



Rizzetta & Company

Triple Creek Community Development District

Board of Supervisors' Meeting August 4, 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	Chairman
	James Barthle II	Assistant Secretary
	Shannon Lewis	Assistant Secretary
	David Stafford	Vice Chairman
	Stephanie Anastacio	Assistant Secretary
District Manager	Matt O’Nolan	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Kutak Rock Law
	Bennett Davenport	Kutak Rock Law
District Engineer	Kyle Thornton	Halff

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

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

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

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

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

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

8/4/2026

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, August 04, 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.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. STAFF REPORTS**
 - A. Consideration of LMP Proposal Tab 1
 - B. District Engineer
 - C. District Counsel
 - D. Amenity Manager Report Tab 2**
- 4. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2026-2027 Final Budget
 1. Public Comments on the Fiscal Year 2026-2027 Final Budget
 2. Consideration of Resolution 2026-10, Adopting the Final Budget for FY 2026-2027 Tab 3
 - B. Public Hearing on Fiscal Year 2026-2027 Assessments
 1. Public Comments on the Fiscal Year 2026-2027 Special Assessments
 2. Consideration of Resolution 2026-11, Levying O&M Assessment for FY 2026-2027 Tab 4
 - C. Consideration of LMP Proposal #408949 Tab 5
 - D. Ratification of Cooper Pools Proposal Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Board of Supervisors Meeting Minutes for June 23, 2026, ... Tab 7
 - B. Closed Security Session Tab 8
- 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



Proposal

Proposal No.: 406930

Proposed Date: 07/01/26

PROPERTY:	FOR:
Triple Creek CDD (includes Addendum #1 - #7) Karla Pena 11920 Streambed Dr Riverview, FL 33579	Triple Creek Summer Annuals

Summer Flower Rotation for entire property. Proposal also includes much needed soil amendment of the annual beds. Only the two new beds were amended last round.

ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
Spring Annuals					
Landscape Material					\$8,784.00
Seasonal Annuals - 04"	2710.00	04"	\$2.90	\$7,859.00	
Command Soil	5.00	Yard	\$185.00	\$925.00	
				Total:	\$8,784.00

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: LMP agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

Signature (Owner/Property Manager)

Date

Printed Name (Owner/Property Manager)

7/1/2026

Signature - Representative

Date

Tab 2



Kelly Wilson, General Manager

Board Report – Tuesday, August 4, 2026

Amenity Office Updates:

- Brivo account updates – All resident accounts that did not have a picture on their profile, were temporarily suspended. If your resident account is not working, it's an easy fix, simply stop by the amenity office to take a quick photo.

Community Improvements / Updates:

- The Streambed pool chair lift was replaced and is now available for use.
- The Streambed pool motor was replaced 7/22/2026 and the pool reopened.
- Tripoli Brivo access points were repaired (lightning strike 7/17) and everything is working as intended – hours have resumed Dawn to Dusk.
- Pickleball French drain project was completed.
- Pickleball bench & awning installed.
- The drain grate that came loose from its position on the sidewalk near Dorado Shores & Satin Lilly was repaired.
- The inside court gates at the Pickleball Court are dragging and scraping the floor – we've reached out to installer to repair and/or verify warranty information.
- After numerous repairs this summer, the Streambed Clubhouse A/C (13 years old) has given out and is more cost effective at this point to replace. A new system is scheduled for installation 7/28.
- Old builder signs were removed from the Balm Riverview entrance area.
- The Sage Hollow fence was replaced. The old fence that fell into the pond was retrieved and discarded.
- Quarterly, Community Pressure Washing will begin in the West quadrant - August.

Community Concerns / Updates:

- **Illegal Dumping** - Colonnade Vista 'dumping' remains an ongoing issue. We placed new cellular cameras around the site in hopes of eliminating this problem.
- **Pool Safety Compliance** - Resident safety remains the District's highest priority. In accordance with applicable health and safety requirements and the Triple Creek CDD Amenity Rules, all pool facilities are closed immediately whenever lightning is detected within a 10-mile radius, thunder is heard, or lightning is observed. During these closures, announcements are made over the intercom that all patrons must exit the pool and pool deck and seek appropriate shelter until an "all clear" announcement is issued.

Management has observed an increase in residents failing to comply with these **mandatory** safety closures by remaining in the pool or on the pool deck despite repeated announcements and staff direction. Addressing these incidents requires staff to divert time from other operational responsibilities and, in some cases, travel between amenity locations to ensure compliance.

These safety protocols are mandatory and are implemented to protect residents and reduce the District's liability. Residents who fail to comply with staff instructions or repeatedly disregard weather-related pool closures may be subject to enforcement actions, including the suspension of amenity privileges, in accordance with the District's Amenity Rules.

Tab 3

Proposed Budget Triple Creek Community Development District General Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 4,269,060	\$ 4,269,060	\$ 4,235,765	\$ 33,295	\$ 4,203,071	\$ (32,694)	
6								
7	Assessment Revenue Subtotal	\$ 4,269,060	\$ 4,269,060	\$ 4,235,765	\$ 33,295	\$ 4,203,071	\$ (32,694)	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 30,213	\$ 72,511	\$ -	\$ 72,511	\$ -	\$ -	
13	Other Miscellaneous Revenues							
14	Misc Revenues	\$ 50,338	\$ 50,338	\$ -	\$ 50,338	\$ -	\$ -	
15								
16	Other Revenue Subtotal	\$ 80,551	\$ 122,849	\$ -	\$ 122,849	\$ -	\$ -	
17								
18	TOTAL REVENUES	\$ 4,349,611	\$ 4,391,909	\$ 4,235,765	\$ 156,144	\$ 4,203,071	\$ (32,694)	
19								
20	EXPENDITURES - ADMINISTRATIVE							
21								
22	Legislative							
23	Supervisor Fees	\$ 5,600	\$ 13,440	\$ 18,000	\$ 4,560	\$ 14,000	\$ (4,000)	17 meetings per year
24	Financial & Administrative							
25	Accounting Services	\$ 8,210	\$ 19,704	\$ 19,706	\$ 2	\$ 20,691	\$ 985	contract price
26	Administrative Services	\$ 2,200	\$ 5,280	\$ 5,278	\$ (2)	\$ 5,542	\$ 264	contract price
27	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 2,000	\$ 200	contract price
28	Assessment Roll	\$ 5,737	\$ 5,737	\$ 5,737	\$ -	\$ 6,024	\$ 287	contract price
29	Auditing Services	\$ -	\$ -	\$ 5,500	\$ 5,500	\$ 6,300	\$ 800	contract price
30	Bank Fees	\$ 996	\$ 2,390	\$ 1,500	\$ (890)	\$ 1,800	\$ 300	Last FY spent \$1,706
31	Disclosure Report	\$ 4,583	\$ 10,999	\$ 11,000	\$ 1	\$ 11,000	\$ -	contract price
32	District Engineer	\$ 28,641	\$ 68,738	\$ 35,000	\$ (33,738)	\$ 50,000	\$ 15,000	Last FY spent \$45k
33	District Management	\$ 10,109	\$ 24,262	\$ 21,797	\$ (2,465)	\$ 22,887	\$ 1,090	contract price
34	Dues, Licenses & Fees	\$ 672	\$ 1,613	\$ 2,500	\$ 887	\$ 2,500	\$ -	Last FY spent \$1,480
35	Financial & Revenue Collections	\$ 1,817	\$ 4,361	\$ 4,360	\$ (1)	\$ 4,578	\$ 218	contract price

Proposed Budget Triple Creek Community Development District General Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
36	Legal Advertising	\$ 356	\$ 854	\$ 2,000	\$ 1,146	\$ 2,000	\$ -	Last FY spent \$1,729
37	Miscellaneous Mailings	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 3,500	\$ 1,000	Last FY spent \$3,283
38	Public Officials Liability Insurance	\$ 3,566	\$ 3,566	\$ 4,785	\$ 1,219	\$ 4,923	\$ 138	EGIS Proposal
39	Trustees Fees	\$ 28,233	\$ 28,233	\$ 29,500	\$ 1,267	\$ 34,652	\$ 5,152	Last FY spent \$32,458
40	Website Hosting, Maintenance, Backup (and Email)	\$ 2,915	\$ 6,996	\$ 5,219	\$ (1,777)	\$ 5,917	\$ 698	contract price
41	Legal Counsel							
42	District Counsel	\$ 24,959	\$ 59,902	\$ 65,000	\$ 5,098	\$ 70,000	\$ 5,000	60k avg last two FY Bonds and Land Transfers
43								
44	Administrative Subtotal	\$ 128,594	\$ 256,075	\$ 241,182	\$ (14,893)	\$ 268,314	\$ 27,132	
45								
46	EXPENDITURES - FIELD OPERATIONS							
47								
48	Security Operations							
49	Security Monitoring Services	\$ 39,460	\$ 94,704	\$ 35,000	\$ (59,704)	\$ 59,400	\$ 24,400	contract price + new amenities
50	Security Services & Patrol	\$ 2,370	\$ 5,688	\$ 25,000	\$ 19,312	\$ 25,000	\$ -	HCSO
51	Security System Maintenance	\$ 6,219	\$ 14,926	\$ 25,000	\$ 10,074	\$ 25,000	\$ -	new amenities
52	Electric Utility Services							
53	Utility - Recreation Facilities	\$ 11,816	\$ 28,358	\$ 60,000	\$ 31,642	\$ 35,000	\$ (25,000)	35k avg last two FY
54	Utility - Street Lights	\$ 195,150	\$ 468,360	\$ 500,000	\$ 31,640	\$ 550,000	\$ 50,000	TECO Planned Increases
55	Utility Services	\$ 20,581	\$ 49,394	\$ 35,000	\$ (14,394)	\$ 35,000	\$ -	Last FY spent \$30,196
56	Garbage/Solid Waste Control Services							
57	Garbage - Recreation Facility	\$ 1,541	\$ 3,698	\$ 12,500	\$ 8,802	\$ 12,500	\$ -	\$8773 spent last FY + New Facilities
58	Water-Sewer Combination Services							
59	Utility Services	\$ 16,334	\$ 39,202	\$ 28,000	\$ (11,202)	\$ 40,000	\$ 12,000	25k avg last two FY New Pool to Maintain & Two New Facilities
60	Stormwater Control							
61	Aquatic Maintenance	\$ 24,750	\$ 59,400	\$ 70,000	\$ 10,600	\$ 75,900	\$ 5,900	contract price plus contingency
62	Lake/Pond Bank Maintenance	\$ 4,060	\$ 9,744	\$ 35,000	\$ 25,256	\$ 15,000	\$ (20,000)	Pond Bank Restoration Needed & SWFWMD Permitting
63	Midge Fly Treatments	\$ 13,100	\$ 31,440	\$ 40,000	\$ 8,560	\$ 13,100	\$ (26,900)	contract price
64	Wetland Monitoring & Maintenance	\$ 6,000	\$ 14,400	\$ 50,000	\$ 35,600	\$ 25,000	\$ (25,000)	Last FY spent \$129,750
65	Other Physical Environment							
66	Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 45,000	\$ 42,500	Wall Maint Contract Pricing
67	Fire Ant Treatment	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -	\$ (15,000)	Contract Rate \$30k-Final Property Additions
68	General Liability Insurance	\$ 5,949	\$ 5,949	\$ 4,963	\$ (986)	\$ 6,853	\$ 1,890	EGIS Proposal
69	Holiday Decorations	\$ 33,132	\$ 79,517	\$ 37,000	\$ (42,517)	\$ 37,000	\$ -	Contract Price
70	Irrigation Repairs	\$ 31,417	\$ 75,401	\$ 30,000	\$ (45,401)	\$ 35,000	\$ 5,000	Last FY spent \$37,830

Proposed Budget Triple Creek Community Development District General Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
71	Landscape - Annuals	\$ 5,829	\$ 13,990	\$ 20,000	\$ 6,010	\$ 20,000	\$ -
72	Landscape - Mulch	\$ 150,553	\$ 361,327	\$ 200,000	\$ (161,327)	\$ 100,000	\$ (100,000)
73	Landscape Inspection Services	\$ 5,500	\$ 13,200	\$ 13,200	\$ -	\$ 14,400	\$ 1,200
74	Landscape Maintenance	\$ 453,043	\$ 1,087,303	\$ 1,200,000	\$ 112,697	\$ 1,100,000	\$ (100,000)
75	Landscape Replacement Plants, Shrubs, Trees	\$ 59,891	\$ 143,738	\$ 75,000	\$ (68,738)	\$ 50,000	\$ (25,000)
76	Property Insurance	\$ 47,603	\$ 47,603	\$ 50,000	\$ 2,397	\$ 54,669	\$ 4,669
77	Pump Station Monitoring	\$ 13,424	\$ 32,218	\$ 22,120	\$ (10,098)	\$ 22,120	\$ -
78	Storm Cleanup	\$ -	\$ -	\$ -	\$ -	\$ 50,000	\$ 50,000
79	Well Monitoring Contract	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
80	Road & Street Facilities						
81	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
82	Parks & Recreation						
83	Athletic/Park Court/Field Repairs	\$ 650	\$ 1,560	\$ 3,000	\$ 1,440	\$ 1,500	\$ (1,500)
84	Clubhouse Miscellaneous Expense	\$ 10,895	\$ 26,148	\$ 9,000	\$ (17,148)	\$ 25,000	\$ 16,000
85	Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -
86	Decorations - Clubhouse	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
87	Dog Waste Station Supplies	\$ 15,569	\$ 37,366	\$ 30,000	\$ (7,366)	\$ 37,685	\$ 7,685
88	Facility A/C & Heating Maintenance & Repair	\$ 1,240	\$ 2,976	\$ 7,500	\$ 4,524	\$ 5,000	\$ (2,500)
89	Facility Supplies	\$ 9,708	\$ 23,299	\$ 25,000	\$ 1,701	\$ 32,000	\$ 7,000
90	Fitness Equipment Lease	\$ -	\$ -	\$ -	\$ -	\$ 27,550	\$ 27,550
91	Fitness Equipment Maintenance & Repairs	\$ 2,501	\$ 6,002	\$ 7,500	\$ 1,498	\$ 5,000	\$ (2,500)
92	Furniture Repair/Replacement	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 7,500	\$ (17,500)
93	GEM Maintenance Cart	\$ 731	\$ 1,754	\$ 2,000	\$ 246	\$ 2,000	\$ -
94	Lifeguard/Pool Monitors	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ -
95	Maintenance & Repair	\$ 24,565	\$ 58,956	\$ 60,000	\$ 1,044	\$ 60,000	\$ -
96	Management Contract	\$ 289,445	\$ 694,668	\$ 650,000	\$ (44,668)	\$ 725,000	\$ 75,000
97	Office Supplies	\$ 5,088	\$ 12,211	\$ 12,000	\$ (211)	\$ 20,000	\$ 8,000
98	PedestrianBoardwalk and Bridge Maintenance	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
99	Pest Control	\$ 2,809	\$ 6,742	\$ 7,400	\$ 658	\$ 9,680	\$ 2,280
100	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -
101	Pool Permits	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
102	Pool Repairs	\$ 17,812	\$ 42,749	\$ 25,000	\$ (17,749)	\$ 50,000	\$ 25,000
103	Pool Service Contract	\$ 39,128	\$ 93,907	\$ 100,000	\$ 6,093	\$ 100,000	\$ -
104	Telephone Fax, Internet	\$ 3,925	\$ 9,420	\$ 8,500	\$ (920)	\$ 10,000	\$ 1,500
105	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 1,500	\$ (1,500)

Comments
Last FY spent \$24,044 Contract Rate
150k spent TY Contract Rate
contract amount
Contract Rate plus contingency
Last FY spent \$94,005 Landscape Damage Repairs
EGIS Proposal
contract price Includes WUP Reporting
contract price
For New Courts
Last FY spent \$14,468 TY Direct Mailing 2x per year and Additional Services
Last FY spent \$0
Last FY spent \$1,776
contract amount + New additions
Last FY spent \$4,155
Last FY spent \$24,455
Annual 5 Year Lease Cost
New Equipment
Need to refresh
Last FY spent \$658-Truck and Gator Maint
Increased Labor Requirements
New Facilities
contract amount
Last FY spent \$13,107 Expanded Services Leased New Equipment
Last FY spent \$35,000
Additional Facilities
Last FY spent \$0
Additional Facilities
Last FY spent \$124,583 Lap pool Surface Correction
Contract Rate plus contingency
Trending \$9,420 TY & New facilities
Colonnade Vista New Maintenance Areas

Proposed Budget Triple Creek Community Development District General Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
106	Wildlife Management Services	\$ 6,000	\$ 14,400	\$ 14,400	\$ -	\$ 14,400	\$ -	
107	Contingency							
108	Miscellaneous Contingency	\$ 15,969	\$ 38,326	\$ 200,000	\$ 161,674	\$ 100,000	\$ (100,000)	
109	Special Events	\$ 44,299	\$ 106,318	\$ 50,000	\$ (56,318)	\$ 85,000	\$ 35,000	
110	Capital Contingency	\$ -	\$ -		\$ -	\$ -	\$ -	
111								
111	Field Operations Subtotal	\$ 1,638,056	\$ 3,856,362	\$ 3,994,583	\$ 138,221	\$ 3,934,757	\$ (59,826)	
112								
113	TOTAL EXPENDITURES	\$ 1,638,056	\$ 3,856,362	\$ 4,235,765	\$ 123,328	\$ 4,203,071	\$ (32,694)	
114								
115	EXCESS OF REVENUES OVER EXPENDITURES	\$ 2,711,555	\$ 535,547	\$ -	\$ 279,472	\$ -	\$ -	
116								

Proposed Budget Triple Creek Community Development District Reserve Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ -	\$ -	\$ 450,000	\$ (450,000)	\$ 500,000	\$ 50,000	
6								
7	Assessment Revenue Subtotal	\$ -	\$ -	\$ 450,000	\$ (450,000)	\$ 500,000	\$ 50,000	Recommended Reserve Fund Balance for TY
8								\$1,930,520
9	OTHER REVENUES							
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ -	\$ -	\$ 450,000	\$ (450,000)	\$ 500,000	\$ 50,000	
17								
18	EXPENDITURES							
19								
20	Contingency							
21	Capital Reserves	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ 500,000	\$ 50,000	FY 25-26 \$550k Land Purchase
22								
23	TOTAL EXPENDITURES	\$ -	\$ -	\$ 450,000	\$ 450,000	\$ 500,000	\$ 50,000	
24								
25	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
26								

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2012	Series 2017A	Series 2018A	Series 2019A	Series 2021 (N&P)	Series 2021 (Q&R)	Series 2023	Budget for 2026/2027
REVENUES								
Special Assessments								
Net Special Assessments ⁽¹⁾	\$244,419.10	\$712,361.72	\$490,583.99	\$592,500.85	\$470,100.72	\$417,845.05	\$143,312.55	\$3,071,123.98
TOTAL REVENUES	\$244,419.10	\$712,361.72	\$490,583.99	\$592,500.85	\$470,100.72	\$417,845.05	\$143,312.55	\$3,071,123.98
EXPENDITURES								
Administrative								
Debt Service Obligation	\$244,419.10	\$712,361.72	\$490,583.99	\$592,500.85	\$470,100.72	\$417,845.05	\$143,312.55	\$3,071,123.98
Administrative Subtotal	\$244,419.10	\$712,361.72	\$490,583.99	\$592,500.85	\$470,100.72	\$417,845.05	\$143,312.55	\$3,071,123.98
TOTAL EXPENDITURES	\$244,419.10	\$712,361.72	\$490,583.99	\$592,500.85	\$470,100.72	\$417,845.05	\$143,312.55	\$3,071,123.98
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$3,265,103.72

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

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

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$4,703,071.00	2025/2026 O&M Budget:	\$4,685,765.00
Collection Costs:	2%	\$100,065.34	2026/2027 O&M Budget:	\$4,703,071.00
Early Payment Discounts:	4%	\$200,130.68		
2026/2027 Total:		\$5,003,267.02	Total Difference:	\$17,306.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family (Group 1)	Series 2012 Debt Service	\$412.72	\$412.72	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$2,566.94	\$2,574.89	\$7.95	0.31%
Single Family (Group 2)	Series 2012 Debt Service	\$619.10	\$619.10	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$2,773.32	\$2,781.27	\$7.95	0.29%
Single Family (U)	Series 2012 Debt Service	\$825.46	\$825.46	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$2,979.68	\$2,987.63	\$7.95	0.27%
Single Family 50' (Village E)	Series 2017A Debt Service	\$1,250.00	\$1,250.00	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,404.22	\$3,412.17	\$7.95	0.23%
Single Family 60' (Village E)	Series 2017A Debt Service	\$1,458.33	\$1,458.33	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,612.55	\$3,620.50	\$7.95	0.22%
Single Family 50' (Villages F2, F3 & G1)	Series 2017A Debt Service	\$1,250.00	\$1,250.00	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,404.22	\$3,412.17	\$7.95	0.23%
Single Family 60' (Villages F2 & G1)	Series 2017A Debt Service	\$1,562.50	\$1,562.50	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,716.72	\$3,724.67	\$7.95	0.21%
Single Family 40' (Villages K & L)	Series 2017A Debt Service	\$1,250.00	\$1,250.00	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,404.22	\$3,412.17	\$7.95	0.23%
Single Family 50' (Villages F1, K & L)	Series 2017A Debt Service	\$1,562.50	\$1,562.50	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,716.72	\$3,724.67	\$7.95	0.21%
Single Family 60' (Village F1)	Series 2017A Debt Service	\$1,875.00	\$1,875.00	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$4,029.22	\$4,037.17	\$7.95	0.20%
Single Family 40' (Villages I & J)	Series 2018 Debt Service	\$1,250.00	\$1,250.00	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,404.22	\$3,412.17	\$7.95	0.23%
Single Family 50' (Villages I & J)	Series 2018 Debt Service	\$1,562.50	\$1,562.50	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,716.72	\$3,724.67	\$7.95	0.21%
Single Family 50' (Village G2)	Series 2018 Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,429.73	\$3,437.68	\$7.95	0.23%
Single Family 50' (Villages G2 & J)	Series 2018 Debt Service	\$1,875.00	\$1,875.00	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$4,029.22	\$4,037.17	\$7.95	0.20%
Single Family 50' (Village H)	Series 2019A Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$4,703,071.00	2025/2026 O&M Budget:	\$4,685,765.00
Collection Costs:	2%	\$100,065.34	2026/2027 O&M Budget:	\$4,703,071.00
Early Payment Discounts:	4%	\$200,130.68		
2026/2027 Total:		\$5,003,267.02	Total Difference:	\$17,306.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 60' (Village H)	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,748.61	\$3,756.56	\$7.95	0.21%
Single Family 60' (Village H)	Series 2019A Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$4,067.49	\$4,075.44	\$7.95	0.20%
Single Family 60' (Village H) - Partial	Series 2019A Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,748.61	\$3,756.56	\$7.95	0.21%
Single Family 40' (Village M)	Series 2019A Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,429.73	\$3,437.68	\$7.95	0.23%
Single Family 50' (Village M)	Series 2019A Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,748.61	\$3,756.56	\$7.95	0.21%
Single Family 60' (Village M)	Series 2019A Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$4,067.49	\$4,075.44	\$7.95	0.20%
Single Family 40' (Villages N & P)	Series 2021 (N&P) Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,429.73	\$3,437.68	\$7.95	0.23%
Single Family 50' (Villages N & P)	Series 2021 (N&P) Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,748.61	\$3,756.56	\$7.95	0.21%
Single Family 60' (Villages N & P)	Series 2021 (N&P) Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$4,067.49	\$4,075.44	\$7.95	0.20%
Single Family 40' (Villages Q & R)	Series 2021 (Q&R) Debt Service	\$1,275.51	\$1,275.51	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,429.73	\$3,437.68	\$7.95	0.23%
Single Family 50' (Villages Q & R)	Series 2021 (Q&R) Debt Service	\$1,594.39	\$1,594.39	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$3,748.61	\$3,756.56	\$7.95	0.21%
Single Family 60' (Villages Q & R)	Series 2021 (Q&R) Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$4,067.49	\$4,075.44	\$7.95	0.20%
Single Family 70' (Village O) - Previously Unplatted	Series 2023 Debt Service	\$2,382.19	\$2,382.19	\$0.00	0.00%
	Operations & Maintenance	\$2,154.22	\$2,162.17	\$7.95	0.37%
	Total	\$4,536.41	\$4,544.36	\$7.95	0.18%

TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT
 FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$4,703,071.00
COLLECTION COSTS @	2%	\$100,065.34
EARLY PAYMENT DISCOUNT @	4%	\$200,130.68
TOTAL O&M ASSESSMENT		<u>\$5,003,267.02</u>

UNITS ASSESSED									ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT									
LOT SIZE	O&M	SERIES 2012	SERIES 2017A	SERIES 2018	SERIES 2019A	SERIES 2021 (N&P)	SERIES 2021 (Q&R)	SERIES 2023	EAU	TOTAL	% TOTAL	TOTAL	SERIES 2012	SERIES 2017A	SERIES 2018	SERIES 2019A	SERIES 2021 (N&P)	SERIES 2021 (Q&R)	SERIES 2023			
		DEBT SERVICE (1)	DEBT SERVICE (1)	DEBT SERVICE (1)	DEBT SERVICE (1)	DEBT SERVICE (1)	DEBT SERVICE (1)	DEBT SERVICE (1)	FACTOR	EAU's	EAU's	O&M BUDGET	O&M	DEBT SERVICE (2)	DEBT SERVICE (2)	DEBT SERVICE (2)	DEBT SERVICE (2)	DEBT SERVICE (2)	DEBT SERVICE (2)	TOTAL (3)		
Single Family (Group 1)	44	44	0	0	0	0	0	0	1.00	44.00	1.90%	\$95,135.59	\$2,162.17	\$412.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,574.89		
Single Family (Group 2)	172	172	0	0	0	0	0	0	1.00	172.00	7.43%	\$371,893.66	\$2,162.17	\$619.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,781.27		
Single Family (U)	165	164	0	0	0	0	0	0	1.00	165.00	7.13%	\$356,758.45	\$2,162.17	\$825.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,987.63		
Single Family 50' (E)	116	0	116	0	0	0	0	0	1.00	116.00	5.01%	\$250,812.00	\$2,162.17	\$0.00	\$1,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,412.17		
Single Family 60' (E)	91	0	90	0	0	0	0	0	1.00	91.00	3.93%	\$196,757.69	\$2,162.17	\$0.00	\$1,458.33	\$0.00	\$0.00	\$0.00	\$0.00	\$3,620.50		
Single Family 50' (F2, F3 & G1)	135	0	135	0	0	0	0	0	1.00	135.00	5.83%	\$291,893.28	\$2,162.17	\$0.00	\$1,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,412.17		
Single Family 60' (F2 & G1)	39	0	39	0	0	0	0	0	1.00	39.00	1.69%	\$84,324.73	\$2,162.17	\$0.00	\$1,562.50	\$0.00	\$0.00	\$0.00	\$0.00	\$3,724.67		
Single Family 40' (K & L)	58	0	58	0	0	0	0	0	1.00	58.00	2.51%	\$125,406.00	\$2,162.17	\$0.00	\$1,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,412.17		
Single Family 50' (F1, K, & L)	88	0	88	0	0	0	0	0	1.00	88.00	3.80%	\$190,271.17	\$2,162.17	\$0.00	\$1,562.50	\$0.00	\$0.00	\$0.00	\$0.00	\$3,724.67		
Single Family 60' (F1)	22	0	22	0	0	0	0	0	1.00	22.00	0.95%	\$47,567.79	\$2,162.17	\$0.00	\$1,875.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,037.17		
Single Family 40' (I & J)	96	0	0	96	0	0	0	0	1.00	96.00	4.15%	\$207,568.55	\$2,162.17	\$0.00	\$0.00	\$1,250.00	\$0.00	\$0.00	\$0.00	\$3,412.17		
Single Family 50' (I, & J)	124	0	0	124	0	0	0	0	1.00	124.00	5.36%	\$268,109.38	\$2,162.17	\$0.00	\$0.00	\$1,562.50	\$0.00	\$0.00	\$0.00	\$3,724.67		
Single Family 50'(G2)	57	0	0	57	0	0	0	0	1.00	57.00	2.46%	\$123,243.83	\$2,162.17	\$0.00	\$0.00	\$1,275.51	\$0.00	\$0.00	\$0.00	\$3,437.68		
Single Family 60' (G2 & J)	72	0	0	0	0	0	0	0	1.00	72.00	3.11%	\$155,676.42	\$2,162.17	\$0.00	\$0.00	\$1,875.00	\$0.00	\$0.00	\$0.00	\$4,037.17		
Single Family 50' (H)	137	0	0	0	137	0	0	0	1.00	137.00	5.92%	\$296,217.62	\$2,162.17	\$0.00	\$0.00	\$0.00	\$1,594.39	\$0.00	\$0.00	\$3,756.56		
Single Family 60' (H)	29	0	0	0	29	0	0	0	1.00	29.00	1.25%	\$62,703.00	\$2,162.17	\$0.00	\$0.00	\$0.00	\$1,913.27	\$0.00	\$0.00	\$4,075.44		
Single Family 60' (H) (PARTIAL)	4	0	0	0	4	0	0	0	1.00	4.00	0.17%	\$8,648.69	\$2,162.17	\$0.00	\$0.00	\$0.00	\$1,594.39	\$0.00	\$0.00	\$3,756.56		
Single Family 40' (M)	58	0	0	0	58	0	0	0	1.00	58.00	2.51%	\$125,406.00	\$2,162.17	\$0.00	\$0.00	\$0.00	\$1,275.51	\$0.00	\$0.00	\$3,437.68		
Single Family 50' (M)	126	0	0	0	126	0	0	0	1.00	126.00	5.45%	\$272,433.73	\$2,162.17	\$0.00	\$0.00	\$0.00	\$1,594.39	\$0.00	\$0.00	\$3,756.56		
Single Family 60' (M)	39	0	0	0	39	0	0	0	1.00	39.00	1.69%	\$84,324.73	\$2,162.17	\$0.00	\$0.00	\$0.00	\$1,913.27	\$0.00	\$0.00	\$4,075.44		
Single Family 40' (N & P)	59	0	0	0	0	59	0	0	1.00	59.00	2.55%	\$127,568.17	\$2,162.17	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275.51	\$0.00	\$0.00	\$3,437.68	
Single Family 50' (N & P)	157	0	0	0	0	0	157	0	1.00	157.00	6.78%	\$339,461.07	\$2,162.17	\$0.00	\$0.00	\$0.00	\$0.00	\$1,594.39	\$0.00	\$0.00	\$3,756.56	
Single Family 60' (N & P)	91	0	0	0	0	91	0	0	1.00	91.00	3.93%	\$196,757.69	\$2,162.17	\$0.00	\$0.00	\$0.00	\$0.00	\$1,913.27	\$0.00	\$0.00	\$4,075.44	
Single Family 40' (O)	62	0	0	0	0	62	0	0	1.00	62.00	2.68%	\$134,064.69	\$2,162.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,275.51	\$0.00	\$3,437.68	
Single Family 50' (O)	108	0	0	0	0	108	0	0	1.00	108.00	4.67%	\$223,514.62	\$2,162.17	\$0.00	\$0.00	\$0.00	\$0.00	\$1,594.39	\$0.00	\$0.00	\$3,756.56	
Single Family 60' (Q & R)	101	0	0	0	0	0	101	0	1.00	101.00	4.36%	\$218,379.42	\$2,162.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,075.44		
Single Family 70' (O)	64	0	0	0	0	0	0	64	1.00	64.00	2.77%	\$138,379.04	\$2,162.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,382.19	\$4,544.36	
Total Community	2314	380	548	349	393	307	271	64	2314.00	100%	\$5,003,267.02											

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount (4%)	(\$300,196.02)
Net Revenue to be Collected	\$4,703,071.00

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount (4%)	(\$300,196.02)
Net Revenue to be Collected	\$4,703,071.00

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount (4%)	(\$300,196.02)
Net Revenue to be Collected	\$4,703,071.00

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount (4%)	(\$300,196.02)
Net Revenue to be Collected	\$4,703,071.00

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

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

(3) Annual assessment that will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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

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

(3) Annual assessment that will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

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

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

(3) Annual assessment that will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

RESOLUTION 2026-10

[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN 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, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Triple Creek Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

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

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

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2026.

ATTEST:

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Exhibit A

Tab 4

RESOLUTION 2026-11
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

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

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

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

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

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2027 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to effect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments

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

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 4th DAY OF AUGUST, 2026.

ATTEST:

**TRIPLE CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A

Exhibit B

Tab 5



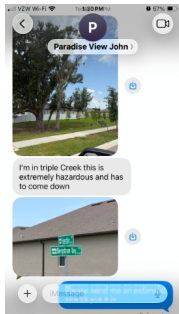
Proposal

Proposal No.: 408949

Proposed Date: 07/16/26

PROPERTY:	FOR:
Triple Creek CDD - Maintenance John Fowler 13013 Boggy Creek Drive Riverview, FL 33579	Dangerous Tree on Bergstrom by Lakehouse

Proposal to flush cut dangerous tree on Bergstrom Bay at park across from the Lakehouse.



ITEM	QTY	UOM	TOTAL
Bergstrom Park Across from Lakehouse			
Arborwork			\$1,560.00
Flush Cut	1.00	EA	
Total:			\$1,560.00

LMP Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Lagrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty in not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by LMP will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. LMP is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

<u>Matt O'Nolan</u>	<u>7.16.26</u>
Signature (Owner/Property Manager)	Date
<u>Matt O'Nolan</u>	
Printed Name (Owner/Property Manager)	
	<u>7/16/2026</u>
Signature - Representative	Date

Tab 6

Review quote and press Approve or Reject below

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com
https://cooperpoolsinc.com/

QUOTE

Quote Number
946

Quote Total
\$2,413.31

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

Quote Date
July 22, 2026
Expiration Date
August 22, 2026

LOCATION: 11920 Streambed Dr, Riverview

Item	Description	Qty	Rate	Amount
EEQK1000 10HP 230/460V 3PH 213JMZ ODP EQ SERIES MOTOR	EEQK1000 10HP 230/460V 3PH 213JMZ ODP EQ SERIES MOTOR	1	2,036.22	2,036.22
C/EQ Series Shaft Seal	C/EQ Series Shaft Seal	1	107.09	107.09
Installation / Labor	Installation / Labor	1.5	180.00	270.00

Subtotal	\$2,413.31
Tax	\$0.00
Quote Total	\$2,413.31

Cooper Pools Inc
info@cooperpoolsinc.com

Name & Signature

Date

7/22/2020



Cooper Pools

844-766-5256

Tab 7

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, June 23, 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)
Kyle Thornton	District Engineer, Halff (via phone)
Kelly Wilson	Clubhouse Manager, Rizzetta & Company, Inc.
Jennifer Ashley	Assistant Manager, Rizzetta and Company, Inc.
Bob Bowling	Representative, Cooper Pools

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 the budget.

THIRD ORDER OF BUSINESS

Staff Reports

A. Sitex Aquatics Report and Proposals

Mr. Smith was not present at the meeting.

The Board requested Sitex follow up on 38C as it still needs attention.

B. Landscape Inspection Report and Responses

The Board discussed the Triple Creek berm backside not being maintained.

The Board requested LMP construction store the unused pipes in one central neat location.

Mr. Bowling from Cooper Pools discussed pool updates and concerns.

C. Amenity Manager Update

Ms. Wilson reviewed her report with the Board.

The Board directed Amenity Staff to start suspending households where they are caught allowing tailgating into the amenities.

The Board requested that amenity staff get updated listing of dog waste stations and proposal for any additional stations needing service.

D. District Engineer

Mr. Thornton presented his report to the Board and discussed Colonnade Vista and traffic study.

The Board requested the Pond Bank Maintenance discussion be added to the July agenda.

E. District Manager Report

Mr. O’Nolan reminded the Board of Supervisors that the next regular meeting is scheduled for Tuesday, July 21, 2026, at 6:00 p.m. and the Final Budget Public Hearing will be held on August 4, 2026, at 6:00 p.m.

F. District Counsel

There were no questions for Mr. Davenport presented at the meeting.

FOURTH ORDER OF BUSINESS**Ratification of United Restoration Services Proposal****FIFTH ORDER OF BUSINESS****Discussion of the Fiscal Year 2026-2027 Budget**

The Board held a discussion on the 2026-2027 budget.

On a Motion by Mr. Carlton, seconded by Mr. Barthle, with all in favor, the Board approved the cancellation of the August 25, 2026 meeting, for the Triple Creek Community Development District.
--

SIXTH ORDER OF BUSINESS

Review of the Financial Statement for April 2026

The Board reviewed the Financial Statement for April 2026.

SEVENTH ORDER OF BUSINESS

Consideration of Operation and Maintenance Expenditures for April 2026

The Board reviewed the Operation and Maintenance Expenditures for April 2026.

EIGHTH ORDER OF BUSINESS

Consideration of the Board of Supervisors Meeting Minutes for May 19, 2026

On a Motion by Mr. Carlton, seconded by Ms. Lewis, with all in favor, the Board approved the Operation and Maintenance Expenditures for April 2026 (\$313,606.75) and the minutes from the meeting held on May 19, 2026, as presented, and ratified the United Restoration proposal for the Triple Creek Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests and Comments

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Mr. Stafford, seconded by Mr. Barthle all in favor, the Board adjourned the meeting at 8:54 p.m. for the Triple Creek Community Development District.

132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 8



ALPR

EEN Complete Anywhere Solar and Cellular

Revised 7-1-26

Prepared for: Triple Creek CDD

Created by: Thomas Giella

Email: thomas@completeit.io

Phone: (813) 444-4355



- Your Technology Professionals -
Sales, Training, & Support

Hi Triple Creek CDD,

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

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



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

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



Networks Infrastructure (Wi-Fi)

Security. Access. Backbone. Up-time.

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



Camera Systems (CCTV)

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

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



Access Control Systems (ACS)

Cloud Based. Secure. Affordable. Easy To Use.

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



Worry-Free Cloud Video Surveillance for Your Business

Make your business more efficient and the world a safer place – all on the only video management platform robust and flexible enough to power the future of video surveillance.

Eagle Eye Cloud Video Management System



CAMERA COMPATIBILITY

Use existing cameras or purchase from hundreds of the world's leading camera manufacturers, as Eagle Eye allows for the greatest choice and flexibility of any system on the market.



TRUE CLOUD

Benefit from easily deployed cloud technology that provides you with infinite scalability, flexibility, accessibility, and reliability.



CYBER SECURE

Protect your data with a system built by experts in cybersecurity who know how to prevent, detect, and respond to attacks, so you don't have to.



OPEN PLATFORM

Integrate seamlessly with other mission-critical applications, such as access control, smart sensors, and point-of-sale.



AI & ANALYTICS

Move beyond monitoring by leveraging data to identify threats; inform responses; and improve business operations, efficiency, and service.



THE EAGLE EYE CLOUD VMS

Smart Video Surveillance





Smart, Simple, Secure Cloud Video Surveillance for Your Business

Your security system should not only protect your people and property, it should also provide insight to help your business grow and thrive. It's Eagle Eye Networks mission to help you do just that.

We're leaders in delivering the power, flexibility, and cost-savings of cloud technology to the video surveillance market, helping you improve operations and enhance customer service, all while keeping an eye on what truly matters.

Whether you run a small business, global enterprise, or something in-between, you need a video solution capable of adapting to your needs – today and tomorrow. The Eagle Eye Cloud Video Management System (VMS) simplifies video surveillance through the flexibility of cloud paired with the convenience of easy, affordable installation and remote management.

The Eagle Eye Cloud VMS Equips You With:

True Cloud Technology

With a true cloud video solution, the video is processed and managed in the cloud, which offers users countless benefits.

- Scalability, so the system easily grows with your business
- Flexibility, enabling you to use the cameras and cabling in which you've already invested
- Accessibility, meaning you can view video from anywhere, on any device
- Reliability, regardless of your bandwidth limitations

Ease of Use

Eagle Eye provides easy installation, simple setup, an attractive and intuitive interface, central management, multisite viewing, on-the-fly camera sharing, storage retention flexibility, and much more.

Cybersecurity

The Eagle Eye VMS is built and maintained by cybersecurity experts who are laser-focused on protecting the confidentiality, integrity, and availability of your systems and the valuable data they contain.

Among other leading cybersecurity best practices, the Eagle Eye VMS offers secure encryption to buffered and locally-recorded video, constant monitoring against potential cyber threats, no vulnerable open ports or onsite firewalls, no onsite software to patch, triple redundant video storage, and two-factor authentication.





Open Platform

Closed systems can be problematic and costly to upgrade or add new technologies. Eagle Eye's open architecture gives you the power to choose from unlimited integrations, giving you the freedom to add new applications as your business needs evolve, ultimately increasing the value of your system. Easily integrate access control, point-of-sale, and license plate recognition to name just a few, for a single view of your operations.

Our open API platform offers:

- Greater customization
- Lower total cost of ownership (with no vendor lock-in and no additional licensing fees)
- Stronger cybersecurity
- A future-proofed investment (allowing you to incorporate tools for future needs)
- Speed to market (applications can be built in hours, not months, and updated in minutes, not weeks)

Artificial Intelligence and Analytics

Create long-term strategies based on the insights gained from your video analytics. For example, easily determine the number of people entering and exiting your property at any given time. Monitoring customer traffic flow and patterns is crucial to operations and marketing, allowing for better planning around staffing, floor displays, and store layouts.

Video analytics also provide insight into employee behaviors, ensuring procedures are being properly followed, customer interactions are positive, and training is appropriate and effective.



DIRECT-TO-CLOUD SURVEILLANCE

Eagle Eye “Anywhere” Camera Direct Cabinet System Data Sheet

Add video surveillance anywhere – connect
to the cloud with no wired internet or power

Key features:



Remote access

Access a full resolution stream of live and recorded video from anywhere in the world.



Notifications

Receive alerts and immediately respond with notifications to detected activity in real time.



Artificial Intelligence

Alert on people or vehicle detection with cloud-based AI features like Smart Video Search and AI Filtering.



Secure transmission and storage

Eagle Eye Complete Privacy Encryption(™) technology encrypts and ensures that video is private and secure.

Eagle Eye cloud video surveillance without any wires

Camera solutions for customers that need video surveillance without accessible power or network. Eagle Eye “Anywhere” Camera Direct Cabinet Systems connect directly to the Eagle Eye Cloud VMS with an included cellular connection. This outdoor solution also includes a solar battery and controller to connect to a solar panel.

APPLICATIONS FOR EAGLE EYE “ANYWHERE” CAMERA DIRECT CABINET SYSTEMS

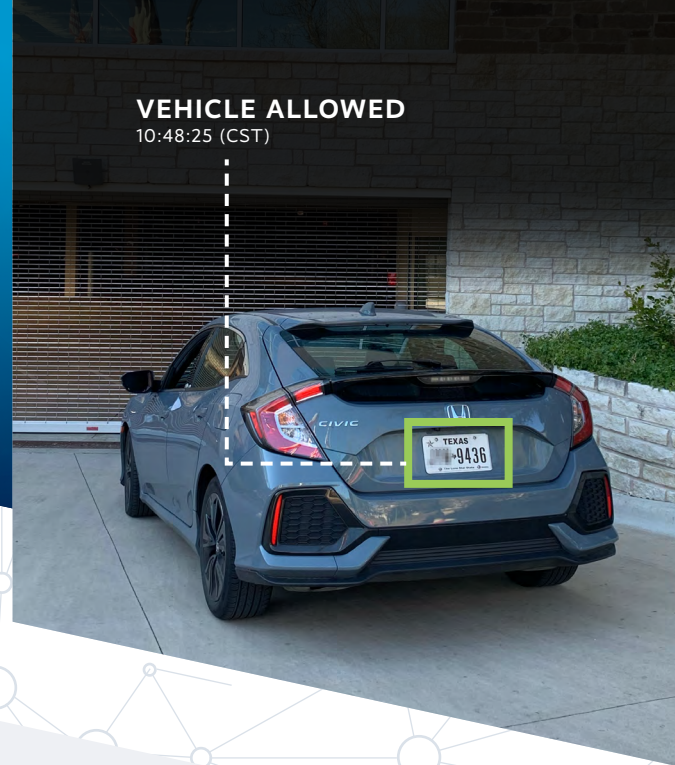
Add security in remote locations where power and internet is not feasible including property perimeters and agricultural sites. Curb illegal dumping, theft, and other criminal behavior.

- Parks and outdoor recreational facilities
- Construction - site surveillance and perimeter security
- Property Management - parking lots, gates, dumpsters
- Farming and cannabis - fields, greenhouses, and equipment storage
- Parking or perimeter areas
- Industrial - power infrastructure, oil and gas, water treatment facilities
- Commercial - warehouses and lots, equipment/fleet parking



CLOUD VIDEO SURVEILLANCE

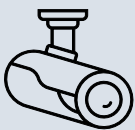
Eagle Eye License Plate Recognition Data Sheet



Features:



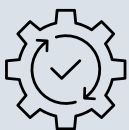
HIGH ACCURACY
AI MODEL



WORKS WITH
ANY ONVIF
CAMERA



OPERATES ON
CLOUD VMS



AUTOMATIC
SOFTWARE
UPDATES



OPEN API
FOR EASY
INTEGRATION

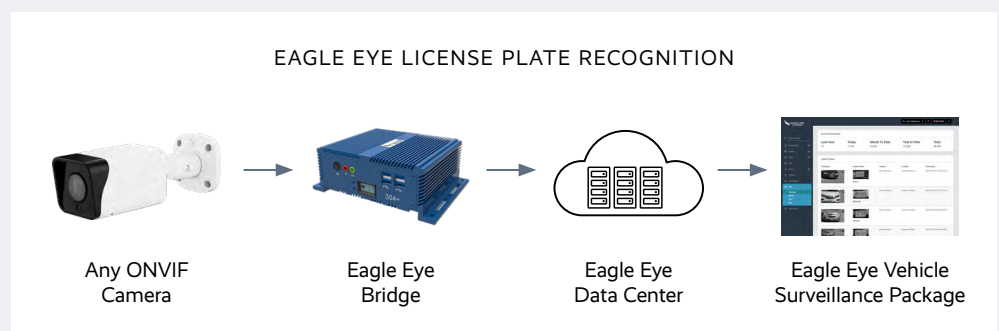


24/7/365
CUSTOMER
SUPPORT

Eagle Eye LPR

Eagle Eye LPR (license plate recognition, or automatic number plate recognition-ANPR) is an affordable, cloud-managed solution for accurate detection and recognition of license plates. Leveraging Eagle Eye's powerful artificial intelligence (AI), the system does not require onsite hardware or maintenance. Development innovations and updates are instantly delivered to customers via the cloud.

Built to operate with Eagle Eye Networks Cloud Video Management System (VMS), Eagle Eye LPR turns any existing ONVIF security camera into a highly accurate license plate reader.



Using AI and machine learning, based on millions of plate/vehicle images across multiple nations, Eagle Eye LPR delivers accurate results even in challenging conditions:

- Different fonts
- Stacked characters
- Non-standard license plates
- Dirty number plates
- Fast moving vehicles
- Poor weather conditions
- Difficult camera angles

Proposal Overview

- **Limited Lifetime Manufacturer Warranty For EEN Equipment (Excluding Labor).**
- **Uses the same Eagle Eye Networks camera system that Triple Creek CDD currently uses**

Main Entrance	Price	QTY
Solar and 4G Eagle Eye Anywhere - (1) DB14 (RENTAL) EEN SETUP • (1) Direct to Cloud 4G • (1) EEN DB14 Camera • (1) EEN Solar Panel	\$229.00	2
(1) 16' Black Aluminum 4x4 Pole (3-4ft in ground), metal round pole may be used as a substitute.	\$325.00	2
Big Bend Rd		
Solar and 4G Eagle Eye Anywhere - (2) DB14 (RENTAL) EEN SETUP • (1) Direct to Cloud 4G • (2) EEN DB14 Camera • (1) EEN Solar Panel	\$410.00	1
(1) 16' Black Aluminum 4x4 Pole (3-4ft in ground), metal round pole may be used as a substitute.	\$325.00	1
Colonnade Vista Drive		
Solar and 4G Eagle Eye Anywhere - (2) DT03 (RENTAL) EEN SETUP • (1) Direct to Cloud 4G • (2) EEN DT03 Camera with Starlight • (1) EEN Solar Panel • Blue Blinking Light	\$330.00	2
Solar and 4G Eagle Eye Anywhere - (2) DB14 (RENTAL) EEN SETUP • (1) Direct to Cloud 4G • (2) EEN DB14 Camera • (1) EEN Solar Panel • Blue Blinking Light	\$410.00	2
(1) 16' Black Aluminum 4x4 Pole (3-4ft in ground), metal round pole may be used as a substitute.	\$325.00	6
Labor Installation		
Labor	\$165.00	8

Estimated Upfront Project Total \$6,593.00

Monthly Rental & License Price:

Monthly Rental	Price	QTY
Eagle Eye Camera System - DB14 Camera (Single Camera Per Pole) (1) EEN Cloud Recording 30-days (1) EEN Cellular - EEN Equipment	\$229.99	2
Eagle Eye Camera System - DB14 Cameras (Two Camera Per Pole) (1) EEN Cloud Recording 30-days (1) EEN Cellular - EEN Equipment	\$392.95	3
Eagle Eye Camera System - DT03 Camera (1) EEN Cloud Recording 30-days (1) EEN Cellular - EEN Equipment	\$342.95	2
License Plate Recognition from EEN	\$45.00	8
☒ (Optional) ALPR to Local Law Enforcement with the option of National Database	\$60.00	8

Estimated Monthly \$3,164.73

SECURITY AND TECHNOLOGY SERVICES AGREEMENT

This SECURITY AND TECHNOLOGY SERVICES AGREEMENT ("Agreement") is made and entered into this ____ day of ____, 2026, by and between:

_____, a Community Development District, with a mailing address of _____ ("District"); and

COMPLETE IT CORP, a Florida corporation, with a mailing address of 2664 Cypress Ridge Boulevard, Suite 103, Wesley Chapel, Florida 33544 ("Contractor").

District and Contractor may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, District desires to obtain security, access control, surveillance, monitoring, licensing, maintenance, and related technology services for its facilities and operations; and

WHEREAS, Contractor represents that it has the experience, personnel, and capability to provide such services; and

WHEREAS, the Parties desire to enter into this Agreement to set forth the terms and conditions under which Contractor will provide the Services.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties agree as follows:

SECTION 1. DEFINITIONS

1.1 "Services" means the services described in this Agreement and in the proposal attached hereto as Exhibit A, including without limitation installation, configuration, monitoring, remote support, preventative maintenance, and related technology services.

1.2 "Equipment" means hardware, devices, accessories, components, and related materials provided by Contractor.

1.3 "SaaS" means third-party cloud or subscription software/services, including but not limited to access control and video platforms, licensing, and cloud management services.

1.4 "Exhibit A" means the proposal, quote, scope of work, pricing, and related documentation attached hereto and incorporated herein by reference.

1.5 MONITORING SERVICES LIMITATIONS

Where Services include camera monitoring or surveillance observation:

- (a) Observation Only. Contractor's monitoring services are limited to observation and notification only. Contractor has no authority, ability, or obligation to prevent

criminal activity, respond to emergencies, dispatch personnel, or take any action beyond notification as specified herein or in Exhibit A.

- (b) No Security Guarantee. Monitoring services do not constitute guard services or security services and do not guarantee prevention of theft, vandalism, trespassing, personal injury, property damage, or other loss.

- (c) Limited Notification Duty. Contractor's sole obligation upon observing suspicious activity or emergency situations is to notify the individuals or entities designated by District in a written notification protocol or contact list established after execution of this Agreement. Such contacts may include, but are not limited to, District board members, the District Manager, on-site or clubhouse management, and, where appropriate, applicable non-emergency law enforcement contact numbers. Contractor's notification obligation shall be deemed satisfied upon good faith attempted contact using the contact information provided, regardless of whether such contact is successfully completed.

- (d) Enhanced Review Process. Contractor utilizes a combination of automated detection technologies and human review to evaluate events. While Contractor employs commercially reasonable efforts to identify and assess activity, District acknowledges that event detection and interpretation may be impacted by environmental conditions, system limitations, or data quality, and not all events may be identified, escalated, or interpreted as intended.

- (e) Technical Limitations. Monitoring effectiveness depends on camera functionality, image quality, lighting conditions, weather, internet connectivity, power availability, field of view, and other technical factors outside Contractor's control.

- (f) No Continuous Monitoring Guarantee. Unless expressly specified otherwise in Exhibit A, monitoring services are not guaranteed to be continuous or uninterrupted and may be subject to outages, technical issues, maintenance, personnel scheduling, or other operational interruptions.

1.6 ACCESS CONTROL AND GATE OPERATOR LIMITATIONS

Where Services include access control systems or automated gate operators:

- (a) Deterrent Systems Only. Access control systems are deterrents only and cannot guarantee prevention of unauthorized access, tailgating, forced entry, credential sharing, or circumvention by determined individuals.

- (b) Fire/Life Safety Priority. District acknowledges that fire codes, emergency access requirements, and life safety obligations supersede access control restrictions.

Contractor is not responsible for access control failures or overrides that occur in connection with emergency or life safety functions.

(c) Training. Contractor provides training for access control and camera systems. Contractor does not provide full training for gate operators, but may provide limited guidance to on-site maintenance personnel. Contractor shall not be liable for improper use, misuse, accidents, or injuries resulting from inadequate user training, failure to follow instructions, or unauthorized operation.

(d) Gate Operator Safety / Signage. Automated vehicle gates present inherent risks of serious injury or death, including crushing, impact, and entrapment hazards. Contractor may provide warning signage for gate areas; however, District is solely responsible for determining whether such signage is adequate, properly placed, visible, and compliant with applicable code or safety requirements.

(e) Emergency Access. District is responsible for ensuring that emergency vehicle access procedures comply with local fire, police, and emergency service requirements. Contractor may include emergency override capabilities where applicable, but District assumes responsibility for emergency access coordination and compliance.

(f) Mechanical Component Risks. Gates, operators, motors, sensors, loops, and mechanical components are subject to wear, weather exposure, misuse, obstruction, and eventual failure. Preventive maintenance reduces, but does not eliminate, the risk of malfunction.

(g) Power / Communication and UL Compliance. Gate operators and access control systems rely on power, communication networks, and manufacturer-installed safety features. Battery backup systems and fail-safe/fail-secure operations are designed in accordance with applicable UL listings and manufacturer specifications; however, system behavior during outages (including fail open, fail closed, or stopping mid-cycle) is dependent on those configurations and conditions at the time of the event. Contractor shall not be responsible for performance variations caused by such conditions.

(h) Code Guidance and Responsibility. Contractor shall use commercially reasonable efforts to install systems in alignment with generally accepted industry practices and applicable manufacturer specifications. District acknowledges that Contractor is not acting as a code enforcement authority or permitting agency. District remains responsible for permits and final compliance; however, Contractor will reasonably cooperate and provide guidance based on its experience where applicable. Contractor makes no warranty of full code compliance due to variables outside its control.

SECTION 2. SERVICES; EXHIBIT A; CHANGE ORDERS

2.1 Scope. Contractor shall provide the Services and/or Equipment described in Exhibit A, which is incorporated herein by reference.

2.2 Change Orders. A written change order shall only be required where changes to scope, Equipment, timeline, or conditions result in additional cost to District. Contractor may, at its discretion, perform minor adjustments, sequencing changes, or field modifications necessary to maintain project schedule and efficiency, provided such changes do not increase cost to District.

2.3 No Guarantee of Outcome. Contractor will perform Services in a professional manner consistent with industry standards; however, technology systems may be affected by third-party services, site conditions, power, internet connectivity, weather, utility conditions, and other factors outside Contractor's control.

SECTION 3. TERM; RENEWAL; TERMINATION

3.1 Initial Term. Unless otherwise specified in Exhibit A, the initial term of this Agreement shall begin upon the earliest occurrence of: (i) the date this Agreement is signed, (ii) installation of any Equipment, (iii) Contractor personnel performing on-site project work or site walkthrough for scheduling purposes, (iv) activation of any software, licensing, or SaaS services, (v) ordering of project-related Equipment, or (vi) commencement of system setup or training.

For billing purposes, any recurring services, including but not limited to monitoring, licensing, software, and subscription-based services, may be billed beginning on the effective start of the Initial Term. Recurring monthly services are billed for the full calendar month in which billing begins, regardless of the specific date of activation, commencement, or use. By way of example only, if recurring services begin on the twentieth (20th) day of a month, such services shall still be billed as if they began on the first (1st) day of that month. All recurring invoices shall be dated as of the first (1st) day of the applicable month, and District shall have net thirty (30) days to pay such invoices.

3.2 Renewal. This Agreement shall automatically renew for successive one (1) year terms unless either Party provides written notice of cancellation at least sixty (60) days prior to the expiration of the then-current term.

3.3 Month-to-Month Continuation. Upon expiration of the Initial Term or any renewal term, this Agreement may continue on a month-to-month basis if the Parties continue performance and do not otherwise terminate in accordance with this Agreement.

3.4 Termination. Either Party may terminate this Agreement for convenience upon sixty (60) days' written notice; provided, however, that such termination shall not relieve District of payment obligations incurred prior to the effective date of termination, including committed third-party licensing, equipment, Services performed, Services scheduled, materials procured, and other non-cancelable costs.

SECTION 4. COMPENSATION; DEPOSITS; INVOICING

4.1 Compensation. District shall pay Contractor the amounts set forth in Exhibit A.

4.2 Project Deposit. Project-based work requires a non-refundable deposit equal to fifty percent (50%) of the total project cost unless otherwise stated in writing. Work shall not be ordered or scheduled until deposit is received.

4.3 Remaining Balance. The remaining balance is due within fourteen (14) calendar days after substantial completion unless otherwise stated in writing.

4.4 Payment Definition. Payments are deemed made only when actually received and processed by Contractor.

District is advised to submit all payments using trackable delivery methods (including but not limited to UPS Ground or equivalent). Contractor shall not be responsible for payments that are delayed, lost, or not received. Upon request, Contractor may provide a prepaid trackable shipping label for delivery of project deposits or payments.

SECTION 5. PROJECT TIMELINES

5.1 Estimated Completion. Project timelines are estimates and not guarantees.

5.2 District Delays. Contractor shall not be responsible for delays caused by District, including but not limited to delays resulting from District's failure to provide access, approvals, required information, site readiness, or coordination. This shall also include delays caused by any third-party vendor, contractor, or service provider engaged by or on behalf of District, as well as delays resulting from resident-related issues, including but not limited to access restrictions, scheduling conflicts, interference, or complaints.

Delays exceeding fifteen (15) calendar days may result in partial billing or invoicing of work performed and materials procured to date. Additional charges may apply for extended delays, remobilization, rescheduling of work, or inefficiencies caused by such delays.

Contractor will make commercially reasonable efforts to continue progress on unaffected portions of the project where feasible; however, District acknowledges that due to scheduling commitments across multiple projects, resource allocation, and coordination requirements, Contractor may not be able to immediately reassign labor to alternate tasks. Project sequencing, scheduling adjustments, and delays shall be managed in a commercially reasonable manner considering all active project obligations. If Contractor is unable to continue work on affected or unaffected portions of the project due to delays attributable to District, its residents, or third parties engaged by or on behalf of District, and such delays exceed the applicable five (5) day or fifteen (15) day periods set forth in this Agreement, such delays shall remain the responsibility of District, regardless of whether Contractor is able to proceed with other portions of the project.

SECTION 6. SITE REQUIREMENTS

6.1 Access. District shall provide access, personnel, and approvals as needed. Contractor may install a Contractor-designated lockbox or lockbox system at the project location(s) at Contractor's cost for operational efficiency, emergency access, troubleshooting, or service purposes. District shall provide copies of any keys or other access devices reasonably required by Contractor for such purposes. If any Contractor-designated lockbox is stolen, damaged, tampered with, lost, or otherwise requires replacement for any reason not caused solely by Contractor, District shall be billed for replacement by Contractor. District acknowledges that Contractor utilizes its own designated lockbox systems and access methods for operational, service, and security reasons, and District shall not substitute, replace, or require alternative lockbox systems in lieu of Contractor's designated system.

6.2 Power and Internet. District must provide stable power and internet connectivity. If connectivity issues arise, Contractor may coordinate with District's Internet Service Provider ("ISP") to troubleshoot and resolve issues. Contractor will use commercially reasonable efforts to work with the ISP and attempt available remedies to restore or improve connectivity; however, Contractor has an obligation to provide functioning Services to District and cannot be indefinitely delayed by ISP-related issues. Time spent coordinating with an ISP may become billable depending on the duration, complexity, and extent of such involvement. If connectivity is determined by Contractor to be insufficient, unreliable, or otherwise unsuitable for proper system operation, Contractor may require transition to an alternate ISP or the implementation of backup connectivity solutions, including but not limited to copper, fiber, or cellular service, all at District's expense.

If District elects for Contractor to procure, manage, or maintain ISP services on behalf of District, such ISP services shall be billed as part of Contractor's regular monthly invoicing. Pricing shall consist of the underlying ISP cost plus up to twenty-five percent (25%) for management, administration, and billing. In such cases, Contractor shall be the sole account holder for the ISP service, and District shall not have direct access to the ISP account, nor shall District make any changes, requests, or communications with the ISP without prior written approval from Contractor. District acknowledges that all ISP-related changes, support requests, or modifications must be coordinated exclusively through Contractor.

6.3 Credentials. District is responsible for preparing all user credentials prior to system deployment. Contractor may assist with the onboarding of residents and credential setup if such services are included in Exhibit A. If not included, such services shall require written approval by District and shall be billed separately as additional services. District agrees that delays in approvals, decisions, questions, or requested changes exceeding five (5) calendar days may impact the project schedule. In the event such delays exceed five (5) calendar days, Contractor reserves the right to adjust the project schedule and invoice for work performed and materials procured, and if such delays materially impact the project timeline, the remaining project balance may become due. In addition to the five (5) day response requirement, delays exceeding fifteen (15) calendar days related to approvals, credential preparation, or requested changes shall be treated as project delays under Section 5.2 and may result in partial or full project billing.

6.4 Temporary Solutions. Contractor may deploy temporary solutions, including but not limited to cellular connectivity, generators, temporary hardware, bypass methods, or other interim systems, as reasonably necessary to maintain project progress, system functionality, or continuity of Services. Any such temporary solutions shall be billed as additional costs to District, and Contractor may implement such solutions without prior written approval where reasonably necessary due to site conditions, third-party delays, utility issues, resident-related issues, or other circumstances outside of Contractor's control.

6.5 Billing. Temporary solutions will be billed as additional costs.

6.6 Permits / Code Compliance. District shall be responsible for permitting and final approvals where required. Contractor will install systems in accordance with manufacturer specifications and industry standards and will use commercially reasonable efforts to support compliance; however, Contractor is not responsible for interpretation, enforcement, or certification of compliance with all applicable codes, particularly where such codes fall outside Contractor's scope (including but not limited to fire systems or structural compliance).

SECTION 7. RATES

7.1 Standard Hours. Standard hours of operation are Monday through Friday, 9:00 AM to 5:30 PM EST.

7.2 Standard Rate. Standard services shall be billed at \$165.00 per hour, subject to a two (2) hour minimum.

7.3 After-Hours Rate. Any Services performed outside standard hours of operation, including nights, weekends, federal holidays, Contractor-observed office closures, and any phone or email support outside standard hours, shall be billed at \$247.50 per hour, subject to a two (2) hour minimum.

7.4 Travel Time. Travel time is included in billable time and applies to both standard and after-hours rates.

SECTION 8. TRAVEL AND EXPENSES

8.1 Travel must be identified in Exhibit A to be billed.

8.2 Approved travel shall be billed at the applicable standard or after-hours rate.

8.3 Any overnight travel expenses (including hotel, meals, and related costs) shall require prior written approval by District before being incurred.

SECTION 9. SAAS LICENSING

9.1 Services may rely on third-party platforms.

9.2 Licensing may require minimum term commitments or non-cancelable obligations.

9.3 Certain third-party software, manufacturers, or service providers may require minimum term commitments or non-cancelable agreements. District acknowledges that such obligations are established by such third parties and not Contractor, and District shall remain responsible for any such commitments incurred as part of the Services, regardless of termination of this Agreement. Upon written request, Contractor may provide available documentation regarding such third-party requirements; however, District acknowledges that such requirements are subject to change by third-party providers at any time without notice and are outside Contractor's control.

SECTION 10. PRICE ADJUSTMENTS

10.1 Contractor may pass through manufacturer or vendor price increases.

10.2 Pricing adjustments may occur due to changes in third-party manufacturer or software licensing costs, which are outside of Contractor's control. Additional adjustments may include fuel surcharges, tariffs, supply chain cost increases, labor cost increases, or other industry-related cost escalations. District acknowledges that recurring services such as licensing, monitoring, software, and support services commonly increase over time and that such increases are often approximately five percent (5%) on a per-month basis, but may be greater depending on third-party or market conditions. Annualized increases may therefore exceed five percent (5%) in the aggregate.

SECTION 11. LATE PAYMENTS

11.1 Late payments may incur finance charges after fifteen (15) days.

11.2 For purposes of this Agreement, payment shall be deemed received only upon actual receipt and processing by Contractor, and not upon the date the payment was issued, mailed, or otherwise transmitted by District. Contractor recommends that all payments be sent using a trackable delivery method, as Contractor shall not be responsible for payments that are delayed, lost, or not received.

11.3 The maximum finance charge shall be eighteen percent (18%) annually or the maximum amount allowed under Florida law, whichever is less.

11.4 District is responsible for collection costs, including reasonable attorneys' fees and court costs to the extent permitted by law.

SECTION 12. SUSPENSION

12.1 Contractor may suspend Services for non-payment.

12.2 Contractor shall not be liable for resulting disruptions, outages, interruptions, delays, or damages arising from such suspension.

SECTION 13. REFUNDS

All deposits and payments are non-refundable.

SECTION 14. WARRANTY

14.1 Equipment is covered solely by the manufacturer's warranty, subject to the terms and conditions established by the applicable manufacturer. Contractor does not provide any separate or extended warranty beyond those offered by the manufacturer.

14.2 Manufacturer warranties do not cover, and Contractor shall not be responsible for, any damage or failure resulting from misuse, abuse, negligence, vandalism, theft, unauthorized access, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events.

14.3 Any repairs, replacements, or services required as a result of such excluded conditions shall be billed to District at Contractor's applicable rates.

14.4 Security System Limitation. District expressly acknowledges and agrees that Contractor makes no representations or warranties regarding the ability of any security system, access control system, monitoring service, gate system, camera system, or related Service to prevent theft, burglary, robbery, trespass, fire, vandalism, unauthorized access, personal injury, property damage, or any other criminal activity or emergency condition. All such systems are deterrents only.

14.5 Labor Warranty. Contractor provides a one (1) year labor warranty from the start date of this Agreement, covering workmanship defects only. This labor warranty does not apply to issues arising from misuse, abuse, negligence, vandalism, theft, unauthorized access, resident interference, third-party interference, power surges, utility interruptions, improper environmental conditions, acts of God, lightning, flood, fire, storm, or other natural events, nor does it apply to any condition, failure, or event that would otherwise be excluded from manufacturer warranty coverage or that is outside Contractor's control.

SECTION 15. LIMITATION OF LIABILITY

15.1 Contractor shall not be liable for indirect, incidental, special, punitive, or consequential damages.

15.2 Contractor's total liability under this Agreement shall be capped at the total fees actually paid by District to Contractor in the one (1) month preceding the event giving rise to the claim.

15.3 Contractor shall not be responsible for third-party outages, software failures, utility failures, internet failures, or actions of third-party vendors.

15.4 Exclusion of Damages. In no event shall Contractor be liable for any death, personal injury, property damage, theft, loss of profits, loss of use, loss of data, loss of goodwill, business interruption, or any other damages arising out of or related to this

Agreement, the Services, or any system malfunction, failure, or interruption.

15.5 System Failure Risk. District expressly assumes all risk associated with system failures, including unauthorized access, equipment malfunction, power failures, communication interruptions, utility failures, internet failures, acts of God, and other failures regardless of cause.

15.6 Monitoring Service Exclusions. Contractor shall not be liable for any losses, damages, injuries, or claims arising from or related to monitoring services, including but not limited to:

- (a) criminal activity or emergency situations that occur despite monitoring;
- (b) failure to observe, detect, or report events;
- (c) delays in notification or inability to reach designated contacts;
- (d) misinterpretation of observed activities or false alarms;
- (e) technical failures affecting monitoring capability; and
- (f) District's failure to respond to notifications or take appropriate action.

15.7 No Monitoring Liability. District acknowledges that Contractor provides observation and notification services only, and not security services. Contractor shall have no liability whatsoever for any criminal activity, theft, vandalism, trespass, personal injury, or property damage that occurs during or despite monitoring services, regardless of whether such events are observed, reported, misinterpreted, or not detected by Contractor.

15.8 Access Control Exclusions. Contractor shall not be liable for losses arising from or related to, including but not limited to:

- (a) unauthorized access due to system bypass, tailgating, credential sharing, or forced entry;
- (b) inability to access during emergencies, power failures, or system malfunctions;
- (c) injury or death resulting from gate operator contact, crushing, or entrapment;
- (d) vehicle damage from gate impact or malfunction;
- (e) emergency response delays due to access control or gate issues;
- (f) fire code violations or life safety compliance failures; and
- (g) user error, improper operation, or inadequate training.

15.9 Gate Operator Liability. District acknowledges that automated gate systems present inherent risks of serious injury or death. To the fullest extent permitted by law, District assumes responsibility for site conditions, user conduct, adequacy of warnings, training, resident actions, guest actions, and safety compliance related to gate operations.

SECTION 16. INDEMNIFICATION

16.1 Contractor Indemnification. To the extent permitted by Florida law, Contractor shall indemnify and hold harmless District from claims arising directly from Contractor's negligence or willful misconduct.

16.2 District Indemnification. To the fullest extent permitted by Florida law, District shall indemnify and hold harmless Contractor from claims arising from District's misuse of systems, unsafe site conditions, resident actions, guest actions, vendor actions, failure

to maintain the site, failure to comply with laws or code requirements, gate-related accidents, inadequate warnings, or third-party interference.

16.3 This section shall be interpreted in accordance with applicable Florida law and shall not be construed to require indemnification beyond limits permitted by law.

SECTION 17. FORCE MAJEURE

Neither Party shall be liable for delays or failures caused by events beyond reasonable control, including acts of God, weather, utility interruptions, labor shortages, supply chain delays, governmental action, internet outages, or similar events.

SECTION 18. CONFIDENTIALITY

Each Party shall keep confidential any non-public, proprietary, or sensitive information of the other Party and use such information only for purposes of this Agreement, except as otherwise required by law.

SECTION 19. NOTICES

All notices must be in writing and delivered by certified mail or recognized overnight courier.

District:
[INSERT DISTRICT ADDRESS]

Contractor:
Complete IT Corp
2664 Cypress Ridge Boulevard, Suite 103
Wesley Chapel, Florida 33544

Notice shall be deemed effective upon receipt.

SECTION 20. GOVERNING LAW; VENUE

This Agreement shall be governed by the laws of the State of Florida. Venue for any dispute shall be in Pasco County, Florida.

SECTION 21. INSURANCE

21.1 Contractor shall maintain commercially reasonable insurance appropriate to the Services being provided, including general liability, automobile liability, workers' compensation and employer's liability, umbrella or excess liability, and professional liability insurance.

21.2 Such insurance shall include, at minimum:

(The following represents Contractor's current insurance coverage as of the effective date of this Agreement and may be modified in accordance with policy renewals):

- General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Automobile Liability: \$1,000,000 combined single limit
- Umbrella / Excess Liability: \$5,000,000 aggregate
- Workers' Compensation and Employer's Liability: \$1,000,000 limits
- Professional Liability: \$1,000,000 per occurrence / \$1,000,000 aggregate

21.3 To the extent required by a written agreement, District may be included as an additional insured on applicable liability policies. Contractor's policies may include waiver of subrogation and primary and non-contributory provisions in favor of District, subject to the terms and conditions of such policies.

21.4 Contractor shall provide a certificate of insurance upon request as evidence of coverage. Such certificate is issued for informational purposes only and does not amend, extend, or alter the coverage provided by the policies.

21.5 All insurance coverage referenced herein is subject to the terms, conditions, exclusions, and limitations of the applicable insurance policies.

SECTION 22. DISPUTE RESOLUTION.

District shall continue to timely pay all amounts due under this Agreement, including during the pendency of any dispute, claim, or disagreement of any kind.

Any claim, dispute, or cause of action must be asserted during the active term of this Agreement or within a reasonable time thereafter as permitted by applicable law. District shall not delay or withhold claims in a manner that prevents Contractor from having a reasonable opportunity to inspect, repair, correct, or otherwise cure the alleged issue.

Upon termination or cancellation of this Agreement, District shall remain responsible for all amounts due for Services performed, Equipment provided, third-party obligations, and any work performed or costs incurred during the applicable sixty (60) day notice period, including any Services scheduled or in progress during such period.

22.1 The Parties shall attempt in good faith to resolve any dispute arising under this Agreement through informal discussions.

22.2 If the dispute is not resolved, the Parties agree to participate in non-binding mediation in Pasco County, Florida prior to initiating litigation.

22.3 In any action arising from this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs, to the extent permitted by law.

SECTION 23. DATA SECURITY

Contractor shall implement commercially reasonable administrative, technical, and physical safeguards designed to protect systems and data under its control.

SECTION 24. TRANSITION UPON TERMINATION

24.1 Upon termination or expiration of this Agreement, Contractor shall, upon written request and subject to payment of all outstanding amounts, reasonably cooperate in transitioning Services.

24.2 Such transition may include, where applicable and permitted:

- transfer of administrative credentials;
- export of available system configurations or data;
- reasonable coordination with replacement vendors;
- transition of cloud tenant access, if permitted by third-party platform terms; and
- removal or reassignment of agents, software, or management tools where appropriate.

24.3 Transition services outside of standard offboarding shall be billed at Contractor's applicable rates.

24.4 Contractor shall not be responsible for limitations imposed by third-party systems, software providers, manufacturers, licensing restrictions, or platform ownership limitations.

SECTION 25. DISCLAIMERS

25.1 Security System Disclaimer. Security systems, access control systems, camera systems, and monitoring services are deterrents only and are not guaranteed to prevent criminal activity, unauthorized access, vandalism, loss, injury, or property damage.

25.2 Not a Security Company / Emergency Response Provider. Contractor is a technology services provider and not a security company, guard service, alarm company, or emergency response provider.

25.3 Emergency Response Disclaimer. Contractor does not dispatch police, fire, or medical personnel. Where applicable, Contractor may contact a non-emergency law enforcement number or other designated contact as identified by District. Any such notification is provided as a courtesy only, and Contractor shall have no responsibility or liability for response times, actions taken, or lack of response by any third party.

25.4 Third-Party Interference. Contractor shall not be liable for system compromise or failure due to tampering, hacking, jamming, interference, sabotage, vandalism, or actions of third parties, including residents, visitors, former employees, vendors, or malicious actors.

25.5 Power / Environmental Conditions. Contractor shall not be responsible for system failure due to power loss, internet outages, extreme weather, improper environmental conditions, utility disruptions, or conditions outside manufacturer specifications.

25.6 Access Control Limitations. No access control system can prevent all unauthorized access. Systems may be bypassed, credentials may be compromised, and technical failures may occur.

25.7 Gate Operator Warning. Automated vehicle gates can cause serious injury or death. District acknowledges that automated gate systems present crushing and entrapment hazards and agrees to implement all necessary safety measures, training, and warnings.

25.8 Emergency Override. Access control and gate systems may include emergency override capabilities or may be overridden for life safety purposes. District is responsible for coordinating with local emergency services and ensuring compliance with fire and life safety requirements.

25.9 Maintenance Responsibility. Gate operators and related systems require regular preventive maintenance to minimize failure risk. District agrees to follow recommended maintenance schedules and promptly report any operational issues.

SECTION 26. GENERAL PROVISIONS

26.1 Entire Agreement. This Agreement and Exhibit A constitute the entire agreement between the Parties and supersede all prior oral or written discussions, negotiations, and understandings.

26.2 Severability. If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

26.3 Waiver. The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver of that provision or any other provision.

SECTION 27. INSTALLATION LIMITATIONS

Contractor shall not be responsible for landscaping restoration, unmarked underground utilities, pipes, conduits, or infrastructure not properly identified with detectable marking systems. Contractor is not responsible for painting, cosmetic repairs, or touch-up work unless specifically included in Exhibit A. Contractor's responsibility is limited strictly to the scope of work defined in Exhibit A.

SECTION 28. PUBLIC RECORDS

Contractor acknowledges that District is a public entity subject to Chapter 119, Florida Statutes. Contractor shall:

- (a) Keep and maintain public records required by the District to perform the Services;
- (b) Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law;
- (c) Ensure that public records that are exempt or confidential and

exempt from public records disclosure requirements are not disclosed except as authorized by law;

SECTION 29. PUBLIC ENTITY CRIMES

Pursuant to Section 287.133, Florida Statutes, Contractor represents that it has not been placed on the convicted vendor list within the past thirty-six (36) months. Contractor shall immediately notify the District if it is placed on the convicted vendor list, whereupon the District may terminate this Agreement.

SECTION 30. SCRUTINIZED COMPANIES

Pursuant to Section 287.135, Florida Statutes, Contractor represents that it is not a scrutinized company and shall notify the District if its status changes, whereupon the District may terminate this Agreement.

SECTION 31. E-VERIFY

Pursuant to Section 448.095, Florida Statutes, Contractor represents that it is in compliance with all requirements of said statute, including the use of the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all applicable employees. Contractor shall remain in compliance for the duration of this Agreement.

SECTION 32. GOVERNMENTAL LIABILITY LIMITATION

Nothing in this Agreement shall be construed as a waiver of the District's sovereign immunity or limitations of liability under Section 768.28, Florida Statutes, or any other applicable law.

SIGNATURES

DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

CONTRACTOR

COMPLETE IT CORP

By: _____

Name: _____

Title: _____

Date: _____