR YOUR BUSINESS



Grow your Team with
the Path to Pro Network
homedepot.com/network



CURRENT PAYMENTS AND UNAPPLIED PAYMENTS

Payments received since the last statement period.
Please contact us with your instructions on how to apply to specific invoices.

Date	Amount
01/08/26	-\$3,569.62
Total	-\$3,569.62

CURRENT PURCHASES AND DEBITS

Date	Purchase Location/Description	Invoice #	Purchase Order/Job Name	Customer Agreement #	Amount	Due Date
12/15/25	THE HOME DEPOT RIVERVIEW, FL	2011752			\$506.59	02/28/26
12/17/25	HOME DEPOT.COM 800-430-3376	114674	WH18582977	WH18582977	\$31.35	02/28/26
12/19/25	THE HOME DEPOT RIVERVIEW, FL	8122951			\$225.85	02/28/26
12/24/25	THE HOME DEPOT RIVERVIEW, FL	3353395			\$35.04	02/28/26
12/24/25	HOME DEPOT.COM 800-430-3376	3706855	WH19136329	WH19136329	\$99.92	02/28/26
12/29/25	THE HOME DEPOT RUSKIN, FL	8903886		H6951-495078	\$286.90	02/28/26
01/05/26	THE HOME DEPOT RIVERVIEW, FL	1905045	WH20086969	WH20086969	\$22.91	03/31/26

Questions
About Your
Account

ACCT MGR HOME DEPOT CREDIT SERVICES
PHONE 1-800-395-7363 (TTY: 711)
FAX 1-877-969-6751
EMAIL WWW.HOMEDEPOT.COM/MYCOMMERCIALACCOUNT

Send Billing Inquiries to:
HOME DEPOT CREDIT SERVICES
PO Box 790340
St. Louis, MO 63179-0340

Send a SECURE MESSAGE
right now to a customer
service professional online at
myhomedepotaccount.com

CURRENT PURCHASES AND DEBITS, cont.

Date	Purchase Location/Description	Invoice #	Purchase Order/Job Name	Customer Agreement #	Amount	Due Date
01/07/26	HOME DEPOT.COM 800-430-3376	9507979	WH20086969	WH20086969	\$819.72	03/31/26
01/09/26	HOME DEPOT.COM 800-430-3376	7422709	WH20380480	WH20380480	\$171.96	03/31/26
TOTAL					\$2,200.24	

PURCHASE HISTORY

Year to Date	\$1,014.59
Life to Date	\$15,286.24

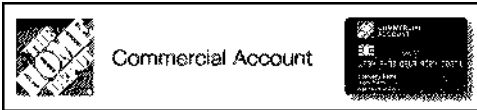
THIS YEAR, IT'S GO TIME

Scan your HD Pass at checkout to easily redeem rewards and track purchases to your account.

[Learn More](#)



PAYMENT PAGE



Remit payment and make checks payable to:
 HOME DEPOT CREDIT SERVICES
 DEPT. xx - xxxxxx7375
 PO BOX 70293
 PHILADELPHIA, PA 19176-0293

Statement Date 01/13/26

View, manage and pay your account online at
myhomedepotaccount.com

**Invoices to
Be Paid**

IMPORTANT:

To ensure accurate posting of your payment, please indicate which invoices you are paying by checking the appropriate box below. To apply a credit to an invoice, write in the invoice number of the debit transaction that you would like to have applied to, in the "Invoice Number" column next to the credit. Please remit entire Payment Page(s) when sending payment.

CURRENT ACTIVITY

Transaction Date	Invoice #	Original Invoice Amount	Amount Due	Payment Due Date	Check if Paying	Payment Amount (if less than Amount Due)
12/15/25	2011752	\$506.59	\$506.59	02/28/26	<input type="checkbox"/>	\$
12/17/25	114674	\$31.35	\$31.35	02/28/26	<input type="checkbox"/>	\$
12/19/25	8122951	\$225.85	\$225.85	02/28/26	<input type="checkbox"/>	\$
12/24/25	3353395	\$35.04	\$35.04	02/28/26	<input type="checkbox"/>	\$
12/24/25	3706855	\$99.92	\$99.92	02/28/26	<input type="checkbox"/>	\$
12/29/25	8903886	\$286.90	\$286.90	02/28/26	<input type="checkbox"/>	\$
01/05/26	1905045	\$22.91	\$22.91	03/31/26	<input type="checkbox"/>	\$
01/07/26	9507979	\$819.72	\$819.72	03/31/26	<input type="checkbox"/>	\$
01/09/26	7422709	\$171.96	\$171.96	03/31/26	<input type="checkbox"/>	\$



P.O. Box 790420
 St. Louis, MO 63179

Statement Date **01/13/26**
 Account Balance **\$2,200.24**
 Check here if paying all invoices

Statement Enclosed

Amount Enclosed: \$

Please see reverse side to change your address.
Make Checks Payable to ▼

TRIPLE CREEK CDD
 3434 COLWELL AVE
 STE 200
 TAMPA, FL 33614-8390

HOME DEPOT CREDIT SERVICES
 DEPT. xx - xxxxxx7375
 PO BOX 70293
 PHILADELPHIA, PA 19176-0293

Triple Creek CDD

Credit Card - Justin Shock (balance \$20,000)

Closing Date - 01/13/26

Payment Date - 02/17/26

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Parks & Rec	Parks & Rec	Parks & Rec	Contingency
				Facility Supplies	Maintenance & Repair	Dog Waste Supplies	Misc Contingency
Date	Vendor Name	Description	Amount	57200-4619	57200-4647	57200-4906	57900-6409
12/15/25	The Home Depot	Degreaser, Cleaner, Scrub Sponge	506.59		506.59		
12/17/25	The Home Depot	Toilet Seat	31.35		31.35		
12/19/25	The Home Depot	Claw Hammer, Blower Kit	225.85		225.85		
12/24/25	The Home Depot	Hose Repair	35.04		35.04		
12/24/25	The Home Depot	Aluminum Leaf Rake	99.92		99.92		
12/29/25	The Home Depot	Storage Tote, Metal Storage Rack	286.90		286.90		
01/05/26	The Home Depot	Purified Water	22.91				22.91
01/07/26	The Home Depot	Doggy Do Pet Waste Station with Pole	819.72			819.72	
01/09/26	The Home Depot	Shape Clear Metal Halide High Intensity Light Bulb	171.96	171.96			
		TOTAL	2,200.24	171.96	1,185.65	819.72	22.91



How doers
get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW FL 33578 (813)246-1714

6380 00001 95693 12/15/25 11:56 AM
SALE CASHIER ROSALIE

*Home Depot
CARD*

-----Military Discount
051596032029 2GL HD <A> <M> 2.95N
2 GALLON HOMER BUCKEY
MAX REFUND VALUE \$2.62
046500777769 GLD HB 5PISO <A> <M>
GLADE PISO HAW BRZ 5PK
2@14.97 29.94N
MAX REFUND VALUE \$26.96/2
051131936829 HD 9PK <A> <M> 3.95N
SB HEAVY DUTY SCRUB SPONGE 9PK
MAX REFUND VALUE \$8.98
041598000492 SS CLNR/PLSH <A> <M>
WEIMAN SS CLNR & POLISH ALUMINUM 17OZ
4@8.98 35.92N
MAX REFUND VALUE \$32.32/4
194767000721 25 HSKY TAPE <A> <M>
HUSKY 25FT TAPE MEASURE
2@9.97 19.94N
MAX REFUND VALUE \$17.94/2
4716609411241 5/16X8CGSD <A> <M> 10.87N
HUSKY 5/16"X8"STD SLOTTED SCREWDRVR
MAX REFUND VALUE \$9.87
044600002736 CLXTBC2X24 <A> <M>
CLX TBC 24OZ 2CT
6@6.98 41.88N
MAX REFUND VALUE \$37.68/6
081238198530 GRSD LIGHTNG <A> <M>
GREASED LIGHTNING DEGREASER 5PK 2OZ
2@5.98 11.96N
MAX REFUND VALUE \$10.76/2
044600300580 CCUF32OZ <A> <M>
CLX CLEANUP APC W/BLEACH FRESH 32OZ
10@5.28 52.80N
MAX REFUND VALUE \$47.50/10
043318130335 SIMPLE GREEN <A> <M>
SIMPLE GREEN APC CONCEN 32OZ
4@5.48 21.92N
MAX REFUND VALUE \$19.72/4
093945407591 GOOF OFF 2 <A> <M>
GOOF OFF HOUSEHOLD HWY DUTY REM 24OZ
2@8.48 16.96N
MAX REFUND VALUE \$15.26/2
030192018255 ACTNSTRHNRGI <A> <M> 30.08N
KLEAN STRIP ACETONE GAL
MAX REFUND VALUE \$18.89
044600324296 CLXGERBLC121 <A> <M>
CLX GERMICIDAL BLEACH 121OZ
4@9.48 37.92N
MAX REFUND VALUE \$34.12/4
840254200173 27 GAL TOTE <A> <M>
HDX 27 GALLON TOUGH TOTE
10@8.98 89.60N
MAX REFUND VALUE \$80.80/10
035441525652 S TOTE RACK <A> <M> 177.00N
HUSKY STEEL TOTE RACK
MAX REFUND VALUE \$143.11
Military Discount 56.36

SUBTOTAL 506.59
SALES TAX 0.00

TAX EXEMPT

TOTAL \$506.59

XXXXXXXXXXXX7375 HOME DEPOT

USD\$ 506.59

AUTH CODE 015475/2011752

TA

\$506.59

TRIPLE CREEK CDD
SHOCK JUSTIN
Chip Read
ATD A000000004999908400005 10/14/10 1308

-M- = Military Appreciation



TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

Order # WH18582977

Ship To Home

Ordered

12/17/2025

Delivered

12/18/2025

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Commercial Elongated Toilet Seat in White SKU 1001011127	1	\$31.35	\$0.00	\$0.00	\$31.35
				Subtotal	\$31.35
				Discount	\$0.00
				Shipping	\$0.00
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$31.35

Home Depot
CARD



How doers
get more done.

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714
6380 00012 81609 12/19/25 12:55 PM
SALE CASHIER TIMOTHY

Military Discount
855426008020 HDX CLAW HMR <A> <M> 7.97N
ANVIL 16OZ SMTH FACE FGL CLAW HAMMER
MAX REFUND VALUE \$7.17
820909909347 ADJ WRENCH <A,S> <M> 13.97N
HUSKY 3PC DOUBLE SPEED ADJUSTABLE WR
MAX REFUND VALUE \$12.57
046396045195 ONE+ HP 18V <A> <M> 229.00N
RYOBI 18V HP 510 CFM BLOWER KIT
MAX REFUND VALUE \$206.11
Military Discount -25.09

SUBTOTAL 225.85
SALES TAX 0.00
TAX EXEMPT TOTAL \$225.85
XXXXXXXXXX7375 HOME DEPOT USD\$ 225.85
AUTH CODE 019131/8122951 TA

TRIPLE CREEK CDD
SHOCK JUSTIN
Chip Read
AID A00000004999908400305 THD PLCC PROJ

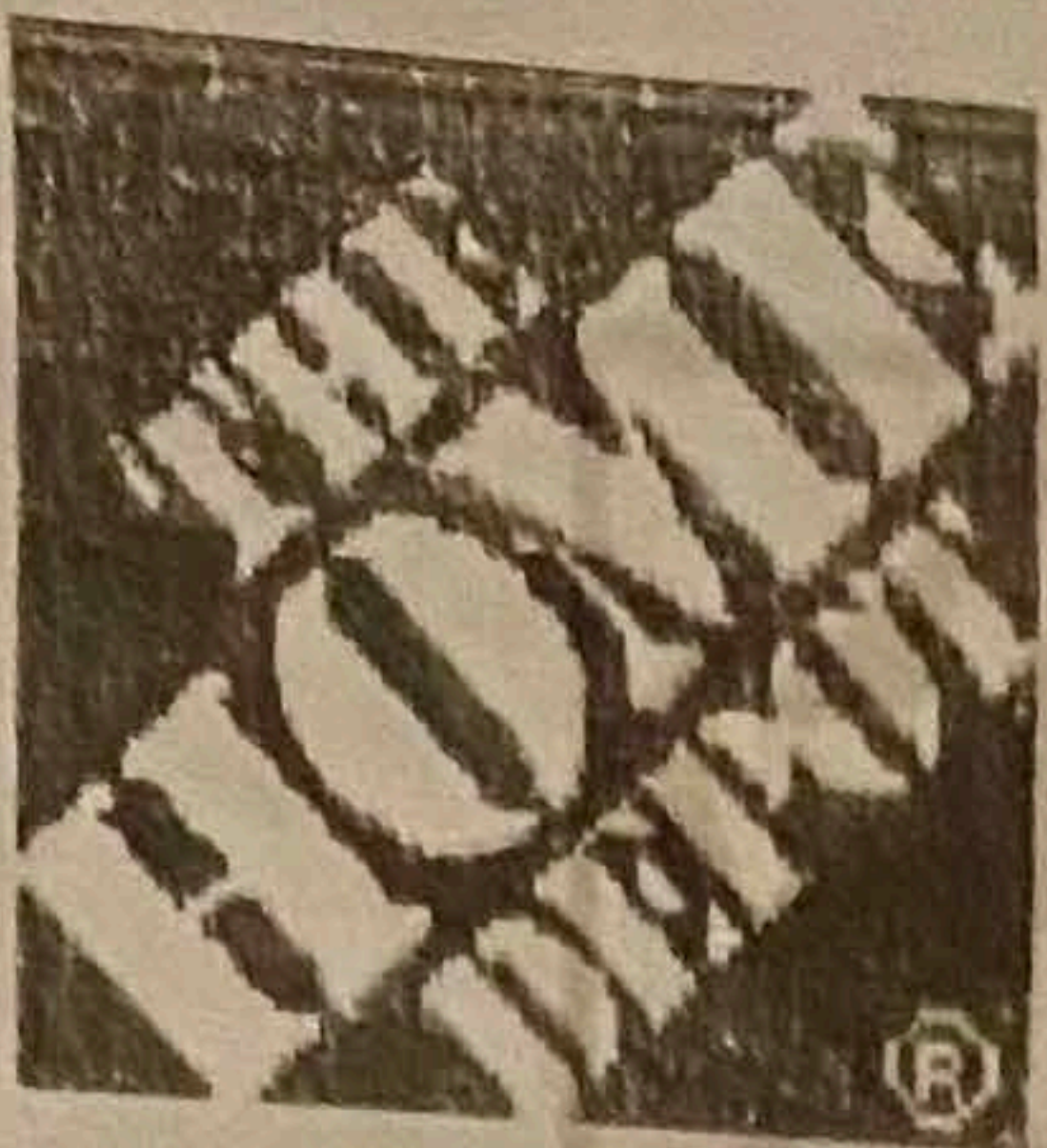
<M> = Military Appreciation

6380 12/19/25 12:55 PM



6380 12 81609 12/19/2025 2517

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 11 365 12/19/2026



How doers
get more done™

10151 BLOOMINGDALE AVE
RIVERVIEW, FL 33578 (813)246-5714

6380 00035 65777 12/24/25 12:00 PM
SALE CASHIER ROSALIE

-----Military Discount-----
 046878279803 HOSE REPAIR <A> <M>
 5/8" MALE END HOSE REPAIR
 2@4.48 8.96N
 MAX REFUND VALUE \$8.06/2
 037103377456 10 IN. AND 1 <A> <M> 29.97N
 CRESCENT 10IN & 12IN PLIER SET 2PK
 MAX REFUND VALUE \$26.98
 Military Discount -3.89

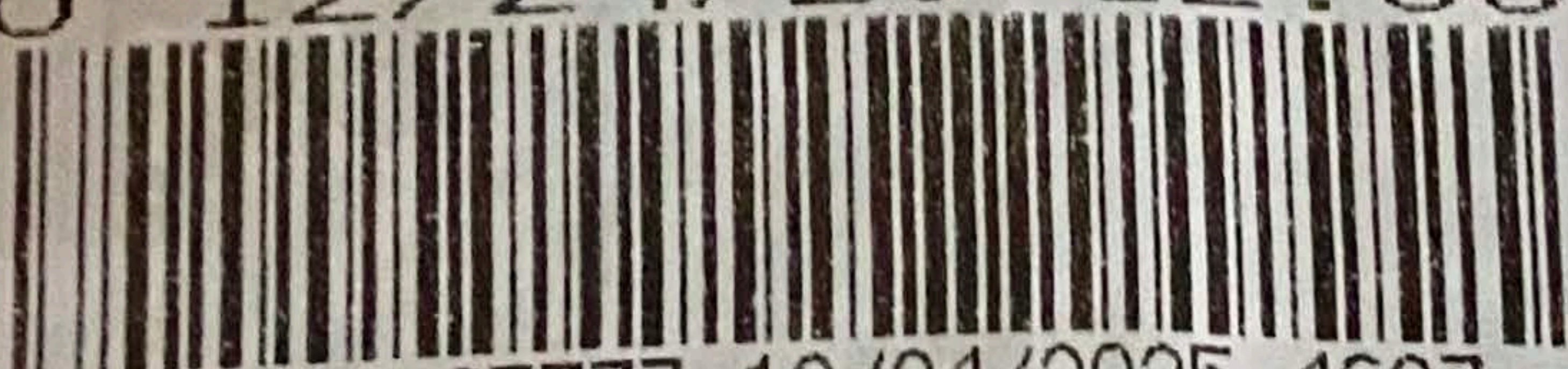
SUBTOTAL 35.04
 SALES TAX 0.00
 TAX EXEMPT
 TOTAL \$35.04

XXXXXXXXXXXX7375 HOME DEPOT
 AUTH CODE 024067/3353395
 USD\$ 35.04
 TA

TRIPLE CREEK CDD
 SHOCK JUSTIN
 Chip Read
 AID A0000000049999D8400305 THD PLCC PROX

<M> = Military Appreciation

6380 12/24/25 12:00 PM



6380 35 65777 12/24/2025 4697

RETURN POLICY DEFINITIONS
 POLICY ID DAYS POLICY EXPIRES ON
 A 11 365 12/24/2026



TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

Order # WH19136329

Ship To Home

Ordered

12/23/2025

Delivered

1/5/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Heavy-Duty Aluminum Leaf Rake for Swimming Pools and Spas (No Pole) SKU 568356	4	\$24.98	\$0.00	\$0.00	\$99.92
				Subtotal	\$99.92
				Discount	\$0.00
				Shipping	\$0.00
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$99.92



Customer Receipt

12/29/2025, 11:55 AM EST

Sales Person RMC2779

Store Phone # (813) 633-3161

Store # 6951

Location 3730 SUN CITY CTR BLVD, RUSKIN, FL 33573

Customer Information

JUSTIN SHOCK

(719) 640-0790

JUSTIN_SHOCK@YAHOO.COM

11216 FIDDLEWOOD DR

RIVERVIEW, FL 33579



Order # H6951-495078

PO / Job Name na

Carryout

Runner Name
na

#	Item Description	Model #	SKU #	Unit Price	Qty	Subtotal
01	HDX 27 Gal. Tough Storage Tote in Clear with Yellow Lid MILITARY DISCOUNT \$1.60 OFF EACH	N/A	1006452865	\$15.00 / each \$14.38 / each	10	\$143.80
02	Husky 10-Tote Metal Storage Rack for HDX 14 and 27 Gal. Totes (50 in. W x 78 in. H x 24 in. D) MILITARY DISCOUNT \$15.90 OFF EACH	N/A	1013671256	\$150.00 / each \$143.10 / each	1	\$143.10

90 DAY RETURN POLICY. The Home Depot reserves the right to limit / deny returns. Please see the return policy sign in the stores for details.

Payment Method

12/29/2025
11:56 AM EST

The Home Depot 7375

Charged \$286.90

Subtotal	\$318.80
Discounts	-\$31.90
Sales Tax	\$0.00
Order Total	\$286.90
Balance Due	\$0.00

Home Depot Card



TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

Order # WH20086969

Ship To Home

Ordered

1/5/2026

Delivered

1/8/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
Doggy Do Pet Waste Station Complete, Pole Included SKU 1005251933	4	\$204.93	\$0.00	\$0.00	\$819.72

Buy Online Deliver From Store

Ordered

1/5/2026

Delivered

1/6/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
------------------	-----	------------	----------	----------------	----------------

16.9 fl. oz. Purified Drinking Water (24-Pack)	4	\$4.98	\$0.00	\$0.00	\$19.92
SKU 218340					

Subtotal	\$842.63
Discount	\$0.00
Shipping	\$0.00
Delivery Charge	\$2.99
Sales Tax	\$0.00
Order Total	\$842.63



TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

Order # WH20380480

Ship To Home

Ordered

1/9/2026

Delivered

1/15/2026

Item Description	Qty	Unit Price	Discount	Net Unit Price	Pre Tax Amount
100-Watt ED17 Shape Clear Metal Halide High Intensity Discharge E26 Medium Base HID Light Bulb (12-Pack) SKU 1005286538	1	\$171.96	\$0.00	\$0.00	\$171.96
				Subtotal	\$171.96
				Discount	\$0.00
				Shipping	\$0.00
				Delivery Charge	\$0.00
				Sales Tax	\$0.00
				Order Total	\$171.96

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00281H

Date 01/30/2026

Attn:
Triple Creek CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00281H Notice of Regular Meeting RE: Triple Creek CDD Board of Supervisors Meeting on 2/27/26 at 6:00 PM Published: 1/30/2026	\$61.25
---	---------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$61.25

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on February 27, 2026, at 6:00 p.m. at , located at the Hammock Club, 13013 Boggy Creek Rd., Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

Pursuant to provisions Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 533-2950, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that this same 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 such appeal is to be based.

Triple Creek Community
Development District
Matt O'Nolan, District Manager
January 30, 2026 26-00281H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Serial Number
26-00281H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

FEB - 2 2026

COUNTY OF HILLSBOROUGH

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Regular Meeting

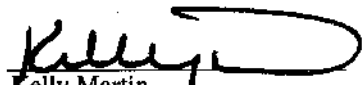
in the matter of Triple Creek CDD Board of Supervisors Meeting on 2/27/26 at 6:00 PM

in the Court, was published in said newspaper by print in the

issues of 1/30/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

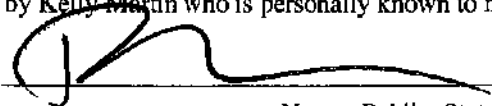
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

30th day of January, 2026 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on February 27, 2026, at 6:00 p.m. at, located at the Hammock Club, 13019 Boggy Creek Rd., Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

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Triple Creek Community
Development District
Matt O'Nolan, District Manager
January 30, 2026 26-00281H

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00412H

Date 02/06/2026

Attn:
Triple Creek CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00412H Notice of Regular Meeting RE: Triple Creek CDD Board of Supervisors Meeting on 2/24/26 at 6:00 PM Published: 2/6/2026	\$70.00
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$70.00

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on February 24, 2026, at 6:00 p.m. at, located at the Hammock Club, 13013 Boggy Creek Rd., Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578 (813) 533-2950, during normal business hours.

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Triple Creek Community Development District
Matt O'Nolan, District Manager
February 6, 2026

26-00412H

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Serial Number
26-00412H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

FEB - 9 2026

STATE OF FLORIDA

Before the undersigned authority personally appeared Kelly Martin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Tampa, Hillsborough County, Florida; that the attached copy of advertisement,

being a Notice of Regular Meeting

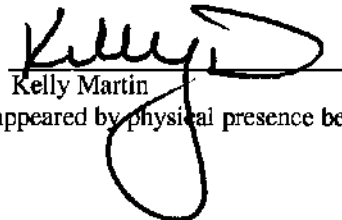
in the matter of Triple Creek CDD Board of Supervisors Meeting on 2/24/26 at 6:00 PM

in the Court, was published in said newspaper by print in the

issues of 2/6/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

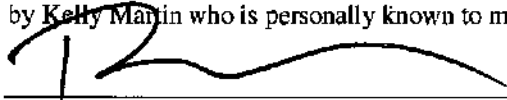
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me,

6th day of February, 2026 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Triple Creek Community Development District (the "District") will hold a regular meeting of the Board of Supervisors on February 24, 2026, at 6:00 p.m. at, located at the Hammock Club, 19018 Boggy Creek Rd., Riverview, FL 33579. The purpose of the meeting is to consider organizational matters related to the District and any other business which may properly come before it.

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

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Triple Creek Community Development District
Matt O'Nolan, District Manager
February 6, 2026

26-00412H

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00464H

Date 02/13/2026

Attn:
Triple Creek CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00464H Notice of Rulemaking RE: Triple Creek CDD Board of Supervisors Public Hearing on 3/24/26 at 6:00 PM Published: 2/13/2026	\$105.00
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Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$105.00

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF RULEMAKING BY TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt proposed revised Amenity Rates ("Proposed Rates"). The proposed rule number is 2026-1. Prior notice of rule development was published in Business Observer on February 6, 2026.

A public hearing will be conducted by the Board of Supervisors of the Triple Creek Community Development District (the "District") on March 24, 2026, at 6:00 p.m., at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, Florida 33579 relative to the adoption of the Proposed Rates. Pursuant to Sections 190.011(5) and 190.012(3), Florida Statutes, the Proposed Rates will not require legislative ratification.

The specific grant of rulemaking authority for the adoption of the Proposed Rates includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. The specific laws implemented in the Proposed Rates include, but are not limited to Section 190.035, Florida Statutes.

A statement of estimated regulatory costs, as defined in Section 120.541(2), Florida Statutes, has not been prepared relative to the Proposed Rates. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rates, or for a copy of the Proposed Rates and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950, or monolan@rizzetta.com (hereinafter, the "District Manager's Office").

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770, who can aid you in contacting the District Manager's Office.

Matthew O'Nolan, District Manager
Triple Creek Community Development District

February 13, 2026

26-00464H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Serial Number
26-00464H

Business Observer

Published Weekly
Tampa, Hillsborough County, Florida

COUNTY OF HILLSBOROUGH

RECEIVED
FEB 17 2026

BY:

STATE OF FLORIDA

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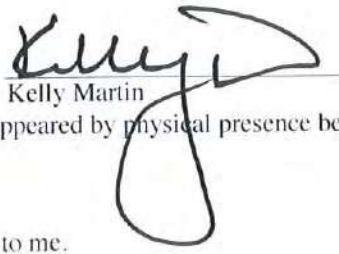
being a Notice of Rulemaking

in the matter of Triple Creek CDD Board of Supervisors Public Hearing on 3/24/26 at 6:00 PM

in the Court, was published in said newspaper by print in the issues of 2/13/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

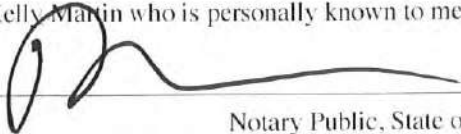


Kelly Martin

Sworn to and subscribed, and personally appeared by physical presence before me.

13th day of February, 2026 A.D.

by Kelly Martin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.:HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

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For more information regarding the public hearing, the Proposed Rates, or for a copy of the Proposed Rates and the related incorporated documents, if any, please contact the District Manager c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950, or monolan@rizzetta.com (hereinafter, the "District Manager's Office").

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Matthew O'Nolan, District Manager
Triple Creek Community Development District

February 13, 2026

26-00464H



CC013126-535

0 0

ACCOUNT SUMMARY

Credit Limit \$20,000.00
 Credit Available \$9,960.00
 Statement Closing Date January 31, 2026
 Days in Billing Cycle 31
 Previous Balance \$7,639.26
 Payments & Credits \$7,871.25
 Purchases & Other Charges \$10,271.61
 Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
 New Balance \$10,039.62

Questions? Call Customer Service
 Toll Free - 1-844-626-6581
 International Collect - 1-301-665-4442
 TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$10,039.62
Minimum Payment Due \$10,039.62
Payment Due Date February 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$7,639.26-	
01/26	01/26	F151500DA00CHGDDA	AUTOMATIC PAYMENT - THANK YOU	7,639.26-
		JUSTIN SHOCK	\$622.79	
01/07	01/07	8230509QPEHMNK56D	AMAZON MARK* S306T0JN3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	219.98
01/09	01/09	2230379QS01JZTQ93	7-ELEVEN 41528 RIVERVIEW FL MCC: 5542 MERCHANT ZIP:	53.84
01/12	01/12	8230509QXEHMHLPAN	AMAZON RETA* 775273OW3 SEATTLE WA MCC: 5331 MERCHANT ZIP:	162.42
01/15	01/15	0531461D0EHVXT1HV	ACE HARDWARE OF BIG BE RIVERVIEW FL MCC: 5251 MERCHANT ZIP:	14.60
01/16	01/16	8230509D0EHMYE507	AMAZON MARK* YV7RC1FF3 SEATTLE WA MCC: 5999 MERCHANT ZIP:	35.88
01/16	01/16	8230509D0EHNK005S	AMAZON RETA* WT85H51Q3 SEATTLE WA	44.99

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
 Commercial Services
 180 Fountain Parkway N
 St Petersburg FL 33716

PAYMENT INFORMATION

Payment Due Date February 25, 2026
New Balance \$10,039.62
 Minimum Payment Due \$10,039.62
 Past Due Amount \$0.00

Make Check
 Payable to:

Amount Enclosed:

\$

0 0

TRIPLE CREEK COMMUNITY DEVELOPMENT
 3434 COLWELL AVE SUITE 200
 TAMPA FL 33614

Valley Bank
 PLEASE DO NOT MAIL CHECKS
 St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
01/23	01/23	8230509D7EHMZ3Y8Q	MCC: 5999 MERCHANT ZIP: AMAZON RETA* 3T8573083 SEATTLE WA	15.67
01/23	01/23	8230509D7EHNL3YRA	MCC: 5331 MERCHANT ZIP: AMAZON RETA* HW7KJ4N83 SEATTLE WA	26.97
01/23	01/23	8230509D7EHN2DX3H	MCC: 5331 MERCHANT ZIP: AMAZON RETA* PW0CC4MR3 SEATTLE WA	32.89
01/26	01/26	5543286DA61QS1T11	MCC: 5331 MERCHANT ZIP: AMAZON PRIME*V760U55V3 SEATTLE WA	22.44
01/26	01/26	2230379DB04JAK70D	MCC: 5818 MERCHANT ZIP: 7-ELEVEN 41528 RIVERVIEW FL	77.76
01/26	01/26	8230509DAEHNSRAPY	MCC: 5542 MERCHANT ZIP: AMAZON RETA* E36T57VY3 SEATTLE WA	362.55
01/26	01/26	8230509DBEHMH4NVB	MCC: 5331 MERCHANT ZIP: AMAZON MARK* HQ3LN5083 SEATTLE WA	32.99
01/27	01/27	5543286DB61MJEK9Z	MCC: 5999 MERCHANT ZIP: AMAZON MKTPL*CR0AN1DA3 SEATTLE WA	16.68
01/27	01/27	8230509DBEHN4VL2P	MCC: 5942 MERCHANT ZIP: AMAZON RETA* KT4S17SA3 SEATTLE WA	45.00
01/27	01/27	8230509DQEHNVDW44	MCC: 5331 MERCHANT ZIP: AMAZON MARK* 1I46O8BL3 SEATTLE W CREDIT	131.99-
01/28	01/28	8230509DQEHN7762N	MCC: 5999 MERCHANT ZIP: AMAZON MARK* ZA6MH4V53 SEATTLE WA	51.64
01/29	01/29	0531461DEEHVYTKKM	MCC: 5999 MERCHANT ZIP: ACE HARDWARE OF BIG BE RIVERVIEW FL	46.67
01/30	01/30	8230509DEEHN6PF91	MCC: 5251 MERCHANT ZIP: AMAZON RETA* 0H8MI5BU3 SEATTLE WA	30.29
			MCC: 5331 MERCHANT ZIP:	
		MICHELLE WHITE		\$0.00
		JUSTIN SHOCK		\$0.00
		JENNIFER PADRON		\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$10,039.62 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 02/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

YOUR NEXT MONTHLY STATEMENT WILL CONTAIN YOUR ANNUAL FEE OF \$75.00. SEE THE STATEMENT BACK FOR CERTAIN TERMS THAT WILL APPLY AT RENEWAL.

TOTAL *FINANCE CHARGE* PAID IN 2025 \$0.00

REWARDS SUMMARY

Previous Cashback Balance	\$143.95	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$25.10	\$0-\$500,000 = 0.25%
New Cashback Balance	\$169.05	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Feb 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

Triple Creek December Summary - Valley Bank Credit Card

Line Items	Code	Amount
Facility Supplies	57200-4619	426.09
Maintenance & Repair	57200-4647	61.27
GEM Car Maintenance	57200-4528	131.60
Holiday Decorations	53900-4680	66.86
Fitness Equipment Maint.	57200-4914	219.98
Office Supplies	57200-5101	1,454.66
Special Events	57900-4775	2,989.94
Misc Contingency	57900-6409	4,689.22
	Total	\$ 10,039.62

Triple Creek CDD
 Credit Card - Kelly Wilson (balance \$20,000)
 Closing Date - 01/31/26
 Payment Date - 02/25/26

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
 Attach all receipts to this form.

				Parks & Rec	Parks & Rec	Parks & Rec	Park & Rec	Parks & Rec	Contingency	Contingency
				Facility Supplies	Maintenance & Repair	GEM Car Maintenance	Holiday Decorations	Office Supplies	Special Events	Misc Contingency
Date	Vendor Name	Description	Amount	57200-4619	57200-4647	57200-4528	53900-4680	57200-5101	57900-4775	57900-6409
12/31/25	Amazon	Christmas Tree Storage Bag, Air Freshener, Plastic Cups	73.35	33.37			39.98			
01/02/26	Amazon	Christmas Wreath Storage Bag	8.89				8.89			
01/02/26	Amazon	Tissue Paper Bulk	26.99	26.99						
01/04/26	Amazon	Christmas Garland Bags Storage	17.99				17.99			
01/05/26	Amazon	Lanyard for ID Badges	9.99					9.99		
01/06/26	Hillsborough Code Enforcement	Invoice Refund	(100.00)							(100.00)
01/06/26	Amazon	Coffee Pods	59.94					59.94		
01/06/26	Amazon	Granulated Premium Cane Sugar, Wipes	78.54					78.54		
01/07/26	Global Industrial	Outdoor Steel Benches	3,926.64							3,926.64
01/07/26	Amazon	Plastic Stir Straw	9.29					9.29		
01/08/26	Amazon	Pure Life Nestle Water	26.34					26.34		
01/08/26	ChatGPT	Business Plan	600.00					600.00		
01/09/26	Sharky's Events and Inflatables	Spring Event Deposit	135.00						135.00	
01/09/26	Culligan Water	Water Service	633.50							633.50
01/10/26	Amazon	File Organizer, Binder Dividers, Hand Soap	70.85					70.85		
01/10/26	Amazon	Desinfectant Spray	9.65	9.65						
01/13/26	Constant Contact	Email Blast and Flyer Membership- Subscription	45.00					45.00		
01/15/26	Google	Subscription Renewal	19.99					19.99		
01/15/26	American Carnival	Easter Eggs Event	1,759.50						1,759.50	
01/15/26	Amazon	Heavy Duty Forks Disposable	23.98	23.98						
01/15/26	Red River Pony Parties & Events	Animals for Event	1,073.00						1,073.00	
01/21/26	Sam's Club	Water, Paper Towels, Toilet Paper	97.96	97.96						
01/21/26	Amazon	Tripod Kit Travel Carry Bag	19.69							19.69
01/21/26	Amazon	Garbage Bags	29.20	29.20						
01/21/26	Amazon	Ink Cartridges	131.99					131.99		
01/23/26	Amazon	Frito-Lay Fun Times Mix Pack	15.67					15.67		
01/23/26	Amazon	Bottled Water	26.97					26.97		
01/23/26	Amazon	Ink Cartridges	32.89					32.89		
01/26/26	Amazon Prime	Music Unlimited - Breezeway TV	22.44						22.44	
01/26/26	7-Eleven	Gas	77.76			77.76				
01/26/26	Amazon	Toner Cartridges	362.55					362.55		
01/26/26	Amazon	Wall Mount Retractable Barrier Belt	32.99	32.99						
01/27/26	Amazon	Long Sleeve Tee	16.68							16.68
01/27/26	Amazon	Electrolyte Water Drink Mix Powder Packets	45.00					45.00		
01/27/26	Amazon	Ink Cartridges - Refund	(131.99)					(131.99)		
01/28/26	Amazon	Nestle Coffee Creamer, Paperclips	51.64					51.64		
01/29/26	Ace Hardware of Big Bend	Fasteners, Key Schlage	46.67		46.67					
01/30/26	Amazon	Men's Pro Lite Suit Waterproof	30.29							30.29
		TOTAL	9,416.83	254.14	46.67	77.76	66.86	1,454.66	2,989.94	4,526.80



Final Details for Order #114-3623063-1707465

Order Placed: December 30, 2025

Amazon.com order number: 114-3623063-1707465

Order Total: \$91.34

Shipped on December 31, 2025

Items Ordered

	Price
2 of: <i>BALEINE 7.5 ft Christmas Tree Storage Bag, Heavy Duty 900D Oxford Fabric with Reinforced Handles and Dual Zippers</i> <i>Wide Opening, Extra Large Storage Container for Trees and Decorations (Green)</i> Sold by: TICONN US (seller profile) Condition: New	\$19.99
1 of: <i>Glade Plugins Refills Air Freshener, Scented and Essential Oils for Home and Bathroom, Juniper & Teak, Fresh Collect</i> <i>ion 3.35 Fl Oz, 5 Count</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$9.65
1 of: <i>YEEHAW 9 oz Plastic Cups, 500 Pack - Clear Disposable Drinking Water Cups for Cold Beverages, Ideal for Party</i> Sold by: Yeehawpackage (seller profile) Business Price Condition: New	\$23.72

Shipping Address:

TripleCreekClub
13013 Boggy Creek Drive
Riverview, FL 33579
United States

Item(s) Subtotal:	\$73.35
Shipping & Handling:	\$0.00
Total before tax:	\$73.35
Sales Tax:	\$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$73.35

Shipped on January 4, 2026

Items Ordered

	Price
1 of: <i>Sattyrch 2-Pack Christmas Garland Bags Holiday Garland Storage Includes Card Slot Dual Zipper and Carry Handles</i> <i>Waterproof Polyethylene (Green)</i> Sold by: Sattyrch (seller profile) Business Price Condition: New	\$17.99

Shipping Address:

TripleCreekClub
13013 Boggy Creek Drive
Riverview, FL 33579
United States

Item(s) Subtotal:	\$17.99
Shipping & Handling:	\$0.00
Total before tax:	\$17.99
Sales Tax:	\$0.00

Shipping Speed:
FREE Prime Delivery

Total for This Shipment: \$17.99

Payment information

Payment Method:

MasterCard | Last digits: 7556

Item(s) Subtotal: \$91.34

Shipping & Handling: \$0.00

Billing address

TripleCreekClub
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Total before tax: \$91.34

Estimated Tax: \$0.00

Grand Total: \$91.34

Credit Card transactions

MasterCard ending in 7556: January 4, 2026: \$17.99

MasterCard ending in 7556: December 31, 2025: \$73.35

To view the status of your order, return to [Order Summary](#) .

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Details for Order #114-8482922-1038644

Order Placed: December 30, 2025
Amazon.com order number: 114-8482922-1038644
Order Total: \$8.89

Not Yet Shipped	
Items Ordered	Price
1 of: Handy Laundry Christmas Wreath Storage Bag - Durable, Tarp Material, Zipper, Sturdy Carry Handles, Pest Protection - Ideal Home, Garage Organization for Seasonal Holiday Wreath Decorations (30") Sold by: Handy Laundry Products Corp. (seller profile) Condition: New	\$8.89
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	
Shipping Speed: Delivery in fewer trips to your address	

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$8.89 Shipping & Handling: \$0.00
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$8.89 Estimated Tax: \$0.00
	Grand Total: \$8.89

To view the status of your order, return to [Order Summary](#).



Final Details for Order #114-5774141-6141859

Order Placed: December 31, 2025
Amazon.com order number: 114-5774141-6141859
Order Total: \$26.99

Shipped on January 2, 2026	
Items Ordered	Price
1 of: <i>Simetufy 1000 Sheets White Tissue Paper Bulk - 15" x 20" Packing Paper for Moving, Gift Wrapping, Weddings, Birthdays, Holidays & Crafts</i>	\$26.99
Sold by: Simetufy (seller profile)	
Business Price	
Condition: New	
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$26.99 Shipping & Handling: \$0.00 ----- Total before tax: \$26.99 Sales Tax: \$0.00 ----- Total for This Shipment: \$26.99 -----
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$26.99 Shipping & Handling: \$0.00 -----
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$26.99 Estimated Tax: \$0.00 ----- Grand Total: \$26.99

To view the status of your order, return to [Order Summary](#).



Final Details for Order #114-5246059-7237048

Order Placed: January 5, 2026
Amazon.com order number: 114-5246059-7237048
Order Total: \$9.99

Shipped on January 5, 2026	
Items Ordered	Price
1 of: LOCONHA Lanyards for Id Badges Lanyards Safety Badge Lanyard 36" with Swivel Hook (Gray) Sold by: LOCONHA (seller profile) Condition: New	\$9.99
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$9.99 Shipping & Handling: \$0.00 ----- Total before tax: \$9.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$9.99 -----

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$9.99 Shipping & Handling: \$0.00 -----
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$9.99 Estimated Tax: \$0.00 ----- Grand Total: \$9.99
Credit Card transactions	MasterCard ending in 7556: January 5, 2026: \$9.99

To view the status of your order, return to [Order Summary](#) .



Hillsborough County Florida

Refunds are processed against the same credit card or bank account used in the original transaction. The customer must provide a Hillsborough County BOCC transaction receipt or sales slip. Please allow 3-7 business days for approved refunds to be processed and reflected in the payment account.

*this invoice credited back to us
Y6/2020*

Payment Receipt Confirmation

Your payment was successfully processed.

Receipt Contact Information

Contact Name	Code Enforcement	Contact Url	https://www.hillsboroughcounty.org/en/government/departments/code
Contact Email	CEAccounting@hillsboroughcounty.org	Contact Address	3629 Queen Palm Dr. Tampa, FL 33619
Contact Phone	(813) 274-6600		

Transaction Summary

Description	Receipt Confirmation	
		Amount
Code Enforcement, Water Conservation Penalty Payment		\$100.00
Total Amount Paid		\$100.00

Transaction Detail

The following amounts will be remitted back to the department.

SKU	Description	Unit Price	Quantity	Amount
hc-cb-25-001798	Water Conservation Penalty	\$100.00	1	\$100.00
	Total Amount Paid			\$100.00

Refunds are processed against the same credit card or bank account used in the original transaction. The customer must provide a Hillsborough Co. BOCC transaction receipt or sales slip. Please allow 3-7 business days for approved refunds to be processed.

Customer Information

Customer Name	Kelly Wilson	Receipt Date	12/30/2025
Company Name	Triple Creek CDD	Receipt Time	01:34:51 PM EST
Local Reference ID	hc-cb-25-001798		

Payment Information

Payment Type	Credit Card	Credit Card Number	*****7556
Credit Card Type	MAST	Order ID	247229104
		Name on Credit Card	Triple Creek Community Kelly W



Final Details for Order #114-1879782-8020261

Order Placed: January 5, 2026
Amazon.com order number: 114-1879782-8020261
Order Total: \$59.94

Shipped on January 6, 2026																			
Items Ordered	Price																		
2 of: Amazon Brand - Happy Belly Medium Roast Coffee Pods, Donut Style, Compatible with Keurig 2.0 K-Cup Brewers, 100 Count	\$29.97																		
Sold by: Amazon (seller profile)																			
Business Price																			
Condition: New																			
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	<table> <tr><td>Item(s) Subtotal:</td><td style="text-align: right;">\$59.94</td></tr> <tr><td>Shipping & Handling:</td><td style="text-align: right;">\$0.99</td></tr> <tr><td>Free Shipping:</td><td style="text-align: right;">-\$0.99</td></tr> <tr><td colspan="2">-----</td></tr> <tr><td>Total before tax:</td><td style="text-align: right;">\$59.94</td></tr> <tr><td>Sales Tax:</td><td style="text-align: right;">\$0.00</td></tr> <tr><td colspan="2">-----</td></tr> <tr><td>Total for This Shipment:</td><td style="text-align: right;">\$59.94</td></tr> <tr><td colspan="2">-----</td></tr> </table>	Item(s) Subtotal:	\$59.94	Shipping & Handling:	\$0.99	Free Shipping:	-\$0.99	-----		Total before tax:	\$59.94	Sales Tax:	\$0.00	-----		Total for This Shipment:	\$59.94	-----	
Item(s) Subtotal:	\$59.94																		
Shipping & Handling:	\$0.99																		
Free Shipping:	-\$0.99																		

Total before tax:	\$59.94																		
Sales Tax:	\$0.00																		

Total for This Shipment:	\$59.94																		

Shipping Speed: Rush Shipping																			

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$59.94
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Shipping & Handling: \$0.99
	Promotion applied: -\$0.99

	Total before tax: \$59.94
	Estimated Tax: \$0.00

	Grand Total: \$59.94
Credit Card transactions	MasterCard ending in 7556: January 6, 2026: \$59.94

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-5777395-3903417

Order Placed: January 5, 2026
Amazon.com order number: 114-5777395-3903417
Order Total: \$78.54

Shipped on January 6, 2026

Items Ordered	Price
2 of: <i>Sugar In The Raw Organic Granulated White Premium Cane Sugar, No Added Flavors or erythritol, Pure Natural Sweetener, Hot & Cold Drinks, Coffee, Tea Vegan, Gluten-Free, Non-GMO, Bulk Sugar, 250 ct packets (1-Pack)</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$14.83
1 of: <i>Lysol Disinfecting Wipes Bundle, Home Apartment Dorm Room Essentials and Cleaning Supplies, All Purpose Cleaner, Multi-Surface Cleaning Wipes, Multi-Scent Sanitizing Wipes Bundle, 80 Count (4pk)</i> Sold by: Amazon.com Condition: New	\$14.97

Shipping Address:
TripleCreekClub
13013 Boggy Creek Drive
Riverview, FL 33579
United States

Item(s) Subtotal:	\$44.63
Shipping & Handling:	\$1.50
Free Shipping:	-\$1.50

Total before tax:	\$44.63
Sales Tax:	\$0.00

Shipping Speed:
Rush Shipping

Total for This Shipment: \$44.63

Shipped on January 6, 2026

Items Ordered	Price
1 of: <i>Nestle Coffee mate Coffee Creamer, Original, Liquid Creamer Singles, Non Dairy, No Refrigeration, 0.375 fl oz Tubs (Pack of 360)</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$33.91

Shipping Address:
TripleCreekClub
13013 Boggy Creek Drive
Riverview, FL 33579
United States

Item(s) Subtotal:	\$33.91
Shipping & Handling:	\$0.50
Free Shipping:	-\$0.50

Total before tax:	\$33.91
Sales Tax:	\$0.00

Shipping Speed:
Rush Shipping

Total for This Shipment: \$33.91

Payment information

Payment Method:

MasterCard | Last digits: 7556

Billing address

TripleCreekClub
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Item(s) Subtotal: \$78.54

Shipping & Handling: \$2.00

Promotion applied: -\$2.00

Total before tax: \$78.54

Estimated Tax: \$0.00

Grand Total: \$78.54

Credit Card transactions

MasterCard ending in 7556: January 6, 2026: \$78.54

To view the status of your order, return to [Order Summary](#) .


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[EXTERNAL]Your Global Industrial Order #28047751 Is Confirmed

From Global Industrial <noreply@globalindustrial.com>

Date Tue 1/6/2026 7:26 AM

To Kelly Wilson <KWilson@rizzetta.com>

 1 attachment (41 KB)

Order Confirmation28047751.pdf;

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.



Order Confirmation

Order Date: 01/05/2026 17:12 PM EST

Account #: [8648228](#) | **Order #:** [28047751](#) | **PO #:**

Dear Kelly Wilson,

Thank you for placing your order with Global Industrial. Your order details are below. We will send a Shipment confirmation once your item(s) ship.

Please note, orders containing multiple items may generate additional notifications as items may ship separately.

[Check Your Order Status](#)

Order Details

Billing Address

Kelly Wilson
3434 Colwell Ave

Shipping Address

Kelly Wilson
Triple Creek CDD
13013 Boggy Creek Dr

TAMPA, Florida 33614
UNITED STATES

RIVERVIEW, Florida 33579
UNITED STATES

Payment Information

Card Type: Master Card
Card Number: XXXX-XXXX-XXXX-7556
Subtotal: \$3,359.65
Shipping and Handling: \$566.99
Tax: \$0.00
***Tax exemption is approved**
Total: **\$3,926.64**



Product Description

Global Industrial™ 6' Outdoor Steel Bench w/ Backrest, Expanded Metal, In Ground Mount, Black
Country Of Origin: CHINA

QTY	Price	Total
7	\$479.95	\$3,359.65

Item #: 277154IBK

Shipping Method: TRUCK

Estimated Delivery On or Before: Thu, Jan 8

Stay Warm Anywhere With Our Complete Heating Solutions

[Shop Winter Heating](#)



11 Harbor Park Drive, Port Washington, NY 11050
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Help | Contact Us

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This email was sent from a notification-only address that cannot accept incoming email. Please do not reply to this message.



Final Details for Order #114-6333659-5181014

Order Placed: January 7, 2026
Amazon.com order number: 114-6333659-5181014
Order Total: \$9.29

Shipped on January 7, 2026	
Items Ordered	Price
1 of: <i>Crystalware, Plastic Stir Straw, Sip Stirrer, For Coffee and Cocktail, 7 1/2 Inches 1000/Box, Black</i> Sold by: ESKO Direct LLC (seller profile) Business Price Condition: New	\$9.29
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$9.29 Shipping & Handling: \$0.00 ----- Total before tax: \$9.29 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$9.29 -----

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$9.29 Shipping & Handling: \$0.00 -----
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$9.29 Estimated Tax: \$0.00 ----- Grand Total: \$9.29
Credit Card transactions	MasterCard ending in 7556: January 7, 2026: \$9.29

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-2564659-2299429

Order Placed: January 7, 2026
Amazon.com order number: 114-2564659-2299429
Seller's order number: 6111416219
Order Total: \$26.34

Shipped on January 7, 2026	
Items Ordered	Price
2 of: Nestle Pure Life 571863 Water 16.9 Oz. 24/Carton (110109) Sold by: MyOfficeInnovations/Staples, Inc. (seller profile) Business Price Condition: New	\$13.17
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$26.34 Shipping & Handling: \$0.00 ----- Total before tax: \$26.34 Sales Tax: \$0.00 -----
Shipping Speed: Two-Day Shipping	Total for This Shipment: \$26.34 -----

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$26.34 Shipping & Handling: \$0.00 -----
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$26.34 Estimated Tax: \$0.00 ----- Grand Total: \$26.34
Credit Card transactions	MasterCard ending in 7556: January 7, 2026: \$26.34

To view the status of your order, return to [Order Summary](#) .

ChatGPT - Your new plan

From OpenAI <noreply@tm.openai.com>

Date Thu 1/8/2026 2:22 PM

To triplecreekcommunity@outlook.com <triplecreekcommunity@outlook.com>

OpenAI

You've successfully created your ChatGPT Business workspace.

Your Business subscription will be billed annually at \$25 per seat / month. If you add additional seats, you'll receive monthly "true-up" charges with prorated amounts for new seats.

[Manage your subscription](#)

If you have any questions, please contact us through our [help center](#).

The OpenAI Team

Order number: sub_1SnOmZC6h1nxGol3pz1aqjAU

Order date: Jan 08, 2026

Plan	Amount
ChatGPT Business Subscription	\$600.00
	Tax: \$0.00
	Total: \$600.00
Payment method	Mastercard- 7556

Sharkys Events and Inflatables
 1935 Barber Rd Sarasota, FL, 34240
 Phone: (941) 787-4134





Event

Invoice: 56513867
Order Date: 1/9/2026

Event Location

TRIPLE CREEK CDD
Triple Creek CDD
 13013 Boggy Creek Dr
 Riverview, FL 33579
 Cell: (656) 224-6902

Start Date: 3/28/2026 10:00am
End Date: 3/28/2026 2:00pm
Delivery method: Drop-Off

Name	Qty	Total
 Giant Bunny Bounce	1	\$495.00
 Honey Bee Toddler Playland	1	\$250.00
 22' Sugar Rush Dry Slide	1	\$395.00
 Small Generator	1	\$90.00

Rentals subtotal		\$1,230.00
Delivery Fee	E	\$20.00
Surface Fee x2	E	\$100.00
Sales Tax	Exempt 0%	\$0.00
Total		\$1,350.00
Deposit Due		\$0.00
Amount Paid		\$135.00
Balance Due		\$1,215.00

Event: 10am to 2pm


10% deposit by card with signed contract to secure
 Balance can be paid by check mailed to us the week before the event (different mailing address then on invoice) or given to us on delivery

Dry rental

Bunny bounce and toddler unit in basketball area
 sandbags needed
 generator needed for inflatables on basketball court

Deposit paid
\$ 135.00
Spring Event

Payment Details

Thank you! Your payment was successfully processed. Please  print this page for your records.

Please note that it may take up to two days for your Account Balance to reflect this payment.

Payment Information

Date: January 9, 2026
Transaction ID: 358863945
Payment Amount: \$633.50
Name: Kelly Wilson Triple Creek Community

Customer Information

Name: TRIPPLE CREEK
Address: 13013 BOGGY CREEK DR
RIVERVIEW, FL 33579

Colligan Water Service



Final Details for Order #114-9464958-9280261

Order Placed: January 9, 2026
Amazon.com order number: 114-9464958-9280261
Order Total: \$70.85

Shipped on January 10, 2026

Items Ordered	Price
1 of: <i>Fellowes Workstation File Organizer, 7 Section, Wire, Black (68112)</i> Sold by: Amazon.com Condition: New	\$12.42
1 of: <i>Binditek 10 Set Plastic 5-Tab Binder Dividers with Front Pocket, Tab Insertable Poly Pocket Dividers for 3 Ring Binders, Letter Size, Multicolor</i> Sold by: Binditek (seller profile) Condition: New	\$22.99
1 of: <i>Softsoap Clean & Protect Antibacterial Liquid Hand Soap, Cool Splash Hand Soap, 11.25 Ounce, 6 Pack</i> Sold by: Amazon.com Condition: New	\$14.88
1 of: <i>Smead File Folders Letter Sized, 1/3-Cut Tab, Assorted Positions, Letter Size Manila Folders, 200 Per Box</i> Sold by: Amazon (seller profile) Business Price Condition: New	\$20.56

Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$70.85 Shipping & Handling: \$0.00 ----- Total before tax: \$70.85 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$70.85 -----

Payment information

Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$70.85 Shipping & Handling: \$0.00 -----
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$70.85 Estimated Tax: \$0.00 ----- Grand Total: \$70.85

Credit Card transactions MasterCard ending in 7556: January 10, 2026: \$70.85

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-7032082-7335408

Order Placed: January 8, 2026
Amazon.com order number: 114-7032082-7335408
Order Total: \$9.65

Shipped on January 10, 2026

Items Ordered

	Price
1 of: <i>Lysol Disinfectant Spray, Sanitizing and Antibacterial Spray, For Disinfecting and Deodorizing, Lavender & Cotton Blossom Scent, 19 Oz (Pack of 2)</i>	\$9.65
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	

Shipping Address:

TripleCreekClub
13013 Boggy Creek Drive
Riverview, FL 33579
United States

Item(s) Subtotal:	\$9.65
Shipping & Handling:	\$0.00

Total before tax:	\$9.65
Sales Tax:	\$0.00

Shipping Speed:
FREE Prime Delivery

Total for This Shipment: \$9.65

Payment information

Payment Method:

MasterCard | Last digits: 7556

Item(s) Subtotal:	\$9.65
Shipping & Handling:	\$0.00

Billing address

TripleCreekClub
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Total before tax:	\$9.65
Estimated Tax:	\$0.00

Grand Total: \$9.65

Credit Card transactions

MasterCard ending in 7556: January 10, 2026: \$9.65

To view the status of your order, return to [Order Summary](#) .

[EXTERNAL]Constant Contact Payment Receipt for Kelly Wilson

From Constant Contact Billing <notification@constantcontact.com>

Date Tue 1/13/2026 12:51 PM

To Kelly Wilson <KWilson@rizzetta.com>

NOTICE: This email originated from outside of the organization.

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



Constant Contact Billing

Payment Receipt for January 13, 2026

Thank you for your recent payment. Your payment receipt is found below.

Attention: Kelly Wilson
Triple Creek Community
3434 Caldwell Av Suite:200
Tampa, FL 33614
US
8136715900

*Added
SMS
Marketing*

User Name: kwilson@rizzetta

Today's Date: January 13, 2026

Payment Date: January 13, 2026

Payment Method: MC (last 4 digits: 7556)

Amount: \$45.00

Thank you for your payment!



google



Order number: SOP.3390-6776-5258-60733..3

Order date: Jan 15, 2026 2:19:17 PM EST

Your account: triplecreekclub@gmail.com

Item	Price
100 GB (Google One) (by Google LLC) Auto-renewing subscription	\$19.99

Tax: \$0.00

Total: \$19.99

Payment method:

Mastercard-7556

By subscribing, you authorize us to charge you the subscription cost (as described above) automatically, charged to the payment method provided until canceled. [Learn how to cancel.](#) Keep this for your records.

Questions? Visit [Google LLC](#).



Google Play

All your entertainment in one place, available anywhere. [Learn more](#) ›

See your Google Play Order History.

View the Google Play Refund Policy and the Terms of Service.

Reply

Forward





Order summary ▾

\$1,759.50

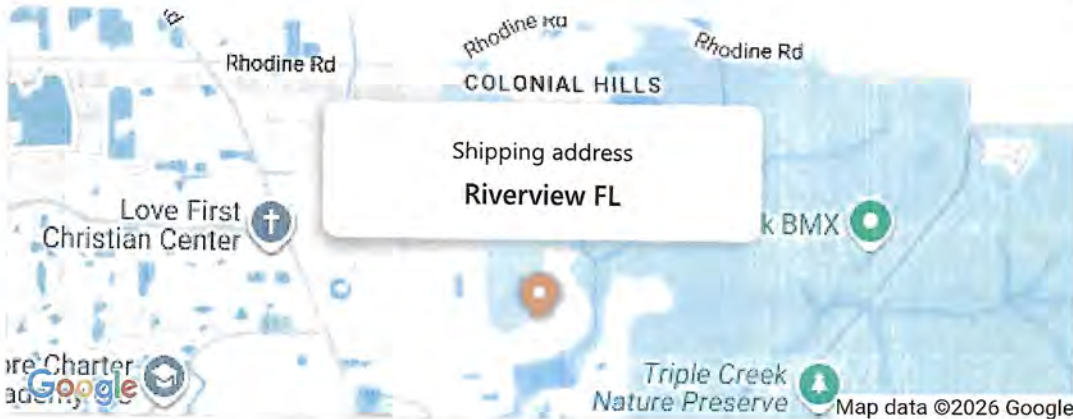


Confirmation #WL0A85DXE

Thank you, Kelly!

Event

Easter Eggs



Your order is confirmed

You'll receive a confirmation email soon

Download to track with

Email me with news and offers

Order details

Contact information

triplecreeklifestyle@outlook.com

Shipping address

Kelly Wilson
13013 Boggy Creek Drive
Riverview FL 33579
United States
8136715900

Shipping method


Freight Chart

Payment method

 •••• 7556 • \$1,759.50 USD

Billing address

Kelly Wilson
3434 Colwell Avenue
Suite 200
Tampa FL 33614
United States
8136715900

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Final Details for Order #114-4621049-8901066

Order Placed: January 14, 2026
Amazon.com order number: 114-4621049-8901066
Order Total: \$23.98

Shipped on January 15, 2026

Items Ordered

	Price
1 of: Dealusy 360 Count Extra Heavy Duty Clear Plastic Forks Disposable, BPA-Free, Heat Resistant, Solid and Durable Disposable Forks Bulk, Premium Plastic Forks heavy duty for Party Supply	\$23.98
Sold by: Dealusy (seller profile)	
Condition: New	

Shipping Address:

TripleCreekClub
13013 Boggy Creek Drive
Riverview, FL 33579
United States

Item(s) Subtotal:	\$23.98
Shipping & Handling:	\$0.00

Total before tax:	\$23.98
Sales Tax:	\$0.00

Shipping Speed:
FREE Prime Delivery

Total for This Shipment: \$23.98

Payment information

Payment Method:

MasterCard | Last digits: 7556

Item(s) Subtotal:	\$23.98
Shipping & Handling:	\$0.00

Billing address

TripleCreekClub
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Total before tax:	\$23.98
Estimated Tax:	\$0.00

Grand Total: \$23.98

To view the status of your order, return to [Order Summary](#) .

GIGSALAD^(LL)

Booking #8843065

Booked on 1/15/2026

pg. 1

Vendor:

Red River Pony Parties & Events

Dade City, FL

(352) 206-6909

Purchaser:

Jennifer Ashley

Riverview, FL

(813) 404-2805

Event

Event details:

Easter Party for 500 Guests

13013 Boggy Creek Dr, Riverview, FL 33579

Sat, March 28, 2026

11:00 AM – 2:30 PM

Services to be provided:

Our Petting Zoo's or Pony parties are \$350 for the first hour and \$250 each additional hour.

Some animals in our zoo's include, but not limited too:

Baby alpaca

Baby cows

Piglets

Goat kids and or lambs

Geese, ducks, silkies, emu and much, much more!

We will show up 45-30 minutes before event time to set up.

*We offer, "Pony ride", add on's with purchases of zoos.
Cost is \$250 per horse, the first hour and \$225 each additional hour.

Please feel free to reach out for any additional information or if you have questions or would like to adjust or add/subtract hours to the quote.

Thank you,
Red River 🐾

pg. 2

Terms of service:

Cancellation policy

Deposit (\$350.00): The deposit for this event is non-refundable.

Balance (\$625.00): If you cancel at any time before the event, your balance payment will be fully refunded.

Service fee (\$98.00): The service fee is non-refundable if you cancel.

Vendor cancellation: In the unlikely event that the vendor cancels this booking or fails to appear, you're protected by our Worry-Free Guarantee (<https://help.gigsalad.com/article/76-worry-free-guarantee>) and your total payment, including the service fee, will be refunded.

Payment breakdown:

Deposit	\$350.00
Balance	\$625.00
Service fee	\$98.00
Total Paid	\$1,073.00

A deposit of \$350.00 will be sent to the vendor prior to the event. The balance of \$625.00 will be held by GigSalad and then sent to the vendor one business day after the event.



Jan 21, 2026

Order 800000013866620



Curbside pickup items(5)

Riverview Sam's Club


10385 BIG BEND RD

Riverview, FL 33578

Date

Pure Life Purified Water 16.9 fl. oz., 40 pk.	Qty 1	\$4.98
Doritos Nacho Cheese Tortilla Chips, 1 oz., 50 pk.	Qty 1	\$18.98
Member's Mark Select & Tear 2-Ply Paper Towel 15 rolls, 150 sheets/roll	Qty 2	\$41.86
POM 2-Ply Toilet Paper 45 rolls, 473 sheets/roll	Qty 1	\$26.98

Subtotal		\$92.80
Pickup		FREE
Tax		\$5.16
Total		\$97.96

 Ending in 7556

Credit cards aren't charged until your order ships or you pick it up at the club. If you see a pending charge before this, it's an authorization hold to ensure the funds are available



Final Details for Order #114-8321597-6770648

Order Placed: January 20, 2026
Amazon.com order number: 114-8321597-6770648
Order Total: \$19.69

Shipped on January 21, 2026	
Items Ordered	Price
1 of: EMART Carrying Case for Backdrop Stand Replacement, Photography Tripod Kit Travel Carry Bag Sold by: EMARTUS (seller profile) Business Price Condition: New	\$19.69
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$19.69 Shipping & Handling: \$0.00 ----- Total before tax: \$19.69 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$19.69 -----

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$19.69 Shipping & Handling: \$0.00 -----
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$19.69 Estimated Tax: \$0.00 ----- Grand Total: \$19.69
Credit Card transactions	MasterCard ending in 7556: January 21, 2026: \$19.69

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-8669249-6677869

Order Placed: January 20, 2026
Amazon.com order number: 114-8669249-6677869
Order Total: \$29.20

Shipped on January 21, 2026	
Items Ordered	Price
2 of: Glad Medium Trash Bags, 8 Gallon, Lemon Fresh Bleach Garbage Bags, Resists Bacterial Odors with Drawstring, 80 Count Sold by: Amazon (seller profile) Business Price Condition: New	\$14.60
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$29.20 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$29.20 Sales Tax: \$0.00 ----- Total for This Shipment: \$29.20 -----
Shipping Speed: Rush Shipping	

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$29.20 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$29.20 Estimated Tax: \$0.00 ----- Grand Total: \$29.20
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	
Credit Card transactions	MasterCard ending in 7556: January 21, 2026: \$29.20

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-4587640-2328269

Order Placed: January 20, 2026
Amazon.com order number: 114-4587640-2328269
Order Total: \$131.99

Shipped on January 21, 2026	
Items Ordered	Price
1 of: E-Z Ink 218X with Chip Compatible for HP 218X Toner Cartridges 4 Pack 218A Toner for HP Color LaserJet pro MFP 3301fdw T oner 3301cdw 3201dw 3301sdw Printer Ink Set W2180A W2180X (BCMY) Sold by: PCHANNEL-Store (seller profile) Business Price Condition: New	\$131.99
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$131.99 Shipping & Handling: \$0.00 ----- Total before tax: \$131.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$131.99 -----

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$131.99 Shipping & Handling: \$0.00 -----
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$131.99 Estimated Tax: \$0.00 -----
	Grand Total: \$131.99
Credit Card transactions	MasterCard ending in 7556: January 21, 2026: \$131.99

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-6433686-3525825

Order Placed: January 22, 2026
Amazon.com order number: 114-6433686-3525825
Order Total: \$15.67

Shipped on January 23, 2026	
Items Ordered	Price
1 of: <i>Frito-Lay Fun Times Mix Variety Pack, (Pack of 40)</i> Sold by: Amazon.com Condition: New	\$15.67
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$15.67 Shipping & Handling: \$1.49 Free Shipping: -\$1.49 ----- Total before tax: \$15.67 Sales Tax: \$0.00 -----
Shipping Speed: Rush Shipping	
	Total for This Shipment: \$15.67 -----

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$15.67 Shipping & Handling: \$1.49 Promotion applied: -\$1.49 -----
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$15.67 Estimated Tax: \$0.00 -----
	Grand Total: \$15.67
Credit Card transactions	MasterCard ending in 7556: January 23, 2026: \$15.67

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-4805032-4517829

Order Placed: January 22, 2026
Amazon.com order number: 114-4805032-4517829
Order Total: \$26.97

Shipped on January 23, 2026	
Items Ordered	Price
3 of: Zephyrhills Florida Spring Bottled Water, 24 Pack - Still Drinking Water with Naturally Occurring Minerals for Taste - 1 6.9 Fl Oz Sold by: Amazon.com Condition: New	\$8.99
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$26.97 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$26.97 Sales Tax: \$0.00 ----- Total for This Shipment: \$26.97 -----
Shipping Speed: Rush Shipping	

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$26.97 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$26.97 Estimated Tax: \$0.00 ----- Grand Total: \$26.97
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	
Credit Card transactions	MasterCard ending in 7556: January 23, 2026: \$26.97

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #114-8790816-4451409

Order Placed: January 22, 2026
Amazon.com order number: 114-8790816-4451409
Order Total: \$32.89

Shipped on January 23, 2026

Items Ordered

	Price
1 of: HP 952 Yellow Ink Cartridge Works OfficeJet 8702, OfficeJet Pro 7720, 7740, 8210, 8710, 8720, 8730, 8740 Series Eligible for Instant Ink LOS55AN Sold by: Amazon.com Condition: New	\$32.89

Shipping Address:

TripleCreekClub
13013 Boggy Creek Drive
Riverview, FL 33579
United States

Item(s) Subtotal:	\$32.89
Shipping & Handling:	\$1.50
Free Shipping:	-\$1.50

Total before tax:	\$32.89
Sales Tax:	\$0.00

Shipping Speed:

Rush Shipping

Total for This Shipment: \$32.89

Payment information

Payment Method:

MasterCard | Last digits: 7556

Billing address

TripleCreekClub
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	\$32.89
Shipping & Handling:	\$1.50
Promotion applied:	-\$1.50

Total before tax:	\$32.89
Estimated Tax:	\$0.00

Grand Total: \$32.89

Credit Card transactions

MasterCard ending in 7556: January 23, 2026: \$32.89

To view the status of your order, return to [Order Summary](#) .

Order Summary

Subscription charged on January 23, 2026 Order # D01-0731771-3369813

Recipient

TripleCreekClub

Payment method

Mastercard ending in 7556

Order Summary

Item(s) Subtotal:	\$19.99
Total Before Tax:	\$19.99
Tax Collected:	\$2.45
Total for this Order:	\$22.44



Amazon Music Unlimited
Sold by: Amazon.com Services LLC
\$19.99

[Back to top](#)



English

United States

Gas

7-ELEVEN
OH THANK HEAVEN

13014 BALM RIVERVIEW
RD
RIVERVIEW, FL
STORE: 41528
PHONE: 6562943908

TID: 00074152801
01/26/2026 14:47:19
Receipt #: 2081296

SALE
MASTERCARD
*****7556
AUTH: 026107
REF: 54284049685
APPROVED
Entry: CHIP
Batch: 54
Seq: 17

PUMP	8
GRADE	RUL
GALLONS	28.185
PRICE/GAL	\$ 2.759

FUEL TOTAL	\$ 77.76

CREDIT	\$ 77.76

MASTERCARD
AID: A0000000041010
TC:
ARQC
46F896488B4E3533
COMPLETION

THANKS FOR
YOUR BUSINESS.



Final Details for Order #114-4441515-1346630

Order Placed: January 26, 2026

Amazon.com order number: 114-4441515-1346630

Order Total: \$362.55

Shipped on January 26, 2026

Items Ordered

	Price
1 of: HP 218A Cyan Toner Cartridge Works with Color LaserJet Pro 3201, MFP 3301 Series W2181A part 2 of HP 218A Black, Cyan, Magenta, and Yellow LaserJet Toner Cartridge Bundle (4 Pack) Works with Color Laser Pro 3201m MFP 3301 Series Sold by: Amazon.com Condition: New	\$92.89
1 of: HP 218A Yellow Toner Cartridge Works with Color LaserJet Pro 3201, MFP 3301 Series W2182A part 4 of HP 218A Black, Cyan, Magenta, and Yellow LaserJet Toner Cartridge Bundle (4 Pack) Works with Color Laser Pro 3201m MFP 3301 Series Sold by: Amazon.com Condition: New	\$92.89
1 of: HP 218A Magenta Toner Cartridge Works with Color LaserJet Pro 3201, MFP 3301 Series W2183A part 1 of HP 218A Black, Cyan, Magenta, and Yellow LaserJet Toner Cartridge Bundle (4 Pack) Works with Color Laser Pro 3201m MFP 3301 Series Sold by: Amazon.com Condition: New	\$92.89
1 of: HP 218A Black Toner Cartridge Works with Color LaserJet Pro 3201, MFP 3301 Series W2180A part 3 of HP 218A Black, Cyan, Magenta, and Yellow LaserJet Toner Cartridge Bundle (4 Pack) Works with Color Laser Pro 3201m MFP 3301 Series Sold by: Amazon.com Condition: New	\$78.89

Shipping Address:

TripleCreekClub
13013 Boggy Creek Drive
Riverview, FL 33579
United States

Item(s) Subtotal:	\$357.56
Shipping & Handling:	\$4.99

Total before tax:	\$362.55
Sales Tax:	\$0.00

Shipping Speed:

Rush Shipping

Total for This Shipment: \$362.55

Payment information

Payment Method:

MasterCard | Last digits: 7556

Item(s) Subtotal:	\$357.56
Shipping & Handling:	\$4.99

Billing address

TripleCreekClub
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Total before tax:	\$362.55
Estimated Tax:	\$0.00

Grand Total: \$362.55



Final Details for Order #111-3346957-4109033

Order Placed: January 23, 2026
Amazon.com order number: 111-3346957-4109033
Order Total: \$32.99

Shipped on January 26, 2026	
Items Ordered	Price
1 of: Landical 2 Pcs 16ft Wall Mount Retractable Barrier Belt Fixed Safety Belt Barrier Rope with Braking System Locking Button for Crowd Control Parking, Black Sold by: COOLgoeee (seller profile) Condition: New	\$32.99
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$32.99 Shipping & Handling: \$0.00 ----- Total before tax: \$32.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$32.99 -----

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$32.99 Shipping & Handling: \$0.00 -----
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$32.99 Estimated Tax: \$0.00 ----- Grand Total: \$32.99
Credit Card transactions	MasterCard ending in 7556: January 26, 2026: \$32.99

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-3779983-1141055

Order Placed: January 27, 2026
Amazon.com order number: 111-3779983-1141055
Order Total: \$16.68

Shipped on January 27, 2026	
Items Ordered	Price
1 of: <i>SPORT-TEK Unisex Posi-UV Pro Long Sleeve Tee Sapphire</i> Sold by: 1971 Outfitters (seller profile) Condition: New	\$16.68
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$16.68 Shipping & Handling: \$0.00 ----- Total before tax: \$16.68 Sales Tax: \$0.00 -----
Shipping Speed: Economy Shipping	Total for This Shipment: \$16.68 -----

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$16.68 Shipping & Handling: \$0.00 -----
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$16.68 Estimated Tax: \$0.00 ----- Grand Total: \$16.68
Credit Card transactions	MasterCard ending in 7556: January 27, 2026: \$16.68

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-8895641-5441051

Order Placed: January 26, 2026
Amazon.com order number: 111-8895641-5441051
Order Total: \$45.00

Shipped on January 27, 2026	
Items Ordered	Price
1 of: <i>Propel Electrolyte Enhanced Water Drink Mix Powder Packets, Kiwi Strawberry, Zero Calorie & Sugar, Hydration with Electrolytes and Vitamins C & E (120 Packets)</i>	\$45.00
Sold by: Amazon.com Condition: New	
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$45.00 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 ----- Total before tax: \$45.00 Sales Tax: \$0.00 ----- Total for This Shipment: \$45.00 -----
Shipping Speed: Rush Shipping	

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$45.00 Shipping & Handling: \$2.99 Promotion applied: -\$2.99 -----
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$45.00 Estimated Tax: \$0.00 ----- Grand Total: \$45.00

To view the status of your order, return to [Order Summary](#).



Final Details for Order #111-4152717-6656236

Order Placed: January 27, 2026
Amazon.com order number: 111-4152717-6656236
Order Total: \$51.64

Shipped on January 28, 2026

Items Ordered

	Price
1 of: Nestle Coffee mate Coffee Creamer, Original, Liquid Creamer Singles, Non Dairy, No Refrigeration, 0.375 fl oz Tubs (Pack of 360) Sold by: Amazon (seller profile) Business Price Condition: New	\$34.05
1 of: PAPERPAL Paperclips for Office School & Personal Use, Jumbo Nonskid Paper Clip (2"), 1000 Large Paper Clips (10 Boxes of 100 Each), Silver Sold by: PAPERPAL Direct (seller profile) Business Price Condition: New	\$21.99

Shipping Address:

TripleCreekClub
13013 Boggy Creek Drive
Riverview, FL 33579
United States

Shipping Speed:

Rush Shipping

Item(s) Subtotal:	\$56.04
Shipping & Handling:	\$2.99
Free Shipping:	-\$2.99

Total before tax:	\$51.64
Sales Tax:	\$0.00

Total for This Shipment:	\$51.64

Payment information

Payment Method:

MasterCard | Last digits: 7556

Billing address

TripleCreekClub
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390
United States

Item(s) Subtotal:	\$56.04
Shipping & Handling:	\$2.99
Promotion applied:	-\$7.39

Total before tax:	\$51.64
Estimated Tax:	\$0.00

Grand Total:	\$51.64

Credit Card transactions

MasterCard ending in 7556: January 28, 2026: \$51.64

To view the status of your order, return to [Order Summary](#) .



Ace Hardware of Big Bend

PO Box 1088
Lithia, FL 33547
(813) 236-1885

JUSTIN SHOCK
11216 FIDDLEWOOD DR
RIVERVIEW, FL 335797008
7196400790 ACCOUNT #: 3005073

ITEM	QT	SALE/RE	EXT
56	10.00	0.45	4.50
FASTENERS			
SC4 50244	1.00	3.99	3.99
EACH KEY SCHLAGE SC4-ACE KEYKRAFTER #95 BRASS			
5969076	1.00	2.99	2.99
EACH #1098JD JOHN DEER (SP) Discontinued for 5969076			
082901033141	5.00	3.19	15.97
5073531	BX/250	3.99	
KEY SCHLAGE SC1 250PK QTY PRICE \$9.58 / 3			
082901502692	2.00	3.99	7.98
50269	EACH		
KEY WEISER WR3-ACE			
038902151544	1.00	3.99	3.99
5982798	EACH		
KEY KWIKSET KW11-ACE			
082901141099	1.00	3.99	3.99
5295613	EACH		
HINGE T LD 2"ZN CD/2			

SUBTOTAL \$	43.41
TAX \$	3.26
TOTAL \$	46.67

CREDIT CAR 46.67

CARD *****7556
AUTH 029500

EMPLOYE	TERM	INV#	TIME	DATE
28315	1047	29971624	01.12	29-Jan-26

Ace Rewards ID # 19688265791

PLEASE KEEP YOUR RECEIPT TO ENSURE NO RETURNS. STORE CREDIT ONLY FOR TOOLS

CUSTOMER SURVEY - Participate for a chance to win a \$500 gift card. Takes approximately 5 minutes

Visit ace-survey.com
Store# = 14004
Journal# = INV#



Final Details for Order #111-9899717-7877838

Order Placed: January 29, 2026
Amazon.com order number: 111-9899717-7877838
Order Total: \$30.29

Shipped on January 30, 2026	
Items Ordered	Price
1 of: FROGG TOGGS Mens Pro Lite Suit, Waterproof, Breathable, Dependable Wet Weather Protection Rain, Carbon Black, XL-XXL US Sold by: Amazon (seller profile) Business Price Condition: New	\$30.29
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$30.29 Shipping & Handling: \$0.00 Total before tax: \$30.29 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$30.29

Payment information	
Payment Method: MasterCard Last digits: 7556	Item(s) Subtotal: \$30.29 Shipping & Handling: \$0.00
Billing address TripleCreekClub 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$30.29 Estimated Tax: \$0.00
	Grand Total: \$30.29
Credit Card transactions	MasterCard ending in 7556: January 30, 2026: \$30.29

To view the status of your order, return to [Order Summary](#) .

Triple Creek CDD

Credit Card - Justin Shock (balance \$20,000)

Closing Date - 01/31/26

Payment Date - 02/25/26

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Parks & Rec	Parks & Rec	Parks & Rec	Parks & Rec	Contingency
				Facility Supplies	Maintenance & Repair	GEM Car Maintenance	Fitness Equip Maintenance	Misc Contingency
Date	Vendor Name	Description	Amount	57200-4619	57200-4647	57200-4528	57200-4914	57900-6409
01/07/26	Amazon	Gym Equipment Wipes	219.98				219.98	
01/09/26	7-Eleven	Gas for Truck	53.84			53.84		
01/12/26	Amazon	Safety Bollard	162.42					162.42
01/15/26	Ace Hardware of Big Bend	Fasteners	14.60		14.60			
01/16/26	Amazon	Commercial Trash Grabber	35.88	35.88				
01/16/26	Amazon	Hand Towel Roll White	44.99	44.99				
01/16/26	Amazon	Jumbo Toilet Paper	91.08	91.08				
		TOTAL	622.79	171.95	14.60	53.84	219.98	162.42



Final Details for Order #111-3579703-1456202

Order Placed: January 6, 2026

Amazon.com order number: 111-3579703-1456202

Order Total: \$219.98

Shipped on January 6, 2026	
Items Ordered	Price
1 of: <i>Perfect Velocity Fitness Gym Equipment Wipes - 4 Rolls of 800 Pre-Moistened Cleaning Refill Wet Wipes - For Upwards and Downwards Dispensers</i>	\$109.99
Sold by: Perfect Velocity (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$109.99
TripleCreekClub	Shipping & Handling: \$0.00
13013 Boggy Creek Drive	-----
Riverview, FL 33579	Total before tax: \$109.99
United States	Sales Tax: \$0.00
Shipping Speed:	-----
FREE Prime Delivery	Total for This Shipment: \$109.99

Shipped on January 6, 2026	
Items Ordered	Price
1 of: <i>Perfect Velocity Fitness Gym Equipment Wipes - 4 Rolls of 800 Pre-Moistened Cleaning Refill Wet Wipes - For Upwards and Downwards Dispensers</i>	\$109.99
Sold by: Perfect Velocity (seller profile)	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$109.99
TripleCreekClub	Shipping & Handling: \$0.00
13013 Boggy Creek Drive	-----
Riverview, FL 33579	Total before tax: \$109.99
United States	Sales Tax: \$0.00
Shipping Speed:	-----
FREE Prime Delivery	Total for This Shipment: \$109.99

Payment information	
Payment Method:	Item(s) Subtotal: \$219.98
MasterCard Last digits: 6260	Shipping & Handling: \$0.00

Billing address	Total before tax: \$219.98
TripleCreekClub	Estimated Tax: \$0.00
13013 Boggy Creek Drive	-----
Riverview, FL 33579	
United States	

Grand Total: \$219.98

Credit Card transactions

MasterCard ending in 6260: January 6, 2026: \$219.98

To view the status of your order, return to [Order Summary](#) .

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Gas for truck

7-ELEVEN
OH THANK HEAVEN
13014 BALM RIVERVIEW RD
RIVERVIEW
FL
STORE:41528
PHONE:6562343908
TID:00074152801
Receipt #:2043653

PUMP4 RUL 53.84
20.714 GAL @ 2.599 /GAL

FUEL TOTAL \$53.84
SUB TOTAL \$53.84
CREDIT \$53.84

SALE
MASTERCARD
*****6260
AUTH:009828
REF:21334336080
APPROVED
Entry:CHIP
Batch:62
Seq:52
MASTERCARD
ATD:A000000041010
TC:ARQC EEB33E8667B99B74
COMPLETION

THANKS FOR
YOUR BUSINESS.
*** REPRINT ***



Final Details for Order #111-6184890-0690624

Order Placed: January 12, 2026
Amazon.com order number: 111-6184890-0690624
Order Total: \$162.42

Shipped on January 12, 2026

Items Ordered

1 of: VEVOR Safety Bollard, 42 Inch Height Bollard Post, 4.5 Inch Diameter Steel Pipe Safety Bollard Post, Yellow Steel Bollard, Steel Safety Bollard with 8 Anchor Bolts, Perfect for Traffic-Sensitive Area

Price
\$81.21

Sold by: Amazon (seller profile)
Business Price
Condition: New

Shipping Address:

TripleCreekClub
13013 Boggy Creek Drive
Riverview, FL 33579
United States

Item(s) Subtotal: \$81.21
Shipping & Handling: \$0.00
Total before tax: \$81.21
Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$81.21

Shipped on January 12, 2026

Items Ordered

1 of: VEVOR Safety Bollard, 42 Inch Height Bollard Post, 4.5 Inch Diameter Steel Pipe Safety Bollard Post, Yellow Steel Bollard, Steel Safety Bollard with 8 Anchor Bolts, Perfect for Traffic-Sensitive Area

Price
\$81.21

Sold by: Amazon (seller profile)
Business Price
Condition: New

Shipping Address:

TripleCreekClub
13013 Boggy Creek Drive
Riverview, FL 33579
United States

Item(s) Subtotal: \$81.21
Shipping & Handling: \$0.00
Total before tax: \$81.21
Sales Tax: \$0.00

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$81.21

Payment information

Payment Method:

MasterCard | Last digits: 6260

Item(s) Subtotal: \$162.42
Shipping & Handling: \$0.00

Billing address

TripleCreekClub
13013 Boggy Creek Drive

Total before tax: \$162.42
Estimated Tax: \$0.00

Riverview, FL 33579
United States

Grand Total: \$162.42

Credit Card transactions

MasterCard ending in 6260: January 12, 2026: \$162.42

To view the status of your order, return to [Order Summary](#).

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Ace Hardware of Big Bend

PO Box 1088
Lithia, FL 33547
(813) 236-1885

JUSTIN SHOCK
11216 FIDDLEWOOD DR
RIVERVIEW, FL 335797008
7196400790 ACCOUNT #: 30050739

Table with 4 columns: ITEM, QTY, SALE/REG, EXT. Row 1: 56, 7.00, 1.49, 10.43. Description: FASTENERS EACH

Table with 4 columns: ITEM, QTY, SALE/REG, EXT. Row 1: 56, 9.00, 0.35, 3.15. Description: FASTENERS EACH

Summary table with 2 columns: Description, Amount. Rows: SUBTOTAL \$ 13.58, TAX \$ 1.02, TOTAL \$ 14.60

CREDIT CARD 14.60

CARD *****6260
AUTH 015217

Table with 5 columns: EMPLOYEE, TERM, INV#, TIME, DATE. Row 1: 28304, 15041, 29967186, 10:57, 15-Jan-26

Ace Rewards ID # 19688265791

PLEASE KEEP YOUR RECEIPT TO ENSURE NO-HASSLE RETURNS. STORE CREDIT ONLY FOR TOOLS.

CUSTOMER SURVEY - Participate for a chance to win a \$500 gift card. Takes approximately 5 minutes.

Visit ace-survey.com
Store# = 14004
Journal# = INV#

Interested in business discounts?
Email B2B@crossroadsace.com for more information.

INVOICE





Final Details for Order #111-6450626-3176266

Order Placed: January 15, 2026
Amazon.com order number: 111-6450626-3176266
Order Total: \$35.88

Shipped on January 16, 2026	
Items Ordered	Price
1 of: <i>Tottist 6 Pack 32 Inch Commercial Trash Grabber for Elderly Assist, Heavy Duty Lightweight Reacher with Ergonomic Handle & Non-Slip Grip, Multi-Use Outdoor Home Garden Cleanup Mobility Aid ToolGreen</i>	\$35.88
Sold by: ControlA (seller profile)	
Business Price	
Condition: New	
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$35.88 Shipping & Handling: \$0.00 Total before tax: \$35.88 Sales Tax: \$0.00
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$35.88

Payment information	
Payment Method: MasterCard Last digits: 6260	Item(s) Subtotal: \$35.88 Shipping & Handling: \$0.00
Billing address TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Total before tax: \$35.88 Estimated Tax: \$0.00
	Grand Total: \$35.88
Credit Card transactions	MasterCard ending in 6260: January 16, 2026: \$35.88

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-1478123-2530657

Order Placed: January 15, 2026
Amazon.com order number: 111-1478123-2530657
Order Total: \$44.99

Shipped on January 16, 2026	
Items Ordered	Price
1 of: <i>Tork Universal Hand Towel Roll White, Compatible with H21 Dispensers, 100% Recycled Fiber 6 Rolls x 800 Ft (RB8002)</i>	\$44.99
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
Shipping Address:	Item(s) Subtotal: \$44.99
TripleCreekClub	Shipping & Handling: \$2.99
13013 Boggy Creek Drive	Free Shipping: -\$2.99
Riverview, FL 33579	-----
United States	Total before tax: \$44.99
Shipping Speed:	Sales Tax: \$0.00
Rush Shipping	-----
	Total for This Shipment: \$44.99

Payment information	
Payment Method:	Item(s) Subtotal: \$44.99
MasterCard Last digits: 6260	Shipping & Handling: \$2.99
Billing address	Promotion applied: -\$2.99
TripleCreekClub	-----
13013 Boggy Creek Drive	Total before tax: \$44.99
Riverview, FL 33579	Estimated Tax: \$0.00
United States	-----
	Grand Total: \$44.99
Credit Card transactions	MasterCard ending in 6260: January 16, 2026: \$44.99

To view the status of your order, return to [Order Summary](#) .



Final Details for Order #111-0419565-8890613

Order Placed: January 15, 2026
Amazon.com order number: 111-0419565-8890613
Order Total: \$91.08

Shipped on January 16, 2026	
Items Ordered	Price
1 of: <i>Tork Jumbo Toilet Paper Roll White T22, Universal, 2-ply, 12 x 1000', TJ0922A</i> Sold by: Amazon.com Condition: New	\$45.54
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$45.54 Shipping & Handling: \$0.00 ----- Total before tax: \$45.54 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$45.54 -----

Shipped on January 16, 2026	
Items Ordered	Price
1 of: <i>Tork Jumbo Toilet Paper Roll White T22, Universal, 2-ply, 12 x 1000', TJ0922A</i> Sold by: Amazon.com Condition: New	\$45.54
Shipping Address: TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Item(s) Subtotal: \$45.54 Shipping & Handling: \$0.00 ----- Total before tax: \$45.54 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$45.54 -----

Payment information	
Payment Method: MasterCard Last digits: 6260	Item(s) Subtotal: \$91.08 Shipping & Handling: \$0.00 -----
Billing address TripleCreekClub 13013 Boggy Creek Drive Riverview, FL 33579 United States	Total before tax: \$91.08 Estimated Tax: \$0.00 ----- Grand Total: \$91.08
Credit Card transactions	MasterCard ending in 6260: January 16, 2026: \$91.08

VGlobalTech
636 Fanning Drive
Winter Springs, FL 32708 US
contact@vglobaltech.com
www.vglobaltech.com



INVOICE

BILL TO

Mr. Joe Roethke
Triple Creek CDD c/o Rizzetta
& Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614 USA

INVOICE # 8221

DATE 02/02/2026

DUE DATE 02/02/2026

TERMS Due on receipt

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Web Maintenance:CDD Community Care Sites - Maintenance CDD Updates as needed	1	75.00	75.00

You may pay online via CCN or ACH or mail a check payable to "VGlobalTech" at the above address.

BALANCE DUE

\$75.00

Ways to pay



[View and pay](#)



INVOICE

To view your Insert
Click the link below:
[INSERT1](#)

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

26-35178-13005
TRIPLE CREEK CLUB
02/01/26-02/28/26
01/27/2026
0224931-2206-7

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (813) 621-3055

Your Payment is Due

Feb 26, 2026

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$308.29

If payment is received after 02/26/2026: **\$ 316.00**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
308.29		(308.29)		0.00		308.29		308.29

DETAILS OF SERVICE				
Details for Service Location: Triple Creek Club, 13013 Boggy Creek Dr, Riverview FL 33579-9410			Customer ID: 26-35178-13005	
Description	Date	Ticket	Quantity	Amount
Disposal 8 Yard Dumpster 1X Week	02/01/26		1.00	183.29
8 Yard Dumpster 1X Week	02/01/26		1.00	125.00
Total Current Charges				308.29

----- Please detach and send the lower portion with payment ----- (no cash or staples) -----



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
01/27/2026	0224931-2206-7	26-35178-13005
Payment Terms	Total Due	Amount
Total Due by 02/26/2026	\$308.29	
If Received after 02/26/2026	\$316.00	

2206000263517813005002249310000003082900000030829 7

I0290C39

TRIPLE CREEK CLUB
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

Tab 14

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**TRIPLE CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Triple Creek Community Development District was held on **Tuesday, March 24, 2026, at 6:00 p.m.** to be held at Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579.

Present and constituting a quorum:

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

Also, present were:

Matt O’Nolan	District Manager, Rizzetta & Company, Inc.
Bennett Davenport	District Counsel; Kutak Rock (via phone)
Bert Smith	Representative, Sitex Aquatics
Kyle Thornton	District Engineer, Half (via phone)
Haley Pryor	Landscape Inspection, Rizzetta & Company, Inc.
Kelly Wilson	Clubhouse Manager, Rizzetta & Company, Inc.
Jennifer Ashley	Assistant Manager, Rizzetta and Company, Inc.

Audience Present

FIRST ORDER OF BUSINESS Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS Public Comments

The Board heard comments on ebikes, pickleball courts and minutes posting to website.

48 **THIRD ORDER OF BUSINESS** **Staff Reports**

49 **A. Sitex Aquatics Report and Proposals**

50 Mr. Smith presented his report to the Board.

51

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

53 Ms. Pryor presented her report to the Board.

54

55 The Board tabled the LMP proposals.

56

57 **C. Amenity Manager Update**

58 Ms. Wilson presented her report to the Board.

59

60 **D. District Engineer**

61 Mr. Thornton presented his report to the Board.

62

63 **E. District Manager Report**

64 Mr. O’Nolan reminded the Board of Supervisors that the next regular meeting is
65 scheduled for Tuesday, April 7, 2026, at 6:00 p.m.

66

67 The Board discussed the wish list for the upcoming Fiscal Year 2026-2026
68 Budget Discussion.

69

70 **F. District Counsel**

71 Mr. Davenport presented his report to the Board.

72

73 **FOURTH ORDER OF BUSINESS**

**Review of the Financial Statement for
January 2026**

74 The Board reviewed the Financial Statement for January 2026.

75

76 **FIFTH ORDER OF BUSINESS**

**Consideration of Operation and
Maintenance Expenditures for January
2026**

77 The Board reviewed the Operation and Maintenance Expenditures for January 2026.

78

79 **SIXTH ORDER OF BUSINESS**

**Consideration of the Board of
Supervisors Meeting Minutes for August
5 and August 26, 2025**

80

81
82
83
84
85

On a Motion by Mr. Carlton, seconded by Mr. Barthle, with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2026 (\$330,605.61) and the minutes from the meeting held on February 24, 2026, as presented, for the Triple Creek Community Development District.

86

87

88

89

90

91 **SEVENTH ORDER OF BUSINESS** **Public Hearing on Amenity Rules**

92

On a Motion by Ms. Lewis, seconded by Mr. Barthle, with all in favor, the Board opened the public hearing for amenity rules, for the Triple Creek Community Development District.

93

94 Mr. Davenport explained the changes to the rules as well as the revisions to the rates
95 which necessitated the public hearing. The Board had a discussion on rules and
96 rates.

97

On a Motion by Ms. Lewis, seconded by Mr. Barthle, with all in favor, the Board closed the public hearing for amenity rules, for the Triple Creek Community Development District.

98

99 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2026-06,**
100 **Amending the Rules and Rates**

101

On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board adopted resolution 2026-06, Amending Rules and Rates, for the Triple Creek Community Development District.

102

103 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-07,**
104 **General Election**

105

On a Motion by Mr. Stafford, seconded by Mr. Carlton, with all in favor, the Board adopted 2026-07, General Election, for the Triple Creek Community Development District.

106

107 **ELEVENTH ORDER OF BUSINESS** **Discussion of Pressure Washing**
108 **Proposal**

109

110 The Board tabled the pressure washing proposal.

111

112 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests and Comments**

113

114 No requests were presented at this time.

115

116 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**

117

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

119

On a Motion by Ms. Lewis, seconded by Ms. Anastacio, with all in favor, the Board :adjourned the meeting at 7:37 p.m. for the Triple Creek Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman