

**Triple Creek Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2019

Triple Creek Community Development District

ANNUAL FINANCIAL REPORT

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Triple Creek Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Triple Creek Community Development District as of and for the year ended September 30, 2019, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors
Triple Creek Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of Triple Creek Community Development District as of September 30, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 26, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Triple Creek Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 26, 2020

**Triple Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

Management's discussion and analysis of Triple Creek Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities for the fiscal year ended September 30, 2019. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances. This report also contains other supplementary information in addition to the basic financial statements.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Triple Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land, buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2019.

- ◆ The District's total assets exceeded total liabilities by \$1,708,044 (net position). Unrestricted net position for Governmental Activities was \$(7,512,186). Net investment in capital assets was \$6,601,999 and restricted net position was \$2,618,231.
- ◆ Governmental activities revenues totaled \$6,851,259 while governmental activities expenses and conveyances totaled \$12,718,659.

**Triple Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2019	2018
Current assets	\$ 339,810	\$ 196,569
Restricted assets	16,193,569	13,296,348
Capital assets, net	<u>25,019,512</u>	<u>22,734,533</u>
Total Assets	<u>41,552,891</u>	<u>36,227,450</u>
Current liabilities	5,975,803	3,228,381
Non-current liabilities	<u>33,869,044</u>	<u>25,423,625</u>
Total Liabilities	<u>39,844,847</u>	<u>28,652,006</u>
Net Position		
Net investment in capital assets	6,601,999	6,489,922
Restricted	2,618,231	2,499,869
Unrestricted	<u>(7,512,186)</u>	<u>(1,414,347)</u>
Total Net Position	<u>\$ 1,708,044</u>	<u>\$ 7,575,444</u>

The increase in current assets was primarily related to the increase in cash in the current year.

The increase in restricted assets is primarily related to current year capital activity net of Series 2019 bond proceeds.

The increase in capital assets is related to the current year additions net of the conveyance in the current year.

The increase in long-term debt is related to the issuance of the Series 2019 bonds.

The decrease in net position is primarily the result of principal payments and capital contributions being exceeded by depreciation, conveyances and new debt.

**Triple Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2019	2018
Program Revenues		
Charges for services	\$ 6,108,965	\$ 5,482,651
Grants and contribution	589,892	5,122,849
General Revenues		
Miscellaneous revenues	2,842	1,626
Investment earnings	149,560	164,573
Total Revenues	<u>6,851,259</u>	<u>10,771,699</u>
Expenses		
General government	169,442	149,001
Physical environment	1,114,826	4,699,046
Culture/recreation	276,740	85,884
Interest on long-term debt	2,183,218	1,691,757
Total Expenses	<u>3,744,226</u>	<u>6,625,688</u>
Conveyance of assets	<u>(8,974,433)</u>	<u>-</u>
Change in Net Position	(5,867,400)	4,146,011
Net Position - Beginning of Year	<u>7,575,444</u>	<u>3,429,433</u>
Net Position - End of Year	<u>\$ 1,708,044</u>	<u>\$ 7,575,444</u>

The increase in charges for services relates to increased special assessments and prepayments for the Series 2017 Bonds.

The decrease in grants and contributions is the result of developer capital contributions for the 2017 Project in the prior year.

The decrease in physical environment is related to the conveyance of assets in the current year were listed separately.

The increase in interest is related to the issuance of the Series 2019 Bonds in the current year.

**Triple Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2019 and 2018.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2019</u>	<u>2018</u>
Land and improvements	\$ 4,758,054	\$ 4,758,054
Construction in progress	8,340,898	13,283,150
Buildings	6,791,321	1,290,129
Infrastructure	2,390,650	1,379,770
Stormwater management	4,044,416	3,001,658
Equipment	195,073	91,116
Accumulated depreciation	<u>(1,500,900)</u>	<u>(1,069,344)</u>
Total Capital Assets (Net)	<u>\$ 25,019,512</u>	<u>\$ 22,734,533</u>

The activity for the year consisted of additions of \$11,587,011 and deletions of \$16,529,263 to construction in progress, additions of \$1,042,758 to stormwater management, additions of \$1,010,880 to infrastructure, additions of \$5,501,192 to buildings, additions of \$103,957 to equipment and \$431,556 in depreciation.

General Fund Budgetary Highlights

Actual expenditures were less than the total budget for the year ended September 30, 2019 because of lower than anticipated landscape maintenance and management services expenditures.

There were no amendments to the budget for the year ended September 30, 2019.

Debt Management

Governmental Activities debt includes the following:

- ◆ In June 2012, the District issued \$3,180,000 Series 2012 Special Assessment Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2019 was \$2,960,000.

**Triple Creek Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2019**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- ◆ In February 2017, The District issued Series 2017A and Series 2017B Special Assessment Bonds. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2019 was \$13,105,000
- ◆ In July 2018, the District issued \$7,550,000 Series 2018A Special Assessment Bonds to finance a portion of the costs of acquisition, construction, installation and equipping the Series 2018A Project. The balance outstanding at September 30, 2019 was \$7,550,000.
- ◆ In June 2019, the District issued \$14,690,000 Series 2019A and Series 2019B Special Assessment Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Series 2019 Project. The balance outstanding on the Series 2019A and Series 2019B Bonds at September 30, 2019 was \$14,690,000.
- ◆ The Developer advanced the District certain monies that the District has agreed to reimburse the Developer when and if funds become available. The balance outstanding at September 30, 2019 was \$69,384.
- ◆ In February 2019, the District initiated a capital lease, \$103,957, for fitness equipment. The balance outstanding at September 30, 2019 is \$90,809.

Economic Factors and Next Year's Budget

Triple Creek Community Development District does not expect any economic factors to have any significant effect on the financial positions or results of operations of the District in fiscal year 2020.

Request for Information

The financial report is designed to provide a general overview of Triple Creek Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Triple Creek Community Development District, Rizzetta & Company, 12750 Citrus Park Lane, Ste 115, Tampa, FL 33625.

Triple Creek Community Development District
STATEMENT OF NET POSITION
September 30, 2019

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 281,075
Accounts receivable	12,902
Deposits	19,342
Prepaid expenses	26,491
Total Current Assets	339,810
Non-Current Assets	
Restricted assets	
Cash and Investments	16,193,569
Capital Assets, Not Being Depreciated	
Land and improvements	4,758,054
Construction in progress	8,340,898
Capital Assets, Being Depreciated	
Buildings	6,791,321
Infrastructure	2,390,650
Stormwater management	4,044,416
Equipment	195,073
Less: accumulated depreciation	(1,500,900)
Total Non-current Assets	41,213,081
Total Assets	41,552,891
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	854,521
Contracts retainage payable	222,002
Due to developer	48,727
Unearned revenues	82,170
Accrued interest	750,494
Capital lease - current portion	17,889
Bonds payable - current portion	4,000,000
Total Current Liabilities	5,975,803
Non-Current Liabilities	
Developer advance	69,384
Capital lease payable	72,920
Bonds payable	33,726,740
Total Non-Current Liabilities	33,869,044
Total Liabilities	39,844,847
NET POSITION	
Net investment in capital assets	6,601,999
Restricted for debt service	2,618,231
Unrestricted	(7,512,186)
Total Net Position	\$ 1,708,044

See accompanying notes to financial statements.

Triple Creek Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Capital</u>	<u>Net (Expense) Revenues and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Grants and Contributions</u>	<u>Governmental Activities</u>
Governmental Activities					
General government	\$ (169,442)	\$ 102,528	\$ 75,704	\$ -	\$ 8,790
Physical environment	(1,114,826)	483,642	71,808	85,273	(474,103)
Culture/recreation	(276,740)	97,251	357,107	-	177,618
Interest on long-term debt	(2,183,218)	5,425,544	-	-	3,242,326
Total Governmental Activities	<u>\$ (3,744,226)</u>	<u>\$ 6,108,965</u>	<u>\$ 504,619</u>	<u>\$ 85,273</u>	<u>2,954,631</u>
			General Revenues:		
			Miscellaneous revenues	2,842	
			Investment earnings	149,560	
			Total General Revenues	<u>152,402</u>	
			Conveyance of capital assets	<u>(8,974,433)</u>	
			Change in Net Position	(5,867,400)	
			Net Position - Beginning of year	7,575,444	
			Net Position - End of year	<u>\$ 1,708,044</u>	

See accompanying notes to financial statements.

Triple Creek Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2019

	General	Debt Service 200	Debt Service 201	Debt Service 202	Debt Service 203	Capital Projects 300	Capital Projects 301	Capital Projects 302	Capital Projects 303	Total Governmental Funds
ASSETS										
Cash	\$ 281,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 281,075
Accounts receivable	12,902	-	-	-	-	-	-	-	-	12,902
Prepaid items	26,491	-	-	-	-	-	-	-	-	26,491
Deposits	19,342	-	-	-	-	-	-	-	-	19,342
Restricted assets										
Cash and investments, at fair value	-	309,251	2,935,011	1,041,001	1,428,187	1	12,581	1,367	10,466,170	16,193,569
Total Assets	\$ 339,810	\$ 309,251	\$ 2,935,011	\$ 1,041,001	\$ 1,428,187	\$ 1	\$ 12,581	\$ 1,367	\$ 10,466,170	\$ 16,533,379
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES										
LIABILITIES										
Accounts payable and accrued expenses	\$ 101,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,473	\$ -	\$ 744,688	\$ 854,521
Contracts/retainage payable	-	-	-	-	-	-	-	-	222,002	222,002
Due to developer	-	-	-	-	-	-	-	-	48,727	48,727
Unearned revenues	13,395	-	68,775	-	-	-	-	-	-	82,170
Total Liabilities	114,755	-	68,775	-	-	-	8,473	-	1,015,417	1,207,420
DEFERRED INFLOWS										
Deferred revenues	9,627	-	-	-	-	-	-	-	-	9,627
FUND BALANCES										
Nonspendable - prepaid expenses/deposits	45,833	-	-	-	-	-	-	-	-	45,833
Restricted										
Debt service	-	309,251	2,866,236	1,041,001	1,428,187	-	-	-	-	5,644,675
Capital projects	-	-	-	-	-	1	4,108	1,367	9,450,753	9,456,229
Unassigned	169,595	-	-	-	-	-	-	-	-	169,595
Total Fund Balances	215,428	309,251	2,866,236	1,041,001	1,428,187	1	4,108	1,367	9,450,753	15,316,332
Total Liabilities, Deferred Inflows and Fund Balances	\$ 339,810	\$ 309,251	\$ 2,935,011	\$ 1,041,001	\$ 1,428,187	\$ 1	\$ 12,581	\$ 1,367	\$ 10,466,170	\$ 16,533,379

See accompanying notes to financial statements.

Triple Creek Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2019

Total Governmental Fund Balances	\$ 15,316,332
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets including land, \$4,758,054, construction in progress, \$8,340,898, buildings, \$6,791,321, infrastructure, \$2,390,650, stormwater management, \$4,044,416, and equipment, \$195,073, net of accumulated depreciation, \$(1,500,900), are not current financial resources, and therefore are not reported at the fund level.	25,019,512
Long-term liabilities, including bonds payable, \$(38,305,000), net of bond discounts, net, \$578,260, and developer advances, \$(69,384), and capital leases payable, \$(90,809), are not due and payable in the current period, and therefore are not reported at the fund level.	(37,886,933)
Unavailable revenues are recognized as deferred inflows at the fund level, but this amount is recognized as revenues at the government-wide level.	9,627
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported in the fund level.	<u>(750,494)</u>
Net Position of Governmental Activities	<u><u>\$ 1,708,044</u></u>

See accompanying notes to financial statements.

Triple Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For The Year Ended 9/30/2019

	General	Debt Service 200	Debt Service 201	Debt Service 202	Debt Service 203	Capital Projects 300	Capital Projects 301	Capital Projects 302	Capital Projects 303	Total Governmental Funds
REVENUES										
Special assessments	\$ 683,421	\$ 250,304	\$ 4,324,749	\$ 850,491	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,108,965
Developer contributions	494,992	-	-	-	-	-	-	-	85,273	580,265
Miscellaneous revenues	2,842	-	-	-	-	-	-	-	-	2,842
Investment earnings	840	6,159	49,181	3,963	2,133	-	69,282	414	17,588	149,560
Total Revenues	<u>1,182,095</u>	<u>256,463</u>	<u>4,373,930</u>	<u>854,454</u>	<u>2,133</u>	<u>-</u>	<u>69,282</u>	<u>414</u>	<u>102,861</u>	<u>6,841,632</u>
EXPENDITURES										
Current										
General government	169,442	-	-	-	-	-	-	-	-	169,442
Physical environment	799,288	-	-	-	-	-	-	-	-	799,288
Culture/recreation	160,722	-	-	-	-	-	-	-	-	160,722
Capital outlay	103,957	-	-	-	-	-	3,601,802	4,638,632	3,346,577	11,690,968
Debt service										
Principal	13,148	50,000	2,390,000	-	-	-	-	-	-	2,453,148
Interest	4,555	193,150	964,720	302,058	-	-	-	-	-	1,464,483
Other debt service	-	-	-	-	-	-	-	7,500	473,300	480,800
Total Expenditures	<u>1,251,112</u>	<u>243,150</u>	<u>3,354,720</u>	<u>302,058</u>	<u>-</u>	<u>-</u>	<u>3,601,802</u>	<u>4,646,132</u>	<u>3,819,877</u>	<u>17,218,851</u>
Excess (deficiency) of revenues over/(under) expenditures	<u>(69,017)</u>	<u>13,313</u>	<u>1,019,210</u>	<u>552,396</u>	<u>2,133</u>	<u>-</u>	<u>(3,532,520)</u>	<u>(4,645,718)</u>	<u>(3,717,016)</u>	<u>(10,377,219)</u>
Other Financing Sources (Uses)										
Issuance of long-term debt	-	-	-	-	1,522,231	-	-	-	13,167,769	14,690,000
Bond discounts	-	-	-	-	(96,177)	-	-	-	-	(96,177)
Inception of capital lease	103,957	-	-	-	-	-	-	-	-	103,957
Total Other Financing Sources (Uses)	<u>103,957</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,426,054</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13,167,769</u>	<u>14,697,780</u>
Net change in fund balances	34,940	13,313	1,019,210	552,396	1,428,187	-	(3,532,520)	(4,645,718)	9,450,753	4,320,561
Fund Balances - Beginning of year	<u>180,488</u>	<u>295,938</u>	<u>1,847,026</u>	<u>488,605</u>	<u>-</u>	<u>1</u>	<u>3,536,628</u>	<u>4,647,085</u>	<u>-</u>	<u>10,995,771</u>
Fund Balances - End of year	<u>\$ 215,428</u>	<u>\$ 309,251</u>	<u>\$ 2,866,236</u>	<u>\$ 1,041,001</u>	<u>\$ 1,428,187</u>	<u>\$ 1</u>	<u>\$ 4,108</u>	<u>\$ 1,367</u>	<u>\$ 9,450,753</u>	<u>\$15,316,332</u>

See accompanying notes to financial statements.

Triple Creek Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2019

Net Change in Fund Balances - Total Governmental Funds \$ 4,320,561

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay (\$11,690,968) exceeded conveyances (\$8,974,433) and depreciation (\$431,556) in the current period. 2,284,979

Governmental funds report bond proceeds (\$(14,690,000)) and capital lease proceeds (\$(103,957)) as an other financing source and bond discounts (\$96,177) as an other financing use, but the net proceeds increase long-term liabilities at the government-wide level. (14,697,780)

Repayment of bond principal and capital leases are an expenditure in the governmental funds, but the repayment reduces long-term liabilities at the government-wide level. 2,453,148

Bond discounts are amortized over the life of the bonds as interest. This is the current period amortization. (33,676)

At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available. 9,627

In the Statement of Activities, interest is accrued on outstanding bonds, whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals. (204,259)

Change in Net Position of Governmental Activities \$ (5,867,400)

See accompanying notes to financial statements.

Triple Creek Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2019

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 677,535	\$ 677,535	\$ 683,421	\$ 5,886
Developer contributions	795,075	795,075	494,992	(300,083)
Miscellaneous revenues	-	-	2,842	2,842
Investment earnings	-	-	840	840
Total Revenues	<u>1,472,610</u>	<u>1,472,610</u>	<u>1,182,095</u>	<u>(290,515)</u>
Expenditures				
Current				
General government	198,935	198,935	169,442	29,493
Physical environment	1,004,575	1,004,575	799,288	205,287
Culture/recreation	269,100	269,100	160,722	108,378
Capital outlay	-	-	103,957	(103,957)
Debt Service				
Principal	-	-	13,148	(13,148)
Interest	-	-	4,555	(4,555)
Total Expenditures	<u>1,472,610</u>	<u>1,472,610</u>	<u>1,251,112</u>	<u>221,498</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(69,017)	(69,017)
Other Financing Sources (Uses)				
Inception of capital lease	-	-	103,957	103,957
Net change in fund balances	-	-	34,940	34,940
Fund Balances - Beginning of year	-	-	180,488	180,488
Fund Balances - End of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 215,428</u>	<u>\$ 215,428</u>

See accompanying notes to financial statements.

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of Triple Creek Community Development District (the "District") have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on May 11, 2007 by Ordinance No. 07-14 of the Board of County Commissioners of Hillsborough County, Florida. The District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is governed by a five-member Board of Supervisors. One Supervisor is elected on an at-large basis by the landowners of the District and four Supervisors are elected by qualified electors residing within the District. The District operates within the criteria established by Chapter 190. The Board has the responsibility for allocating and levying assessments, approving budgets, exercising control over facilities and properties, controlling the use of funds generated by the District, approving the hiring and firing of key personnel, and financing improvements.

The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the Triple Creek Community Development District, (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District has implemented the Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by the state constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund 200 – This Debt Service Fund accounts for the debt service requirements to retire Series 2012 special assessment bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Debt Service Fund 201 – This Debt Service Fund accounts for the debt service requirements to retire Series 2017 special assessment bonds which were used to finance the construction of certain infrastructure improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Debt Service Fund 202 – This Debt Service Fund accounts for the debt service requirements to retire Series 2018A special assessment bonds which were used to finance the construction of certain infrastructure improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Debt Service Fund 203 – This Debt Service Fund accounts for the debt service requirements to retire Series 2019 special assessment bonds which were used to finance the construction of certain infrastructure improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund 300 – This Capital Project Fund accounts for financial resources to be used for the acquisition or construction of major infrastructure within the District financed by the Series 2012 bonds.

Capital Projects Fund 301 – This Capital Project Fund accounts for financial resources to be used for the acquisition or construction of major infrastructure within the District financed by the Series 2017 bonds.

Capital Projects Fund 302 – This Capital Project Fund accounts for financial resources to be used for the acquisition or construction of major infrastructure within the District financed by the Series 2018A bonds.

Capital Projects Fund 303 – This Capital Project Fund accounts for financial resources to be used for the acquisition or construction of major infrastructure within the District financed by the Series 2019 bonds.

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

b. Receivables and Payables

Activities between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as "due to/from other funds". Any residual balances outstanding between the governmental activities and business-type activities are reported as "internal balances".

c. Net Position

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted, or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's bond covenants and other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

d. Capital Assets

Capital assets, which include construction in progress, land and improvements, infrastructure, buildings and equipment are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Equipment	5 years
Infrastructure	15/20 years
Stormwater management	25 years
Buildings	30 years

e. Unamortized Bond Discounts

Bond discounts associated with the issuance of revenue bonds are amortized according to the straight-line method of accounting. For financial reporting, unamortized bond discounts are netted against the applicable long-term debt.

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

**Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities and Net Position or Equity (Continued)

g. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the period. Actual results could differ from those estimates.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balance was \$285,508 and carrying value was \$281,075. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes. The District also held \$1,043 in cash in institutions that are partially insured by Securities Investor Protection Corporation.

As of September 30, 2019, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
Federated Govt Obligation Tax-Managed	37 days*	\$ 3,233,202
Dreyfus Government Sec CM Investor	43 days*	\$ 12,936,725
Federated Govt Obligation Institutional Shares	33 days*	22,599
Total		<u>\$ 16,192,526</u>

*Maturity is a weighted average maturity.

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Custodial Credit Risk – Deposits (Continued)

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are Level 1 assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2019, the District's investment in both of the Federated Govt Obligations Funds and the Dreyfus Gov Sec CM Investor Fund noted above were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in Federated Govt Obligations Tax Managed Fund represented 5% of the District's total investments and Federated Govt Obligations Fund represented the remaining 95%.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE C – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operation and maintenance of the District, as well as to pay for debt service on the District's Bonds. The fiscal year for which annual assessments may be levied begins October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2019 was as follows:

	October 1, 2018	Additions	Disposals	September 30, 2019
<u>Governmental activities:</u>				
Capital assets, not being depreciated				
Land	\$ 4,758,054	\$ -	\$ -	\$ 4,758,054
Construction in progress	13,283,150	11,587,011	(16,529,263)	8,340,898
Total capital assets, not being depreciated	<u>18,041,204</u>	<u>11,587,011</u>	<u>(16,529,263)</u>	<u>13,098,952</u>
Capital assets, being depreciated:				
Building	1,290,129	5,501,192	-	6,791,321
Infrastructure	1,379,770	1,010,880	-	2,390,650
Stormwater management	3,001,658	1,042,758	-	4,044,416
Equipment	91,116	103,957	-	195,073
Total capital assets, being depreciated	<u>5,762,673</u>	<u>7,658,787</u>	<u>-</u>	<u>13,421,460</u>
Less accumulated depreciation for:				
Building	(189,411)	(97,672)	-	(287,083)
Infrastructure	(323,714)	(153,761)	-	(477,475)
Stormwater management	(493,693)	(161,777)	-	(655,470)
Equipment	(62,526)	(18,346)	-	(80,872)
Total accumulated depreciation	<u>(1,069,344)</u>	<u>(431,556)</u>	<u>-</u>	<u>(1,500,900)</u>
Total capital assets being depreciated, net	<u>4,693,329</u>	<u>7,227,231</u>	<u>-</u>	<u>11,920,560</u>
Governmental activities capital assets, net	<u>\$ 22,734,533</u>	<u>\$ 18,814,242</u>	<u>\$ (16,529,263)</u>	<u>\$ 25,019,512</u>

Depreciation of \$315,538 was charged to physical environment and \$116,018 was charged to culture/recreation.

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT

In June 2012, the District issued \$3,180,000 of Special Assessment Bonds, Series 2012 maturing on November 1, 2043 with a fixed interest rate ranging from 5.625% to 6.75%. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal is to be paid serially commencing November 1, 2014 through November 1, 2043. The balance outstanding at September 30, 2019 was \$2,960,000.

In February 2017, the District issued \$9,850,000 Series 2017A Special Assessment Bonds maturing on November 1, 2046 with fixed interest rates ranging from 5.25% to 6.125%. These bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Series 2017 Project. The balance outstanding on the Series 2017A Bonds at September 30, 2018 was \$9,425,000.

In February 2017, the District issued \$12,760,000 Series 2017B Special Assessment Bonds maturing on November 1, 2029 with a fixed interest rate ranging from 5.75% to 6.125%. These bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Series 2017 Project. The balance outstanding on the Series 2017B Bonds at September 30, 2018 was \$3,680,000.

In July 2018 the District issued \$7,550,000 Series 2018A Special Assessment Bonds, due in annual principal installments beginning November 2019, maturing November 2048. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2018, at a rate of 4.2% on the \$795,000 bonds, with a maturity date of November 1, 2024, 4.7% on the \$830,000 bonds, with a maturity date of November 1, 2029, 5.125% on the \$2,105,000 bonds, with a maturity date of November 1, 2038, and 5.375% on the \$3,820,000 bonds, with a maturity date of November 1, 2048. The balance outstanding on the Series 2018A Bonds at September 30, 2018 is \$7,550,000.

In June 2019, the District issued \$9,490,000 Series 2019A Special Assessment Bonds due in annual principal installments beginning May 2021, maturing May 2050. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2019, at a fixed interest rate ranging from 3.875% to 4.750%. The balance outstanding on the Series 2019A Bonds at September 30, 2019 is \$9,490,000.

In June 2019, the District issued \$5,200,000 Series 2019B Special Assessment Bonds due in one balloon payment in May 2032. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2019, at a fixed interest rate of 4.875%. The balance outstanding on the Series 2019B Bonds at September 30, 2019 is \$5,200,000.

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT (CONTINUED)

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2019:

Long-term debt at October 1, 2018	\$	26,055,000
Bond proceeds		14,690,000
Principal payments		<u>(2,440,000)</u>
Long-term debt at September 30, 2019		38,305,000
Less bond discount, net		<u>(578,260)</u>
Total long-term debt, September 30, 2019	\$	<u>37,726,740</u>
Developer advance at October 1, 2018	\$	69,384
Principal payments		<u>-</u>
Developer advance at September 30, 2019	\$	<u>69,384</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2019 are as follows:

Year Ending September 30,	Principal	Interest	Total
2020	\$ 4,000,000	\$ 1,936,335	\$ 5,936,335
2021	485,000	1,805,569	2,290,569
2022	510,000	1,782,836	2,292,836
2023	535,000	1,759,034	2,294,034
2024	555,000	1,733,937	2,288,937
2025-2029	3,220,000	8,233,931	11,453,931
2030-2034	9,345,000	6,781,955	16,126,955
2035-2039	5,410,000	4,723,181	10,133,181
2040-2044	7,120,000	2,988,453	10,108,453
2045-2049	6,550,000	985,584	7,535,584
2050	575,000	27,314	602,314
Totals	<u>\$ 38,305,000</u>	<u>\$ 32,758,129</u>	<u>\$ 71,063,129</u>

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The Series 2012 Bonds are subject to redemption prior to maturity, in whole on any date, or in part at any time on or after November 1, 2032 and the Series 2017A Bonds may be redeemed at anytime after November 1, 2030, at the redemption price of par, together with accrued interest to the date of redemption. The Series 2017B Bonds are not subject to redemption at the option of the District. The Series 2012 and Series 2017 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity date in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Series 2018A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2031 at a redemption price equal to the principal amount of the Series 2018A Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2018A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2019A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2029 at a redemption price equal to the principal amount of the Series 2019A Bonds to be redeemed, without premium, plus accrued interest to the date of redemption. The Series 2019B Bonds shall not be subject to redemption at the option of the District. The Series 2019A Bonds and Series 2019B Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE E – LONG-TERM DEBT (CONTINUED)

The bond indentures provides for Debt Service Reserve Funds, which shall be held by the Trustee separate and apart from all other funds. The following is a schedule of reserve requirements and balances in the reserve accounts at September 30, 2019:

	Special Assessment Bonds	
	Reserve Balance	Reserve Requirement
Series 2012	\$ 126,032	\$ 123,372
Series 2017A	\$ 653,523	\$ 639,174
Series 2017B	\$ 272,639	\$ 169,050
Series 2018A	\$ 379,350	\$ 379,350
Series 2019A	\$ 590,906	\$ 590,906
Series 2019B	\$ 253,500	\$ 253,500

Developer Advance

During fiscal year 2016, the District entered into an agreement with the Developer to fund certain construction expenditures totaling \$309,742. The balance outstanding as of September 30, 2019 is \$69,384.

NOTE F – CAPITAL LEASE PAYABLE

In the current year, the District entered into a 60-month capital lease agreement for fitness equipment. The lease agreement has an end of lease purchase option which qualifies it as a capital lease; therefore, the lease has been recorded at the present value of the future minimum lease payments. The property being leased has a cost of \$103,957 and a carrying value of \$93,561.

The future minimum lease obligation and the net present value of these minimum lease payments at September 30, 2019 were as follows:

Year Ending September 30,	Lease Payment
2020	\$ 24,418
2021	24,418
2022	24,418
2023	24,418
2024	10,177
Total minimum lease payments	107,849
Less: amount representing interest	17,040
Present value of minimum lease payments	\$ 90,809

Triple Creek Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2019

NOTE G – ECONOMIC DEPENDENCY

The developer owns a significant portion of the land in the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. The District has not filed any claims under the commercial insurance coverage over the last three years.



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Triple Creek Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Triple Creek Community Development District, as of and for the year ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated March 26, 2020.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Triple Creek Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Triple Creek Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Triple Creek Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Fort Pierce / Stuart

Board of Supervisors
Triple Creek Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Triple Creek Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants
Fort Pierce, Florida

March 26, 2020



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MANAGEMENT LETTER

To the Board of Supervisors
Triple Creek Community Development District
Hillsborough County, FL

Report on the Financial Statements

We have audited the financial statements of the Triple Creek Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated March 26, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated March 26, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Triple Creek Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Triple Creek Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Fort Pierce / Stuart

To the Board of Supervisors
Triple Creek Community Development District

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2019 for the Triple Creek Community Development District. It is management's responsibility to monitor the Triple Creek Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 26, 2020



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**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Triple Creek Community Development District
Hillsborough County, Florida

We have examined Triple Creek Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for Triple Creek Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Triple Creek Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Triple Creek Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Triple Creek Community Development District's compliance with the specified requirements.

In our opinion, Triple Creek Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 26, 2020