



Rizzetta & Company

# Triple Creek Community Development District

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**Budget Workshop  
May 2, 2023**

**District Office:  
2700 S. Falkenburg Rd. Suite 2745  
Riverview, Florida 33578  
813.533.2950**

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

# TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT AGENDA

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

<b>District Board of Supervisors</b>	Alex Garces Marc Carlton Shannon Lewis David Stafford Elizabeth Rosado	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Taylor Nielsen	Rizzetta & Company, Inc.
<b>District Counsel</b>	Lindsay Whelan	Kutak Rock Law
<b>District Engineer</b>	Kyle Thornton	Halff

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

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

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

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

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

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April 25, 2023

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

**AGENDA**

Dear Board Members:

The Budget Workshop of the Board of Supervisors of Triple Creek Community Development District will be held on **Tuesday, May 2, 2023 at 6:00 p.m.** at the Hammock Club, located at 13013 Boggy Creek Drive, Riverview, FL 33579. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ITEMS**
  - A. Review of Proposed Budget for FY 23/24 ..... Tab 1
- 4. 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.

Very truly yours,

*Taylor Nielsen*

Taylor Nielsen  
District Manager

# Tab 1

**Proposed Budget**  
**Triple Creek Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll*	\$ 2,563,954	\$ 2,563,954	\$ 2,453,332	\$ 110,622	\$ 2,688,920	\$ 235,588	
6	Off Roll*	\$ 34,853	\$ 69,706	\$ 6,659	\$ 63,047	\$ 6,735	\$ 76	
7	Other Miscellaneous Revenues							
8	Miscellaneous Revenues	\$ 2,630	\$ 5,260	\$ -	\$ 5,260	\$ -	\$ -	
9	Facility Rentals	\$ 2,465	\$ 4,930	\$ -	\$ 4,930	\$ -	\$ -	
10	HOA Rentals	\$ 558	\$ 1,116	\$ -	\$ 1,116	\$ -	\$ -	
12								
13	<b>TOTAL REVENUES</b>	<b>\$ 2,604,460</b>	<b>\$ 2,644,966</b>	<b>\$ 2,459,991</b>	<b>\$ 184,975</b>	<b>\$ 2,695,655</b>	<b>\$ 235,664</b>	
14								
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
16								
17	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 2,604,460</b>	<b>\$ 2,644,966</b>	<b>\$ 2,459,991</b>	<b>\$ 184,975</b>	<b>\$ 2,695,655</b>	<b>\$ 235,664</b>	
18								
19	<b>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</b>							
20								
21	<b>EXPENDITURES - ADMINISTRATIVE</b>							
22								
23	Legislative							
24	Supervisor Fees	\$ 5,800	\$ 11,600	\$ 14,000	\$ 2,400	\$ 14,000	\$ -	14 meetings per year
25	Financial & Administrative							
26	Administrative Services	\$ 2,346	\$ 4,692	\$ 4,692	\$ -	\$ 4,927	\$ 235	contract price
27	District Management	\$ 9,690	\$ 19,380	\$ 19,380	\$ -	\$ 20,349	\$ 969	contract price
28	District Engineer	\$ 9,478	\$ 18,956	\$ 30,000	\$ 11,044	\$ 30,000	\$ -	Last FY spent \$28,857
29	Disclosure Report	\$ 10,000	\$ 10,000	\$ 15,000	\$ 5,000	\$ 10,000	\$ (5,000)	contract price
30	Trustees Fees	\$ 24,225	\$ 42,000	\$ 42,000	\$ -	\$ 42,000	\$ -	7 bonds currently
31	Assessment Roll	\$ 5,100	\$ 5,100	\$ 5,100	\$ -	\$ 5,355	\$ 255	contract price
32	Financial & Revenue Collections	\$ 1,938	\$ 3,876	\$ 3,876	\$ -	\$ 4,070	\$ 194	contract price
33	Accounting Services	\$ 8,760	\$ 17,520	\$ 17,519	\$ (1)	\$ 18,396	\$ 877	contract price
34	Auditing Services	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 6,000	\$ 2,000	need new proposal for this FY, budget high water
35	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 1,800	\$ 1,350	\$ 1,800	\$ -	contract price
36	Miscellaneous Mailings	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 2,500	\$ 1,000	Last FY spent \$2,064
37	Public Officials Liability Insurance	\$ 3,038	\$ 3,038	\$ 3,391	\$ 353	\$ 3,494	\$ 103	EGIS FY23-24 Proposal (add 15%)
38	Legal Advertising	\$ 766	\$ 1,532	\$ 8,500	\$ 6,968	\$ 10,000	\$ 1,500	Last FY spent \$12,936
39	Dues, Licenses & Fees	\$ 225	\$ 450	\$ 175	\$ (275)	\$ 500	\$ 325	Last FY spent \$375
40	Bank Fees	\$ 612	\$ 612	\$ 1,500	\$ 888	\$ 1,500	\$ -	Last FY spent \$664
41	Website Hosting, Maintenance, Backup (and	\$ 2,961	\$ 3,315	\$ 3,315	\$ -	\$ 3,615	\$ 300	RTS (1200) + VglobalTech (900) + Campus Suites (1515)
42								
43	Legal Counsel							
44	District Counsel	\$ 12,119	\$ 24,238	\$ 65,000	\$ 40,762	\$ 65,000	\$ -	Last FY spent \$71,228
45								
46	<b>Administrative Subtotal</b>	<b>\$ 97,508</b>	<b>\$ 166,759</b>	<b>\$ 240,748</b>	<b>\$ 73,989</b>	<b>\$ 243,506</b>	<b>\$ 2,758</b>	
47								
48	<b>EXPENDITURES - FIELD OPERATIONS</b>							
49								
50	Security Operations							
51	Security Monitoring Services	\$ 6,000	\$ 12,000	\$ 12,000	\$ -	\$ 12,000	\$ -	contract price
52	Security Monitoring Equipment Repair/Replacement	\$ 4,497	\$ 8,994	\$ 10,000	\$ 1,006	\$ 10,000	\$ -	last FY was installation
53	Electric Utility Services							
54	Utility Services	\$ 6,807	\$ 13,614	\$ 25,000	\$ 11,386	\$ 35,000	\$ 10,000	Last FY spent \$30,067
55	Street Lights	\$ 150,083	\$ 300,166	\$ 250,000	\$ (50,166)	\$ 350,000	\$ 100,000	Last FY spent \$308,049 - expect TECO inc +10%
56	Utility - Recreation Facilities	\$ 16,889	\$ 33,778	\$ 40,000	\$ 6,222	\$ 45,000	\$ 5,000	Last FY spent \$38,344
57	Garbage/Solid Waste Control Services							
58	Garbage - Recreation Facility	\$ 3,194	\$ 6,388	\$ 6,600	\$ 212	\$ 7,500	\$ 900	Waste Management Contract subject to increases
59	Water-Sewer Combination Services							
60	Utility Services	\$ 5,714	\$ 11,428	\$ 15,000	\$ 3,572	\$ 20,000	\$ 5,000	Last FY spent \$17,216
61	Stormwater Control							
62	Aquatic Maintenance	\$ 29,700	\$ 59,400	\$ 59,340	\$ (60)	\$ 59,340	\$ -	contract price
63	Midge Fly Treatments	\$ 11,036	\$ 22,072	\$ 49,662	\$ 27,590	\$ 49,662	\$ -	contract price
64	Lake/Pond Bank Maintenance	\$ 4,200	\$ 8,400	\$ 15,000	\$ 6,600	\$ 15,000	\$ -	Last FY spent \$0
65	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 12,000	\$ 12,000	\$ 12,000	\$ -	Last FY spent \$4,933
66	Other Physical Environment							
67	General Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 3,842	\$ 112	EGIS FY23-24 Proposal (add 15%)
68	Property Insurance	\$ 18,716	\$ 18,716	\$ 20,348	\$ 1,632	\$ 28,074	\$ 7,726	EGIS FY23-24 Proposal (add 50% highwater mark)
69	Entry & Walls Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Last FY spent \$1,275
70	Landscape Maintenance	\$ 434,655	\$ 869,310	\$ 780,000	\$ (89,310)	\$ 850,000	\$ 70,000	contract amount is about 780k - new additions to come
71	Holiday Decorations	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ 35,000	\$ 5,000	Giella Designs - add 5k for possible additions this year
72	Irrigation Repairs	\$ 9,656	\$ 19,312	\$ 30,000	\$ 10,688	\$ 40,000	\$ 10,000	Last FY spent \$39,927
73	Landscape - Mulch	\$ 7,776	\$ 15,552	\$ 175,000	\$ 159,448	\$ 185,475	\$ 10,475	Last FY spent \$154,280
74	Landscape Replacement Plants, Shrubs, Trees	\$ 7,821	\$ 15,642	\$ 60,000	\$ 44,358	\$ 60,000	\$ -	Last FY spent \$43,961
75	Annals	\$ 6,750	\$ 13,500	\$ 40,000	\$ 26,500	\$ 40,000	\$ -	Last FY spent \$10,801
76	Landscape Inspection Services	\$ 4,800	\$ 9,600	\$ -	\$ (9,600)	\$ 10,800	\$ 10,800	contract amount (2024 increase)
77	Pump Station Monitoring	\$ 6,060	\$ 12,120	\$ 15,000	\$ 2,880	\$ 15,000	\$ -	Last FY spent \$9,252 - Chris's Septic Contract
78	Fire Ant Treatment	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	Last FY spent \$0
79	Well Monitoring Contract	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000	Do you want to add a well prevenative maintenance vendor?

**Proposed Budget**  
**Triple Creek Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	<b>Chart of Accounts Classification</b>	<b>Actual YTD through 03/31/23</b>	<b>Projected Annual Totals 2022/2023</b>	<b>Annual Budget for 2022/2023</b>	<b>Projected Budget variance for 2022/2023</b>	<b>Budget for 2023/2024</b>	<b>Budget Increase (Decrease) vs 2022/2023</b>	<b>Comments</b>
80	Road & Street Facilities							
81	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Last FY spent \$0
82	Parks & Recreation							
83	Management Contract	\$ 112,554	\$ 225,108	\$ 317,763	\$ 92,655	\$ 278,048	\$ (39,715)	contract amount FY 23-24
84	Pool Permits	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Last FY spent \$825
85	Maintenance & Repair	\$ 16,827	\$ 33,654	\$ 30,000	\$ (3,654)	\$ 35,000	\$ 5,000	Last FY spent \$30,961
86	Facility Supplies	\$ 4,073	\$ 8,146	\$ 3,000	\$ (5,146)	\$ 5,000	\$ 2,000	Last FY spent \$3,301
87	Pest Control	\$ 2,222	\$ 4,444	\$ 7,400	\$ 2,956	\$ 7,400	\$ -	Nviroctect monthly service + Sentricon termite station renewals
88	Fitness Equipment Lease	\$ 13,806	\$ 27,612	\$ 25,500	\$ (2,112)	\$ 25,500	\$ -	contract amount
89	Computer Support, Maintenance & Repair	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Last FY spent \$0
90	Fitness Equipment Maintenance & Repairs	\$ 3,021	\$ 6,042	\$ 8,000	\$ 1,958	\$ 8,000	\$ -	Last FY spent \$5,929
91	Clubhouse - Facility Janitorial Service	\$ 836	\$ 1,672	\$ 6,000	\$ 4,328	\$ 2,500	\$ (3,500)	Last FY spent \$0 - part of amenity contract
92	Maintenance Cart	\$ 556	\$ 1,112	\$ 2,000	\$ 888	\$ 2,000	\$ -	Last FY spent \$12,847
93	Pool Service Contract	\$ 16,762	\$ 33,524	\$ 30,600	\$ (2,924)	\$ 36,108	\$ 5,508	contract amount inc. 1/1/23
94	Pool Repairs	\$ 482	\$ 964	\$ 5,000	\$ 4,036	\$ 5,000	\$ -	Last FY spent \$4,360
95	Facility A/C & Heating Maintenance & Repair	\$ 1,350	\$ 2,700	\$ 5,000	\$ 2,300	\$ 5,000	\$ -	Last FY spent \$3,075
96	Telephone Fax, Internet	\$ 3,712	\$ 7,424	\$ 7,500	\$ 76	\$ 7,500	\$ -	Last FY spent \$7,333
97	Office Supplies	\$ 3,592	\$ 7,184	\$ 5,000	\$ (2,184)	\$ 5,000	\$ -	Last FY spent \$2,637
98	Furniture Repair/Replacement	\$ 15,589	\$ 31,178	\$ 5,000	\$ (26,178)	\$ 10,000	\$ 5,000	Last FY spent \$13,502
99	Playground Equipment and Maintenance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ -	Last FY spent \$0
100	Athletic/Park Court/Field Repairs	\$ 16	\$ 32	\$ 1,000	\$ 968	\$ 1,000	\$ -	Last FY spent \$379
101	Boardwalk and Bridge Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	Last FY spent \$0
102	Wildlife Management Services	\$ 8,385	\$ 16,770	\$ 16,800	\$ 30	\$ 14,400	\$ (2,400)	contract amount - price reduction negotiated
103	Clubhouse Miscellaneous Expense	\$ 4,038	\$ 8,076	\$ 7,000	\$ (1,076)	\$ 8,000	\$ 1,000	Last FY spent \$7,514
104	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	Last FY spent \$0
105	Dog Waste Station Supplies	\$ 3,099	\$ 6,198	\$ 15,000	\$ 8,802	\$ 20,000	\$ 5,000	contract amount \$18,720 plus potential new stations
106	Contingency							
107	Special Events	\$ 8,897	\$ 17,794	\$ 10,000	\$ (7,794)	\$ 15,000	\$ 5,000	Last FY spent \$8,427
108	Miscellaneous Contingency	\$ 3,691	\$ 7,382	\$ 30,000	\$ 22,618	\$ 30,000	\$ -	Last FY spent \$23,448
109	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
110								
111	<b>Field Operations Subtotal</b>	<b>\$ 991,203</b>	<b>\$ 1,930,349</b>	<b>\$ 2,219,243</b>	<b>\$ 288,894</b>	<b>\$ 2,452,149</b>	<b>\$ 232,906</b>	
112								
113	<b>TOTAL EXPENDITURES</b>	<b>\$ 1,088,711</b>	<b>\$ 2,097,108</b>	<b>\$ 2,459,991</b>	<b>\$ 362,883</b>	<b>\$ 2,695,655</b>	<b>\$ 235,664</b>	
114								
115	<b>EXCESS OF REVENUES OVER</b>	<b>\$ 1,515,749</b>	<b>\$ 547,858</b>	<b>\$ -</b>	<b>\$ 547,858</b>	<b>\$ -</b>	<b>\$ -</b>	



**Triple Creek Community Development District**

**Debt Service**

**Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2012	Series 2017A	Series 2018A	Series 2019A	Series 2019B	Series 2021 (N&P)	Series 2021 (Q&R)	Budget for 2023/2024
<b>REVENUES</b>								
Special Assessments								
Net Special Assessments <sup>(1)</sup>	\$ 245,195.03	\$ 712,361.72	\$ 490,584.00	\$ 592,500.85	\$ 35,935.73	\$ 470,100.72	\$ 417,844.39	\$ 2,964,522.44
<b>TOTAL REVENUES</b>	<b>\$ 245,195.03</b>	<b>\$ 712,361.72</b>	<b>\$ 490,584.00</b>	<b>\$ 592,500.85</b>	<b>\$ 35,935.73</b>	<b>\$ 470,100.72</b>	<b>\$ 417,844.39</b>	<b>\$ 2,964,522.44</b>
<b>EXPENDITURES</b>								
<b>Administrative</b>								
Debt Service Obligation	\$ 245,195.03	\$ 712,361.72	\$ 490,584.00	\$ 592,500.85	\$ 35,935.73	\$ 470,100.72	\$ 417,844.39	\$ 2,964,522.44
<b>Administrative Subtotal</b>	<b>\$ 245,195.03</b>	<b>\$ 712,361.72</b>	<b>\$ 490,584.00</b>	<b>\$ 592,500.85</b>	<b>\$ 35,935.73</b>	<b>\$ 470,100.72</b>	<b>\$ 417,844.39</b>	<b>\$ 2,964,522.44</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 245,195.03</b>	<b>\$ 712,361.72</b>	<b>\$ 490,584.00</b>	<b>\$ 592,500.85</b>	<b>\$ 35,935.73</b>	<b>\$ 470,100.72</b>	<b>\$ 417,844.39</b>	<b>\$ 2,964,522.44</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

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

6.0%

**Gross assessments**

**\$ 3,151,287.33**

**Notes:**

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

<sup>(1)</sup> Maximum Annual Debt Service less any Prepaid Assessments Received



**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$2,995,654.85
Collection Cost @ 2%	2%	\$63,737.34
Early Payment Discount @ 4%	4%	\$127,474.67
<b>2023/2024 Total</b>		<b>\$3,186,866.86</b>

2022/2023 O&M Budget		\$2,825,241.00
2023/2024 O&M Budget		\$2,995,654.85
<b>Total Difference</b>		<b>\$170,413.85</b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
<b>Platted</b>				
Series 2012 Debt Service - SF (Group 1)	\$412.72	\$412.72	\$0.00	0.00%
Operations/Maintenance - SF (Group 1)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$1,912.72</b>	<b>\$1,825.92</b>	<b>-\$86.80</b>	<b>-4.54%</b>
Series 2012 Debt Service - SF (Group 2)	\$619.10	\$619.10	\$0.00	0.00%
Operations/Maintenance - SF (Group 2)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$2,119.10</b>	<b>\$2,032.30</b>	<b>-\$86.80</b>	<b>-4.10%</b>
Series 2012 Debt Service - SF (U)	\$825.46	\$825.46	\$0.00	0.00%
Operations/Maintenance - SF (U)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$2,325.46</b>	<b>\$2,238.66</b>	<b>-\$86.80</b>	<b>-3.73%</b>
Series 2017A Debt Service - SF 50' (Village E)	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 50' (Village E)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$2,750.00</b>	<b>\$2,663.20</b>	<b>-\$86.80</b>	<b>-3.16%</b>
Series 2017A Debt Service - SF 60' (Village E)	\$1,458.33	\$1,458.33	\$0.00	0.00%
Operations/Maintenance - SF 60' (Village E)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$2,958.33</b>	<b>\$2,871.53</b>	<b>-\$86.80</b>	<b>-2.93%</b>
Series 2017A Debt Service - SF 50' (Villages F2, F3 & G1)	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 50' (Villages F2, F3 & G1)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$2,750.00</b>	<b>\$2,663.20</b>	<b>-\$86.80</b>	<b>-3.16%</b>
Series 2017A Debt Service - SF 60' (Villages F2 & G1)	\$1,562.50	\$1,562.50	\$0.00	0.00%
Operations/Maintenance - SF 60' (Villages F2 & G1)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$3,062.50</b>	<b>\$2,975.70</b>	<b>-\$86.80</b>	<b>-2.83%</b>
Series 2017A Debt Service - SF 40' (Villages K & L)	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - SF 40' (Villages K & L)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$2,750.00</b>	<b>\$2,663.20</b>	<b>-\$86.80</b>	<b>-3.16%</b>
Series 2017A Debt Service - SF 50' (Villages F1, K, & L)	\$1,562.50	\$1,562.50	\$0.00	0.00%
Operations/Maintenance - SF 50' (Villages F1, K, & L)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$3,062.50</b>	<b>\$2,975.70</b>	<b>-\$86.80</b>	<b>-2.83%</b>
Series 2017A Debt Service - SF 60' (Village F1)	\$1,875.00	\$1,875.00	\$0.00	0.00%
Operations/Maintenance - SF 60' (Village F1)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$3,375.00</b>	<b>\$3,288.20</b>	<b>-\$86.80</b>	<b>-2.57%</b>
Series 2018 Debt Service - SF 40' (Villages I & J)	\$1,250.00	\$1,250.00	\$0.00	0.00%

**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

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<b>Total Difference</b>		<b>\$170,413.85</b>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Operations/Maintenance - SF 40' (Villages I & J)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$2,750.00</b>	<b>\$2,663.20</b>	<b>-\$86.80</b>	<b>-3.16%</b>
Series 2018 Debt Service - SF 50' (Villages I & J)	\$1,562.50	\$1,562.50	\$0.00	0.00%
Operations/Maintenance - SF 50' (Villages I & J)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$3,062.50</b>	<b>\$2,975.70</b>	<b>-\$86.80</b>	<b>-2.83%</b>
Series 2018 Debt Service - SF 50' (Villages G2)	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - SF 50' (Villages G2)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$2,775.51</b>	<b>\$2,688.71</b>	<b>-\$86.80</b>	<b>-3.13%</b>
Series 2018 Debt Service - SF 60' (Villages G2 & J)	\$1,875.00	\$1,875.00	\$0.00	0.00%
Operations/Maintenance - SF 60' (Villages G2 & J)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$3,375.00</b>	<b>\$3,288.20</b>	<b>-\$86.80</b>	<b>-2.57%</b>
Series 2019A Debt Service - SF 50' (H)	\$1,594.39	\$1,594.39	\$0.00	0.00%
Operations/Maintenance - SF 50' (H)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$3,094.39</b>	<b>\$3,007.59</b>	<b>-\$86.80</b>	<b>-2.81%</b>
Series 2019A Debt Service - SF 60' (H)	\$1,913.27	\$1,913.27	\$0.00	0.00%
Operations/Maintenance - SF 60' (H)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$3,413.27</b>	<b>\$3,326.47</b>	<b>-\$86.80</b>	<b>-2.54%</b>
Series 2019A Debt Service - SF 40' (M)	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - SF 40' (M)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$2,775.51</b>	<b>\$2,688.71</b>	<b>-\$86.80</b>	<b>-3.13%</b>
Series 2019A Debt Service - SF 50' (M)	\$1,594.39	\$1,594.39	\$0.00	0.00%
Operations/Maintenance - SF 50' (M)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$3,094.39</b>	<b>\$3,007.59</b>	<b>-\$86.80</b>	<b>-2.81%</b>
Series 2019A Debt Service - SF 60' (M)	\$1,913.27	\$1,913.27	\$0.00	0.00%
Operations/Maintenance - SF 60' (M)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$3,413.27</b>	<b>\$3,326.47</b>	<b>-\$86.80</b>	<b>-2.54%</b>
Series 2021 Debt Service - SF 40' (N & P)	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - SF 40' (N & P)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$2,775.51</b>	<b>\$2,688.71</b>	<b>-\$86.80</b>	<b>-3.13%</b>
Series 2021 Debt Service - SF 50' (N & P)	\$1,594.39	\$1,594.39	\$0.00	0.00%
Operations/Maintenance - SF 50' (N & P)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%
<b>Total</b>	<b>\$3,094.39</b>	<b>\$3,007.59</b>	<b>-\$86.80</b>	<b>-2.81%</b>
Series 2021 Debt Service - SF 60' (N & P)	\$1,913.27	\$1,913.27	\$0.00	0.00%
Operations/Maintenance - SF 60' (N & P)	\$1,500.00	\$1,413.20	-\$86.80	-5.79%

**TRIPLE CREEK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2023/2024 O&M Budget		\$2,995,654.85
Collection Cost @	2%	\$63,737.34
Early Payment Discount @	4%	\$127,474.67
2023/2024 Total		<u>\$3,186,866.86</u>

2022/2023 O&M Budget		\$2,825,241.00
2023/2024 O&M Budget		\$2,995,654.85
Total Difference		<u>\$170,413.85</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
<b>Total</b>	<b>\$3,413.27</b>	<b>\$3,326.47</b>	<b>-\$86.80</b>	<b>-2.54%</b>
Series 2021 Debt Service - SF 40' (Q - Previously Unplatted)	\$1,275.51	\$1,275.51	\$0.00	0.00%
Operations/Maintenance - SF 40' (Q - Previously Unplatted)	\$110.68	\$1,413.20	\$1,302.52	(1)
<b>Total</b>	<b>\$1,386.19</b>	<b>\$2,688.71</b>	<b>\$1,302.52</b>	<b>93.96%</b>
Series 2021 Debt Service - SF 50' (Q - Previously Unplatted)	\$1,594.39	\$1,594.39	\$0.00	0.00%
Operations/Maintenance - SF 50' (Q - Previously Unplatted)	\$110.68	\$1,413.20	\$1,302.52	(1)
<b>Total</b>	<b>\$1,705.07</b>	<b>\$3,007.59</b>	<b>\$1,302.52</b>	<b>76.39%</b>
Series 2021 Debt Service - SF 60' (Q & R - Previously Unplatted)	\$1,913.27	\$1,913.27	\$0.00	0.00%
Operations/Maintenance - SF 60' (Q & R - Previously Unplatted)	\$110.68	\$1,413.20	\$1,302.52	(1)
<b>Total</b>	<b>\$2,023.95</b>	<b>\$3,326.47</b>	<b>\$1,302.52</b>	<b>64.36%</b>

**Unplatted**

Operations/Maintenance - SF 70' (O - Unplatted)	\$110.68	\$111.95	\$1.27	1.15%
<b>Total</b>	<b>\$110.68</b>	<b>\$111.95</b>	<b>\$1.27</b>	<b>1.15%</b>

<sup>(1)</sup> Previously unplatted lots O&M assessments included administrative fees only. Now that the lots are platted they are assessed for field costs resulting in the larger increase.

